

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	GRISELDA CASTRO	1-3280
2.	HUMBERTO ALVARADO	1-5137
	COMM. COURT: NOVEMBER 2 , 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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: 1-3280

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Griseka Evaristo Castro

Address: 7102 Anastacio St
Mercedes TX, 78570

Phone: 956-520-5472
956-579-2213

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: NAWS

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: 75132358-5

[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Sunrise Subdivision / Lot #19 / 7102 Anastacio St Mercedes TX

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-3280

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Griselda Guerrero Castro

Known to me [or proved to me in the oath of TX DL# or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land: Sunrise lot 19
7102 Amistado St Mercedes tx 78570"

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

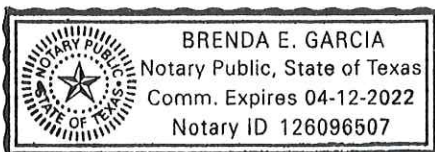
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Griselda Guerrero Castro (Signature)

SUBSCRIBED AND SWORN TO before me on 15 October, 2021 to certify which, witnesses my hand and seal of office.



Brenda Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

2529788

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 ESTATE PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 20, 2010

Grantor: EDUVIGEN JIMENEZ and wife, DIANA JIMENEZ

Grantor's Mailing Address:

S7415 Western Ave.
North Freedom, WI 53951

Grantee: LEONARDO CASTRO and wife, GRISELDA CASTRO

Grantee's Mailing Address:

1704 Beech Ave.
Mercedes, Texas 78570
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY-SIX THOUSAND AND NO/100 DOLLARS (\$46,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Juan R. Molina, trustee.

Property (including any improvements):

Lot Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Sunrise Subdivision, Hidalgo County, Texas, as per map and plat, thereof recorded in Volume 23, Page 25, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the Prior Note), dated October 5, 2003, payable to the order of BANK OF AMERICA, a national bank which is described in and secured by a Deed of trust filed for record in the Office of the County Clerk of Hidalgo County, Texas.
2. Visible and apparent easements on or across the subject property;

3. Rights of parties in possession;
4. Easements, right-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement district, Irrigation District, or other applicable governmental district, agency, or authority; and,
10. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "**AS IS**" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or

implied warranties except for limited warranties of title set forth in this deed.

This conveyance is made subject to the prior lien of a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas, from Grantor to PRLAP, INC. Trustee, which secures payment of a promissory note. Grantee in this deed does not assume payment of the note. Payee of the note is obligated to pay all installments on the note and as it falls due. In the event of default in payment of the note, Grantee shall have the right to cure any such default as long as Grantee is not in default in payment of the note or in performance of the covenants of the deed of trust securing it. If Grantee cures a default in payment of the note, Grantee may receive credit on the note for all amounts so paid as of the date of the payment.

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

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.


EDUVIGEN JIMENEZ


DIANA JIMENEZ

STATE OF Wisconsin)

COUNTY OF)

This instrument was acknowledged before me on the 22nd day of July, 2010, by Eduvigen Jimenez and wife, Diana Jimenez.


Notary Public, State of Wisconsin

AFTER RECORDING RETURN TO:
Juan R. Molina
710 S. Texas Blvd./P.O. Box 190
Weslaco, Texas 78596





Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

7/1/2020 11:28:37 AM

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

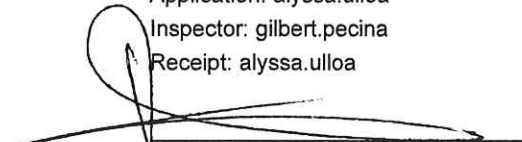
Permit No.: Permit 1-3280
Receipt No.: 013025
S7260-00-000-0019-00

CASTRO LEONARDO & GRISELDA
7020 ANASTACIO ST
MERCEDES, TX 78570
(956) 246-6154
(956) 520-5472

- [1] Contractor: self
- [2] Water System: City of Mercedes
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: SUNRISE LOT 19 & 20 & 21
- [6] Location: MILE 6 N. & MILE 1 1/2 E.
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$32000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3280
Price: \$30.00
Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa



