

PCT. 3

LETTER OF TRANSMITTAL



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 3 Substation
2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

DATE: 6-16-2021

TO: HIDALGO COUNTY HEALTH DEPARTMENT

BETO GARZA
 GUILLERMO
 RODRIGUEZ

for Cantu
 ROY CANTU
 JOE GONZALEZ

JAVIER CERDA
 RUDY RIOS

VIA: HAND DELIVERED

RE: HIDALGO COUNTY PCT 3

*HCFMO
Free
Waived
H.C.*

LEGAL DESCRIPTION: PORCION 38-39-40

LOT # TRACT 217 BLOCK# _____

LOCATION: EXWAY 83 AND EL PINTO RD

APPLICATION TYPE: WASTE COLLECTION SUBSTATION

ATTACHED FIND THE FOLLOWING LISTED ITEMS FOR YOUR REVIEW AND APPROVAL:

- | | |
|---|---|
| <input type="checkbox"/> Converting building from _____ to a _____ a _____ | <input type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Original Planning Application | <input type="checkbox"/> Building under Construction |
| <input checked="" type="checkbox"/> Copy of Deed | <input type="checkbox"/> (1) Set of Plans |
| <input checked="" type="checkbox"/> Site-plan | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Construction Plans | <input type="checkbox"/> Mobile Cart (Unit) |
| <input type="checkbox"/> Moved-In Structure without permit | <input checked="" type="checkbox"/> Existing Structure |
| <input type="checkbox"/> Utility form ref.: Electrical Service | <input type="checkbox"/> Adding to an existing building |
| <input type="checkbox"/> Utility form re.: T-Pole Service | |

RECEIVED

SEP 02 2021

Hidalgo County
Planning Dept.

17 Number of Pages Including Letter of Transmittal

Reason for Transmittal:

- For Review Comments Approval For your use As Requested

RECEIVED
AUG 31 2021
Hidalgo County
Fire Marshal's Office

HCHD Received By RLA Date: 06-17-2021

Comments: ROUTING TO THE HEATH DEOPT.

3



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2/3/4

T.J. Arredondo, CFM
Director of Planning

Application No: _____

COMMERCIAL REVIEW ROUTING FORM

- New Construction
- Existing Building
- Move-In Structure
- Addition to existing building
- Converted building _____ to _____
- Flea Market
- Moveable Cart (unit)
- Other _____
- Building under construction started without permit
- Permit Required
- No Permit Required

Owner's Name: Juan D. Garza from _____ new Phone No. 956-240-3196
 Applicant Name: Hidalgo County Phone No. 956-585-4509
 Project Description: Waste Collection Substation
 Legal Description: Porcion 38-39-40 Lot 3 Tract 217 ID# 100472

Planning Department Comments Pending Approved Not Approved

OK to Route to the Health Dept.
[Signature]
 Reviewed By _____ Date 6/16/2021

OSSF Division Comments Pending Approved Not Approved

OK WITH OSSF FOR A WASTE COLLECTION SITE, PENDING TO COMPLY WITH FIRE MARSHAL PIA
[Signature]
 Reviewed By _____ Date 08-27-2021

Environmental Health Comments Pending Approved Not Approved

OK by HCHD-ED to continue permitting process. No food preparation for proposed project.
[Signature]
 Reviewed By _____ Date 8-27-21

Stormwater Pollution Prevention Comments (Projects > 1 acre) N/A EC Pending Approved Not Approved
 N/A Planning

Existing structure
[Signature]
 Reviewed By _____ Date 8/30/21

Fire Marshal Comments Pending Approved Not Approved

Fire Marshal -> waive the P36
[Signature]
 Reviewed By _____ Date 8/31/21



COUNTY OF HIDALGO COMMERCIAL UTILITY CLEARANCE FORM

Rev. 09-06-11

Planning Department
956-318-2840

Fire Marshal's Office
956-318-2656

Environmental Health
956-330-0111

Name of Applicant: Hidalgo County

Date of Submittal: 6/16/2021

Address: 1501 El Pinto Road

City: Sullivan Zip Code: _____

Legal Description: Parcel 38-79-40 4 of 3 Tract 217

Physical Location: El Pinto Rd

Applicant's Phone No: 956-585-4509 Project Description: meter collection substation

AEP ESI Account No: 100-327894 _____ (Temporary Service)

AEP ESI Account No: 100-327894 _____ (Final Service)

MVEC Account No: _____ (Temporary Service)

MVEC Account No: _____ (Final Service)

Water Supplier: _____ Approved for Permanent Water Meter

| FOR COUNTY USE ONLY | | | |
|--|-------------------------------------|---------------------------------|------------------------|
| TEMPORARY SERVICE | | FINAL SERVICE | |
| Planning Department: | Approved By: _____ | Approved By: <u>[Signature]</u> | Application No.: _____ |
| | Application No.: _____ | | |
| Environmental Health: (OSSF Division) | Approved By: <u>[Signature]</u> | Approved By: _____ | Application No.: _____ |
| | Application No.: <u>[Signature]</u> | | |
| Environmental Health: (Food Services) | Approved By: <u>[Signature]</u> | Approved By: _____ | Application No.: _____ |
| | Application No.: _____ | | |
| Fire Marshal's Office: | Reviewed By: <u>[Signature]</u> | Reviewed By: <u>[Signature]</u> | Application No.: _____ |
| | Application No.: _____ | | |

Temp Service Clearance Sent on _____ by _____

Final Service Clearance Sent on _____ by [Signature]



**PLANNING DEPARTMENT
COUNTY OF HIDALGO**

Application No: 15144
10038-00-000-0217-03

| | | |
|------------------------|---------------------------|---------------------------|
| Main Office | Precinct No. 1 Substation | Precinct No. 3 Substation |
| 1304 South 25th Street | 1902 Joe Stephens Ave. | 2401 N. Moorefield Rd. |
| Edinburg, Texas 78542 | Weslaco, Texas 78596 | Mission, Texas 78572 |
| Ph: 956-318-2840 | Ph: 956-968-4734 | Ph: 956-205-7045 |
| Fax: 956-318-2844 | Fax: 956-973-7850 | Fax: 956-205-7049 |

T.J. Arredondo, CFM
Director of Planning

**Chapter 232, Texas Local Government Code
APPLICATION**

1. Legal Description: PORCION 38-39-40 LOT 3 R/S OF NE 67.9AC TR 217 13.58AC GR 13.38AC NET
Deed Legal Description: PORCION 38-39-40 LOT 3 R/S OF NE 67.9AC TR 217 13.58AC GR 13.38AC NET
2. Owner of Property: JUAN D. GARZA Phone No: (956) 240-3196
Mailing Address: 1501 EL PINTO ROAD City: SULLIVAN CITY State: TX Zip: 78595
3. Name of Applicant: HIDALGO COUNTY PCT 3 Phone No: (956) 585-4509
Mailing Address: 1501 EL PINTO ROAD City: SULLIVAN CITY State: TX Zip: 78595
4. Water System: Agua S.U.D.
5. Sewage Treatment: N/A
Sewer System Provider: Agua S.U.D.
6. Class of Work: Commercial - WASTE COLECTION SUBSTATION
7. Material Used: Wood
8. Total Cost of Structure: \$10000 Size of Structure (Total sq. ft.): 180
9. Existing Structures on Property: Yes Describe Structure: EXISTING COMM AND HOUSE.
Was a Permit Obtained? Yes

ALL SETBACKS AND FINISHED FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR ANY DEED RESTRICTIONS. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING PER LOT. APPLICANTS SHALL COMPLY WITH ALL THE PLAT AND/OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. A DRAINAGE SITE PLAN, PARKING LOT PLAN, ON-SITE SEWAGE DESIGN SYSTEM, AND A FIRE MARSHAL PERMIT APPLY TO COMMERCIAL/MULTI-FAMILY APPLICATIONS. APPLICANT ACKNOWLEDGES THAT A DEVELOPMENT PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ANY STRUCTURE PRIOR TO THE COMMENCEMENT OF IMPROVEMENTS AND THE APPLICATION FEE SHALL BE DOUBLE FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. APPLICANT ACKNOWLEDGES THAT HE/SHE WILL COMPLY WITH THE COUNTY FIRE MARSHAL BUILDING CODE REQUIREMENTS, COUNTY FLOODPLAIN ORDER, COUNTY ORDER ADOPTING RULES FOR ON-SITE SEWAGE FACILITIES, AND TITLE 30 PART I CHAPTER 285 SUBCHAPTER A TEXAS COMMISSION ON ENVIRONMENTAL QUALITY GENERAL PROVISIONS FOR ON-SITE SEWAGE FACILITIES PRIOR TO CONSTRUCTING, ERECTING, OR ALTERING ANY STRUCTURE ON SAID PROPERTY. APPLICANT ACKNOWLEDGES THAT NO FINAL UTILITY SERVICE SHALL BE PROVIDED TO ANY STRUCTURE UNTIL SAID STANDARDS ARE MET.

**PERSON SIGNING MUST BE THE NAME SHOWN ON THE DEED OR PROVIDE NOTARIZED AFFIDAVIT AUTHORIZING SIGNATURE ON BEHALF OF OWNER
PLEASE SIGN IN BLUE INK**

Signature of Owner/Applicant: _____ Date: _____ 20 _____

10038-00-000-0217-03

R100472

C-13

App #15144



T.J. Arredondo, CFM
Director of Planning

PLANNING DEPARTMENT COUNTY OF HIDALGO

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Chapter 232, Texas Local Government Code APPLICATION

APPLICATION
No. _____

PLEASE PRINT (BLUE INK ONLY)