Cashier

7/1/20
Date

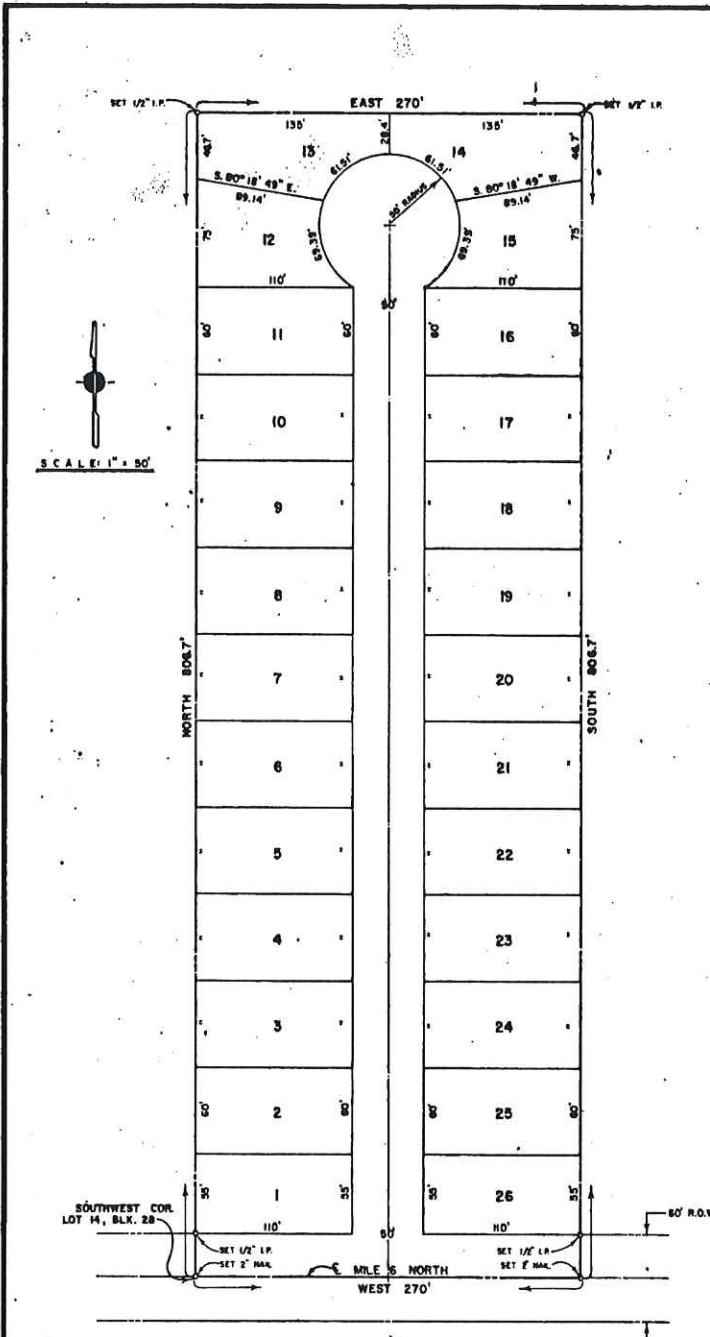
Property ID# 292538

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. 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 ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

7-1-2020
Date



SUNRISE SUBDIVISION, being a subdivision containing 5.99 gross acres out of Lot 14 in Block 28 of the Capisallo District Subdivision, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a set nail marking the southwest corner of Lot 14, and also marking the southwest corner of this subdivision;

THENCE, North along the West boundary line of Lot 14, a distance of 30.00 ft. to a set iron pin lying on a public road right-of-way line, and a total distance of 804.70 ft. to a set iron pin being the northwest corner of this subdivision;

THENCE, East along a line parallel to the South boundary line of Lot 14, a distance of 220.00 ft. to a set iron pin being the northeast corner of this subdivision;

THENCE, South along a line parallel to the West boundary line of Lot 14, a distance of 775.70 ft. to a set iron pin lying on a public road right-of-way line, and a total distance of 884.70 ft. to a set nail lying on the centerline of said public road, and being the southeast corner of this subdivision;

THENCE, West along the South boundary line of Lot 14, a distance of 370.00 ft. to the POINT OF BEGINNING, CONTAINING within these metes and bounds 5.99 gross acres, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as Sunrise Subdivision, a subdivision in Hidalgo County, Texas, and whose names are subscribed hereto, approve, accept and adopt the accompanying map of said subdivision, and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

Jose de la Fuente
Jose De La Fuente
Jaime de la Fuente
Jaime De La Fuente
Javier de la Fuente
Javier De La Fuente

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made, and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

J. V. Dyer
J. V. Dyer RPS 36115 21 January 83



STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Jose De La Fuente, Jaime De La Fuente, and Javier De La Fuente, known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 21 day of January, 1983.

Linda Dyer
Notary Public, Hidalgo County, Texas.

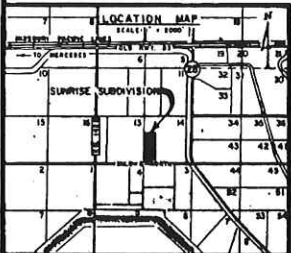
APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
H. L. Walker
Date 1/24/83

CHECKED FOR DRAINAGE
BY: *W. L. O'Connell*

Recorded in Book 23 Page 25
of the map records of Hidalgo County, Texas
Madden and Hunt, Inc.
County Surveyors

4437

SUNRISE SUBDIVISION



FILED FOR RECORDING
3-17-83
M. L. Walker

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
on 12/15/83 of Feb 1983
EDGAR H. COOPER, Jr.
Hidalgo County, Tx.
Arthur Houston



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5137

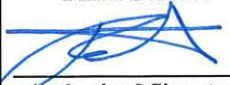
HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Humber to Alvarado