DATE PERMIT ISSUED: _____

- Name of Subdivision: Porcion 38-39-40 Lot 3 Lot No.: Lot 3 Block No.: Tract 217
 - Owner of Property: Juan D Garza Phone No: _____
Mailing Address: P.O. Box 1256 City: Sulphur State: TX Zip: 78595
 - Name of Applicant (If Not Owner): Hidalgo County Phone No: 956-585-4509
Mailing Address: 724 N. Breyfogle City: Mission State: TX Zip: 78574
 - Water System: Sharyland WSC Agua S.U.D. North Alamo WSC Military WSC
 City of _____ Other: _____
 - Sewage Treatment: Installing Septic Tank Existing Septic Tank
 Sewer System Provider: _____
 - Class of Work: New Residential Construction Addition No. of Bedrooms to be added: _____
 Move-in Wood Frame Home Apartment Complex Total Number of Bedrooms: _____
 Mobile Home/RV Commercial Waste Collection Barn Church Other: _____
 - Material Used: Brick Block Wood Metal Other: _____
 - Total Cost of Structure: \$ 10,000 Size of Structure (Total sq. ft.): 15 x 12 = 180
 - Existing Structures on Property: Yes No Describe Structure: Existing House
- If Yes was a permit obtained? Yes No | Reason permit not obtained? _____

For Additions Only
Approved by Health Dept.: _____
Date Approved: _____

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PERSON SIGNING MUST BE THE NAME SHOWN ON THE DEED OR PROVIDE NOTARIZED AFFIDAVIT AUTHORIZING SIGNATURE ON BEHALF OF OWNER

PLEASE SIGN IN BLUE INK

Signature of Owner/Applicant: Juan D Garza Date: 6-18 2021

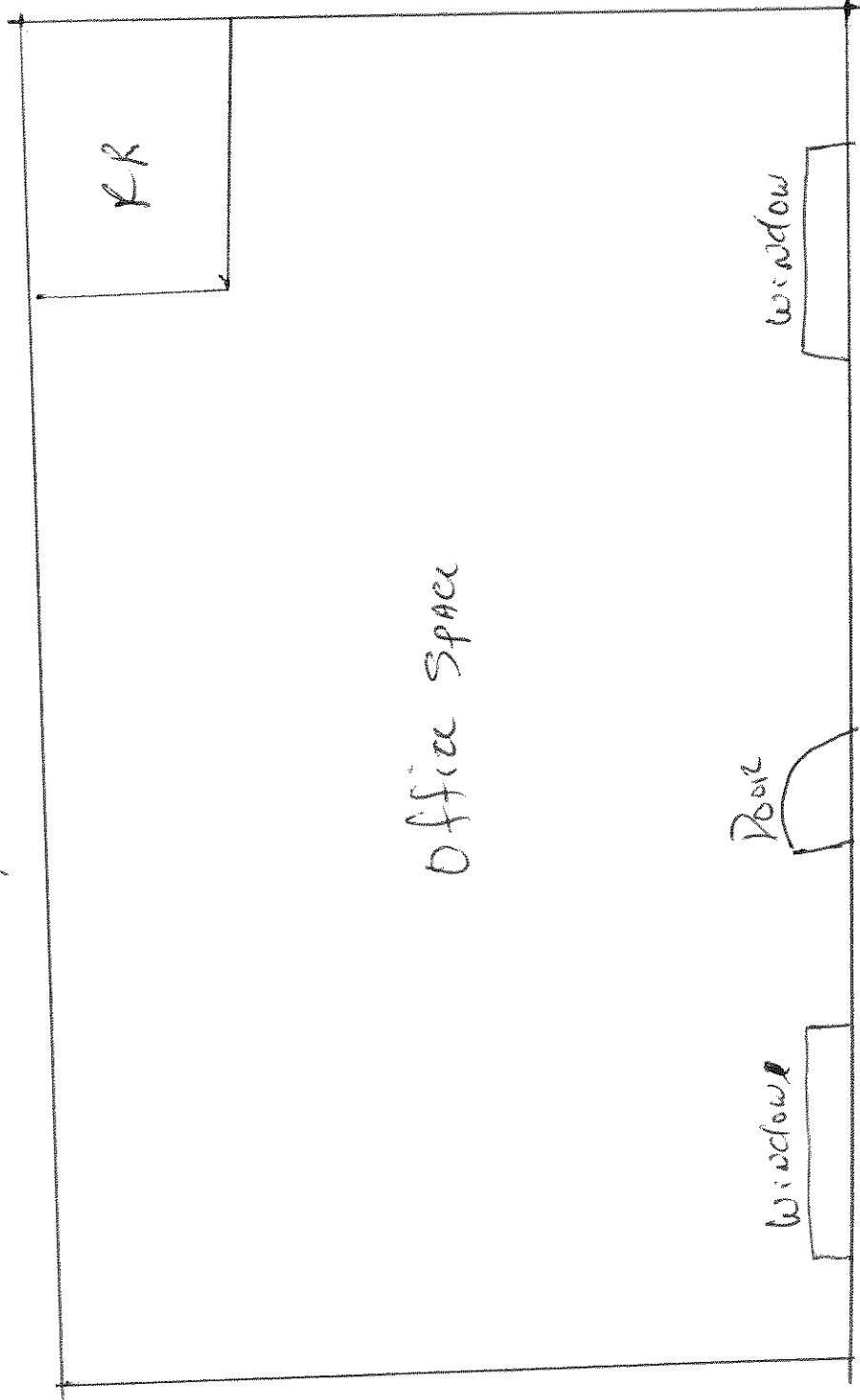
Hidalgo County collection substation

Office Parking layout



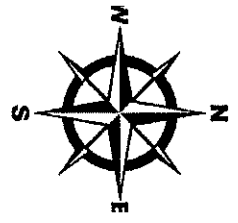
Porcion 38-39-40 lot 3 Tract 217

Floor Plan



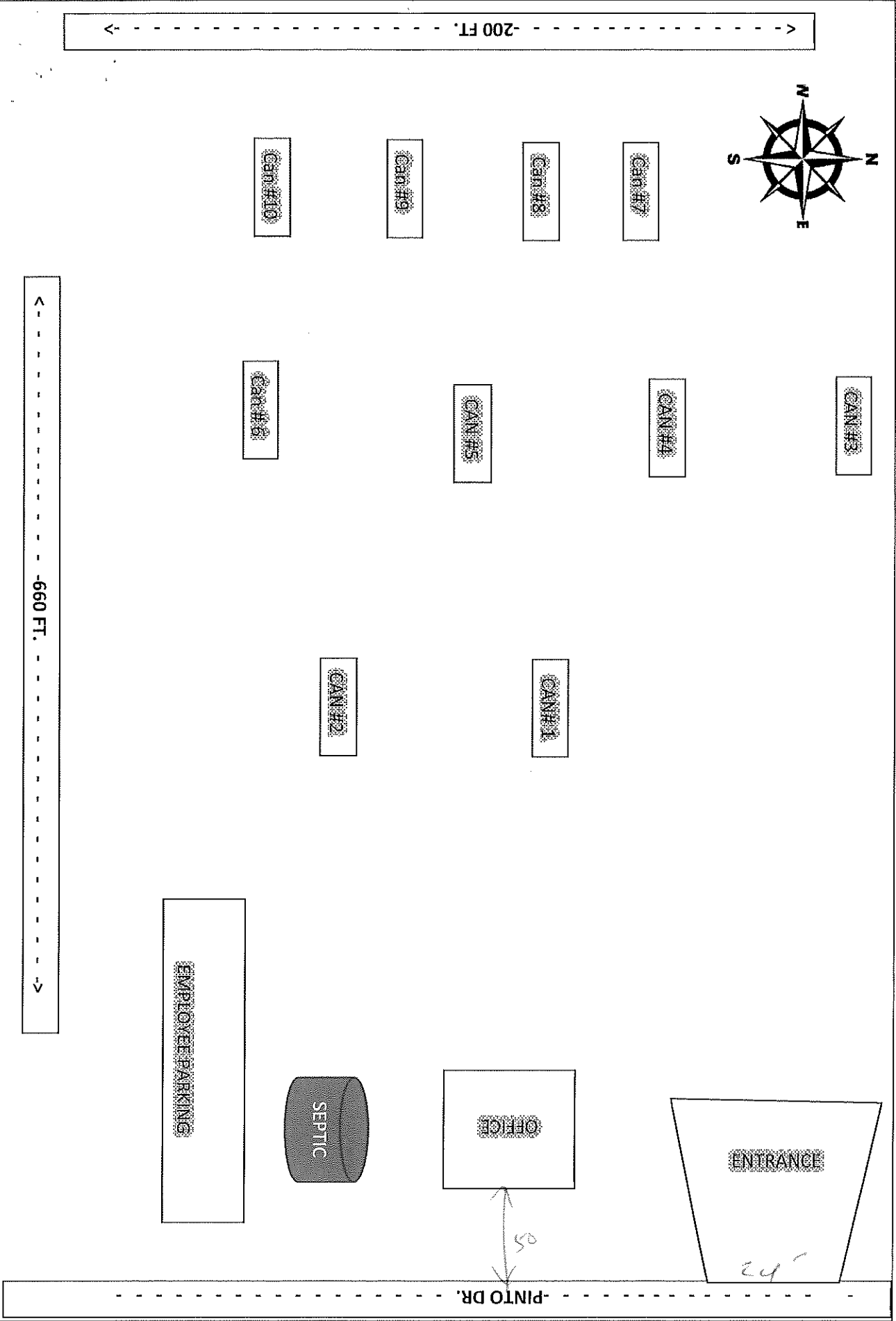


HIDALGO COUNTY PRECINCT #3 624 N. Breyfogle Mission TX 78574
SULLIVAN CITY CITIZEN COLLECTION STATION
SITE PLAN



<-----> -200 FT. <----->

<-----> -660 FT. <----->







PLANNING DEPARTMENT
COUNTY OF HIDALGO

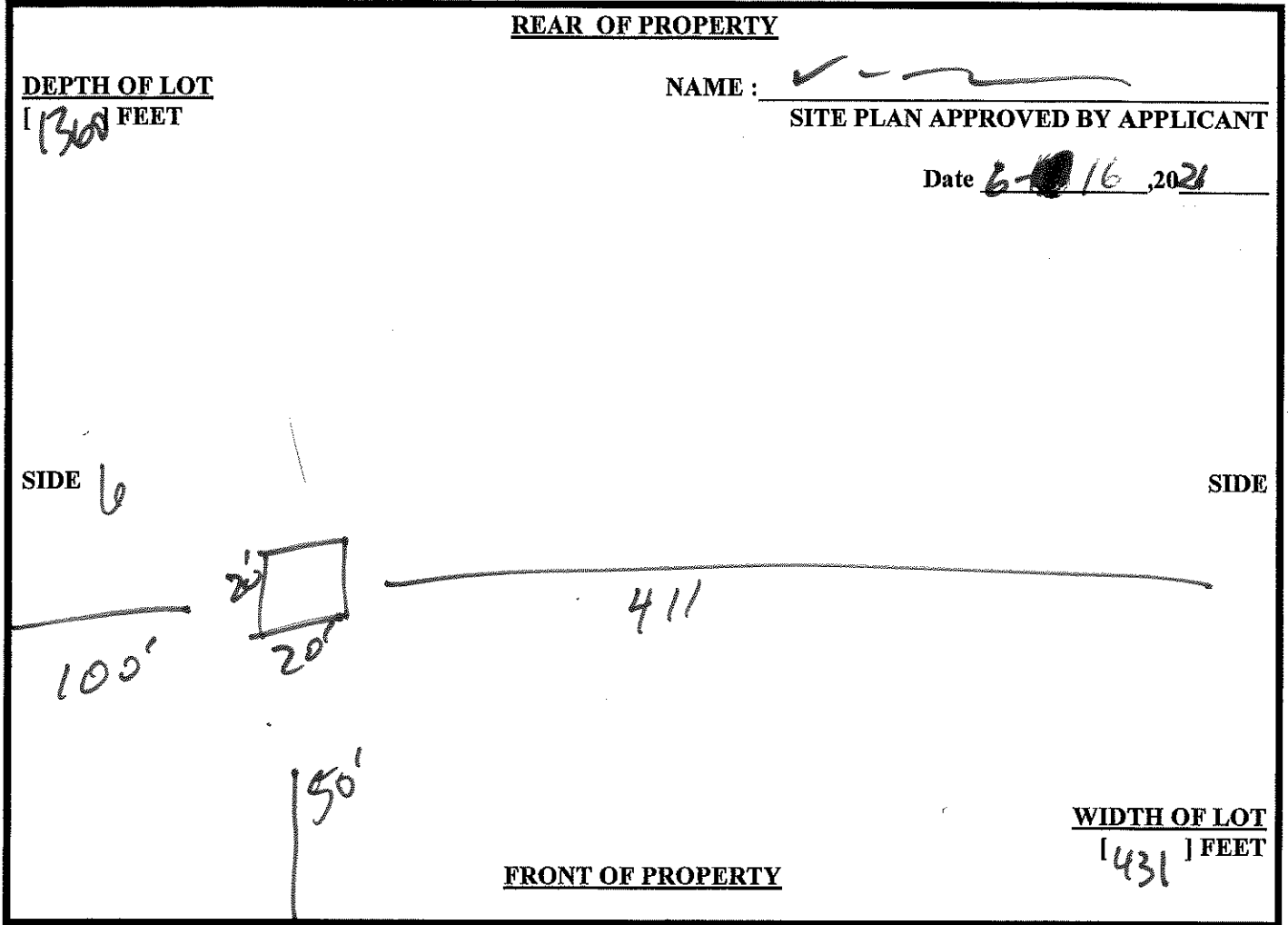
Chapter 232, Texas Local Government Code
APPLICATION

APPLICATION

No. _____

SITE PLAN EXHIBIT

SHOW ALL EXISTING BUILDINGS, STRUCTURES, AND PROPOSED
BUILDING/STRUCTURES WITH DISTANCE TO PROPERTY LINES



El Pinto Road

Street/Road Name:

THE ABOVE PROPERTY IS LOCATED AS FOLLOWS:
PLEASE USE MAIN ROADS/MAIN INTERSECTIONS

Los Cenizos Road

All setbacks and finish floor elevations shall be in compliance with the Subdivision plat and/or any deed restrictions. No more than one-single family detached dwelling per lot. Applicants shall comply with all the plat and/or deed restrictions and requirements affecting the Lot.



PLANNING DEPARTMENT COUNTY OF HIDALGO

Chapter 232, Texas Local Government Code APPLICATION

APPLICATION

No. _____

NOTICE

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR ANY DEED RESTRICTIONS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES.

A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE "A", "AE", "AH" OR "AO" UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT.

A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION.

THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS.

PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATION SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

SPECIAL CONDITIONS: Must comply with all County Setback
And Regulation no clients will be in this property only
Employees used by the County. OK by TJ for this permit.
Signature of Owner/Applicant: Juan [Signature] Date: 6-16-2021

FOR COUNTY OFFICE USE ONLY

1 Building Distance From Property Line (Setbacks): Front: 50' Side: 6' Rear: 15' Side: 6' Corner Side: _____

2 Minimum Finished Floor Elevation: 18 inches above Top of curb [] Other: _____

3 Flood Zone: [] Zone A [] Zone AE [] Zone AH [] Zone AO [] Zone B Zone C
[] Zone B (Shaded) [] Zone AE (Shaded) [] Zone X [] Zone X (Shaded) [] Other: _____

4 Inspector's Signature: [Signature] Date: 6/16/2021

0275B
480334

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3128414

Billable Pages: 4

Recorded On: July 09, 2020 02:40 PM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3128414
Receipt No: 20200709000182
Recorded On: July 09, 2020 02:40 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K32

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

SIERRA TITLE

8/20/25

CLOSER FQ GF# 3186247

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: July 1, 2020

Grantor: Fausto Salinas, a single man, Individually and as the Trustee of the Fausto Salinas and Thelma Salinas Family Trust

Grantor's Mailing Address:

P.O. Box 41
Sullivan City, Texas 78595

Grantee: Juan D. Garza, a single man

Grantee's Mailing Address:

1501 Pinto Rd.
Sullivan City, Texas 78595

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Alberto Martinez and Rosa I. Martinez in the principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Alberto Martinez and Rosa I. Martinez and by a first-lien deed of trust of even date from Grantee to Romero Molina, trustee.

Property (including any improvements):

Lot Three (3) of a re-subdivision of Tract 217 of the partition of Porciones 38, 39 and 40, Hidalgo County, Texas, containing 13.58 acres, more or less, according to map or plat of said re-subdivision of record in Volume 10, Page 54, Map Records of Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Taxes for current year, payment of which Grantee assumes and promises to pay.
Right of way easement granted to South Texas Natural Gas Gathering Company, by Persiliano Flores, dated June 5, 1962, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1060, Page 306, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 10, Page 54, Map Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Paula Salinas De Flores, et al to J.O. Clark, Jr., dated June 14, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 55, Page 563, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from R.M. Bounds to J.O. Clark, Jr. and Aaron P. Clark, dated April 19, 1955, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 169, Page 459, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Isabel Flores Rivera to Bright & Co., dated September 29, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 407, Page 366, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Isabel Rivera to J.O. Clark, Jr., dated July 19, 1985, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2169, Page 805, Official Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Isabel Rivera Aleman to Rio Grande Exploration, dated June 12, 1995, filed for record on February 21, 1996, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 505101.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Isabel Rivera Aleman to Seiskin Interest, Ltd., dated November 18, 1998, filed for record on November 19, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 726398.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated May 26, 1977, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1532, Page 168, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Except to those certain overhead power lines, power poles, and guy wires, together with any appurtenant service lines, the approximate locations of which are shown on the survey prepared by Homero L. Gutierrez, P. E., Registered Professional Land Surveyor No. 2791, last dated March 4, 2020.

Road Right of Way along the East side of subject property, the approximate location of which is shown on the survey prepared by Homero L. Gutierrez, P. E., Registered Professional Land

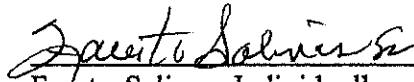
Surveyor No. 2791, last dated March 4, 2020.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Alberto Martinez and Rosa I. Martinez, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Alberto Martinez and Rosa I. Martinez and are transferred to Alberto Martinez and Rosa I. Martinez without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

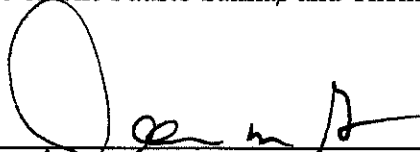


Fausto Salinas, Individually and as the Trustee of
The Fausto Salinas and Thelma Salinas Family
Trust

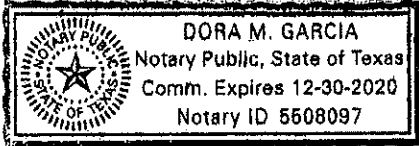
STATE OF TEXAS)

COUNTY OF STARR)

This instrument was acknowledged before me on July 3, 2020, by Fausto Salinas, Individually and as the Trustee of The Fausto Salinas and Thelma Salinas Family Trust.



Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

ROMERO MOLINA
Attorney at Law
504 N. Britton Ave.
RIO GRANDE CITY, TX 78582
Tel: (956) 487-8682
Fax: (956) 487-6152

AFTER RECORDING RETURN TO:

Juan D. Garza
1501 Pinto Rd.
Sullivan City, Texas 78595

Hidalgo CAD

Property Search Results > 100472 GARZA JUAN D for Year 2021

Tax Year: 2021

Property

Account

Property ID: 100472 Legal Description: PORCION 38-39-40 LOT 3 R/S OF NE 67.9AC TR 217 13.58AC GR 13.38AC NET
 Geographic ID: 10038-00-000-0217-03 Zoning: CNTY
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: N EL PINTO RD Mapsco:
 TX
 Neighborhood: PORCION 38-39-40 Map ID:
 Neighborhood CD: 1003800

Owner

Name: GARZA JUAN D Owner ID: 1180991
 Mailing Address: PO BOX 1256 % Ownership: 100.000000000000%
 SULLIVAN CITY, TX 78595-1256
 Exemptions:

Values

| | | | |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$149,078 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$12,960 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$83,376 | \$3,532 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| <hr/> | | | |
| (=) Market Value: | = | \$245,414 | |
| (-) Ag or Timber Use Value Reduction: | - | \$79,844 | |
| <hr/> | | | |
| (=) Appraised Value: | = | \$165,570 | |
| (-) HS Cap: | - | \$0 | |
| <hr/> | | | |
| (=) Assessed Value: | = | \$165,570 | |

Taxing Jurisdiction

Owner: GARZA JUAN D
 % Ownership: 100.000000000000%
 Total Value: \$245,414

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|------------------------------------|--|-----------------|-----------------|---------------|-------------------|
| CAD | APPRAISAL DISTRICT | 0.000000 | \$165,570 | \$165,570 | \$0.00 |
| DR2 | DRAINAGE DISTRICT #2 | 0.000000 | \$165,570 | \$165,570 | \$0.00 |
| GHD | HIDALGO COUNTY | 0.575000 | \$165,570 | \$165,570 | \$952.03 |
| HCTR2 | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$165,570 | \$165,570 | \$0.00 |
| JCC | SOUTH TEXAS COLLEGE | 0.171800 | \$165,570 | \$165,570 | \$284.45 |
| R01 | ROAD DIST 01 | 0.000000 | \$165,570 | \$165,570 | \$0.00 |
| SLJ | LA JOYA ISD | 1.311000 | \$165,570 | \$165,570 | \$2,170.62 |
| SST | SOUTH TEXAS SCHOOL | 0.049200 | \$165,570 | \$165,570 | \$81.46 |
| Total Tax Rate: | | 2.107000 | | | |
| Taxes w/Current Exemptions: | | | | | \$3,488.56 |
| Taxes w/o Exemptions: | | | | | \$3,488.56 |

Improvement / Building

| Improvement #1: | RESIDENTIAL | State Code: | E1 Living Area: | 2956.0 sqft | Value: \$149,078 |
|-----------------|-----------------|-------------|-----------------|-------------|------------------|
| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
| MA | MAIN AREA | WDGD - 5 | DWD | 2017 | 2236.0 |
| MA2 | MAIN 2ND FL | WDGD - 5 | DWD | 2017 | 720.0 |
| PAT | PATIO | * | | 2017 | 192.0 |
| POR | PORCH (COVERED) | * | | 2017 | 1316.0 |
| CAN | CANOPY | * | | 2018 | 2542.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| 1 | E | 1DRYFARM | 11.5800 | 504424.80 | 0.00 | 0.00 | \$83,376 | \$3,532 |
| 2 | AC | ACREAGE | 1.0000 | 43560.00 | 0.00 | 0.00 | \$7,200 | \$0 |
| 3 | AC | ACREAGE | 0.8000 | 34848.00 | 0.00 | 0.00 | \$5,760 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2021 | \$149,078 | \$96,336 | 3,532 | 165,570 | \$0 | \$165,570 |
| 2020 | \$123,848 | \$46,830 | 3,509 | 133,657 | \$0 | \$133,657 |
| 2019 | \$122,599 | \$46,830 | 1,003 | 127,102 | \$0 | \$127,102 |
| 2018 | \$123,848 | \$46,830 | 1,003 | 128,351 | \$0 | \$128,351 |
| 2017 | \$0 | \$46,830 | 1,057 | 1,057 | \$0 | \$1,057 |
| 2016 | \$0 | \$46,830 | 1,124 | 1,124 | \$0 | \$1,124 |
| 2015 | \$0 | \$46,830 | 1,151 | 1,151 | \$0 | \$1,151 |
| 2014 | \$0 | \$66,900 | 1,177 | 1,177 | \$0 | \$1,177 |
| 2013 | \$0 | \$66,900 | 789 | 789 | \$0 | \$789 |
| 2012 | \$0 | \$66,900 | 883 | 883 | \$0 | \$883 |
| 2011 | \$0 | \$66,900 | 923 | 923 | \$0 | \$923 |
| 2010 | \$0 | \$66,900 | 963 | 963 | \$0 | \$963 |
| 2009 | \$0 | \$66,900 | 910 | 910 | \$0 | \$910 |
| 2008 | \$0 | \$33,450 | 910 | 910 | \$0 | \$910 |
| 2007 | \$0 | \$33,450 | 763 | 763 | \$0 | \$763 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|----------------------------|----------------------|----------------------|--------|------|-------------|
| 1 | 7/9/2020 | WDV | WARRANTY DEED/VENDORS LIEN | SALINAS FAUSTO ET UX | GARZA JUAN D | | | 3128414 |
| 2 | | CONV | CONVERSION | UNKNOWN | SALINAS FAUSTO ET UX | | | |

Tax Due

Property Tax Information as of 05/20/2021

Amount Due If Paid on:

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount / Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466.



Hidalgo County Health and Human Services
Department

OSSF INSPECTION NOTES

DATE: 06-27-2021

APPLICATION TYPE: Comaira

APPLICANT NAME: WASTE COLLECTION

LOT #: _____

LEGAL DESCRIPTION: PARCLOW 3839

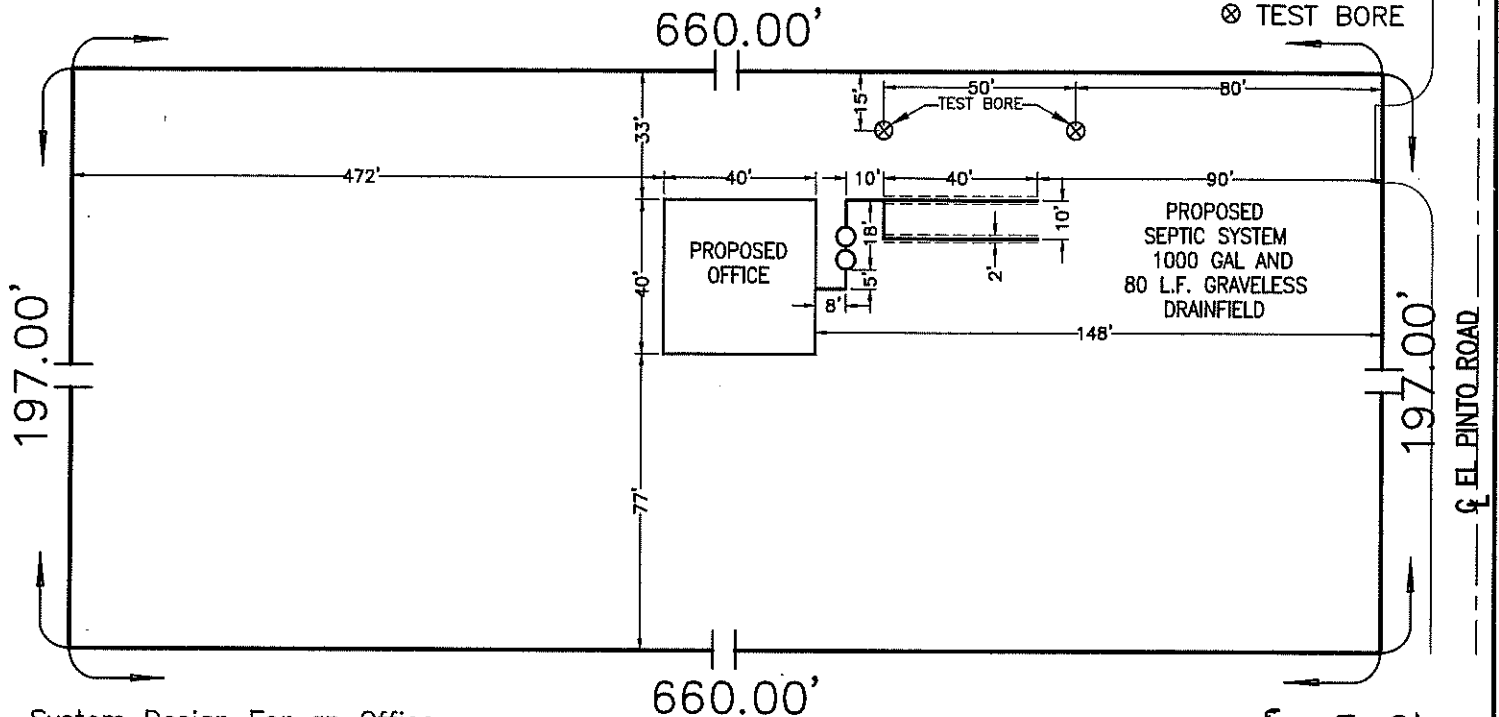
INSPECTOR NAME: RUDY

NOTES:

PENDING ON SEPTIC DESIGN FIRST BEFORE ROUTING
IT. TALK TO ALARICO HE SAID HE WAS JUST
WAITING ON APPROVAL (PENDING)

**SEPTIC TANK DESIGN
JUAN D GARZA
PORCION 38-39-40 LOT 3
P.O. BOX 1256 SULLIVAN CITY, TX.**

SCALE: 1"=50'
⊗ TEST BORE



System Design For an Office
Usage Rate 6 people x 4 gal = 24 Gal/Day
For Q=<250 gdp
(TABLE II of 30 TAC Chapter 285)
V= 750 gals
USE: 2-500 gls tanks in series
Drain Field System Required
Daily Sewage Flow Q= 80 gpd
Soil Class II (see soil evaluation)
Based on General Commercial Purposes
(see TABLE III)
Excavation Required = 24 L.F. Graveless &
2' wide trench

** Proposed 2-500 Gal Septic Tanks and 80 L.F. Graveless & a 2' wide trench

Note: The Septic Tanks Area Must be Green Area.
Note: There are no visible water wells within 100' of this system.

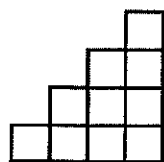
HIDALGO COUNTY HEALTH & HUMAN SERVICES
APPROVED
2021/08/27
ENVIRONMENTAL HEALTH



GENERAL NOTES:

1. Provide two-way clean out between sewer stub-out and septic tank.
2. Provide for inspection port on septic tank (offset) 12" min. diameter.
3. Provide clean out plug every 50 feet and within 5 feet of 90 degree bends.

| No. | Revision/Issue | Date |
|--|----------------|------|
| Firm Name and Address IZAGUIRRE ENGINEERING GROUP, LLC. 7413 N. LA HOMA RD. MISSION TX, 78574 | | |
| Project Name and Address PORCION 38-39-40 LOT 3 SULLIVAN CITY, HIDALGO COUNTY TEXAS | | |
| Project SEPTIC TANK DESIGN | Sheet 1 | |
| Date AUGUST 24 2021 | | |
| Scale 1:50 | | |



IZAGUIRRE

Engineering Group LLC.

7413 N. LA HOMA ROAD
MISSION TEXAS, 78574

F-10214

PHONE (956) 240-0749
FAX (956) 584-0554

General Notes