Address: 2306 E Mile 5 N
Lot #12

Phone: (956) 463-8886

Approved by Environmental Health:	Temporary Service _____	Final Service 
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>LIGHT ONLY</u>
Date Approved:	____/____/____	<u>10 / 18 / 21</u>

Water Supplier: NANS

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 1000039281
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Hano Orange Homesites lot 12

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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1-5137

T.J. Arredondo, CFM
Director of Planning

Application No: _____

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Humberto Alvarado

Known to me [or proved to me in the oath of IDL [REDACTED] or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Llano grande Home sites Lot 12, 2306 E. Mile 5N."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

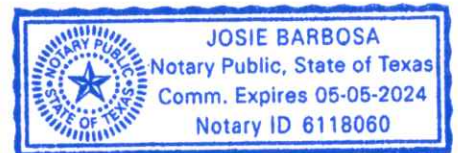
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Humberto Alvarado (Signature)

SUBSCRIBED AND SWORN TO before me on Oct 19, 2021, to certify which, witnesses my hand and seal of office.

Josie Barbosa
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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: April 29, 2021

Grantor: NESTOR LOPEZ VASQUEZ, a married man dealing separate property

Grantor's Mailing Address:

223 Quinta Ave
Weslaco, Texas 78596

Grantee: HUMBERTO ALVARADO, a single man

Grantee's Mailing Address:

1116 E. 19TH St.
Weslaco, Texas 78596

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to NESTOR LOPEZ VASQUEZ, trustee.

Property (including any improvements):

Lot Twelve (12), LLANO GRANDE HOMESITES, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14. Page 49, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive Covenants filed for record in Volume 1754, Page 877, Deed Records, Hidalgo County, Texas.
2. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.

3. Easements and reservations of Easements as shown according to the map or plat thereof recorded in Volume 14, Page 49, Map Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 11, 1960 by and between Marine v. Liok, as Lessor, and Hale Schaleban, as Lessee, recorded on March 4, 1960 in Volume 246, Page 166, Oil and Gas Lease of the Real Property or Official Public Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 11, 1960 by and between Louis Hayman and wife, Helen Hayman, as Lessor, and Hale Schaleban, as Lessee, recorded on March 25, 1960 in Volume 247, Page 25, Oil and Gas Lease of the Real Property or Official Public Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 7, 1966 by and between Louis Haymand and wife, Helen Hayman, as Lessor, and John G. Cochran, as Lessee, Recorded on April 25, 1966 in volume 305, Page 233, Oil and Gas Lease of the Real property or Official Public Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 25, 1972 by and between W.H Olson and wife, Ruby Barrett Olson, as Lessor, and Charles A. Brandt, as Lessee, recorded on March 8, 1972, in Volume 337, Page 844, Oil and Gas Lease of the Real Property or Official Public Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, date January 15, 1981 by and between Richard L. Curtin, Jr. and wife, Theresa C. Curtin, as Lessor, and Tan Oil and Gas Corp., as Lessee recorded on February 4, 1981 in Volume 398 Page 214, Oil and Gas of the Real property or Official Public Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 20, 1981 by and between Ruby Barnett Olsen and husband, William H. Olson, as Lessor, and Southport Exploration, Inc., as Lessee, recorded on April 16, 1981 in Volume 400, Page 408, Oil and Gas Lease of the Real Property or Official Public Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 20, 1981 by and between Pearl Woodard Smith and husband, Luther Smith, as Lessor, and Southport Exploration, Inc., as Lessee, recorded on April 30, 1981 in Volume 401, Page 411, Oil and Gas Lease of the Real Property or Official Public Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 4, 1999 by and between Richard L. Curtin, Jr. and wife, Theresa C. Curtin, as Lessor, and Areto, Inc., as Lessee, recorded on October 4, 1999 under Document No. 812112, Official Records of the Real property or Official Public Records of Hidalgo County, Texas.
12. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated February 8, 1945, recorded in Volume 577, Page 219, Deed Records of the Real Property or Official Public Records of Hidalgo County, Texas.

13. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instruments dated January 17, 1947, recorded in Volume 606, Page 399, Deed Records of the Real property or Official Public Records of Hidalgo County, Texas.
14. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 15, 1963, recorded in Volume 1062, Page 431, Deed Records of the Real Property or Official Public Records of Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all of the oil, gas and other minerals, together with the rights of ingress and egress for the purpose of development."
15. All lease, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
16. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.
17. Zoning and building ordinances in favor of the County of Hidalgo.
18. Rights of parties in possession.
19. Any visible and apparent unrecorded easements on the insured property.
20. Rights of the public in and to any portion of subject property lying within a public road.
21. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
22. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
23. Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Nestor Lopez Vasquez
NESTOR LOPEZ VASQUEZ

STATE OF TEXAS)

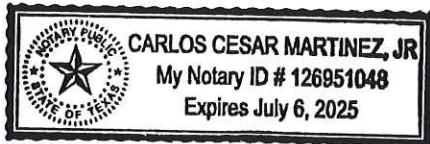
COUNTY OF HIDALGO)

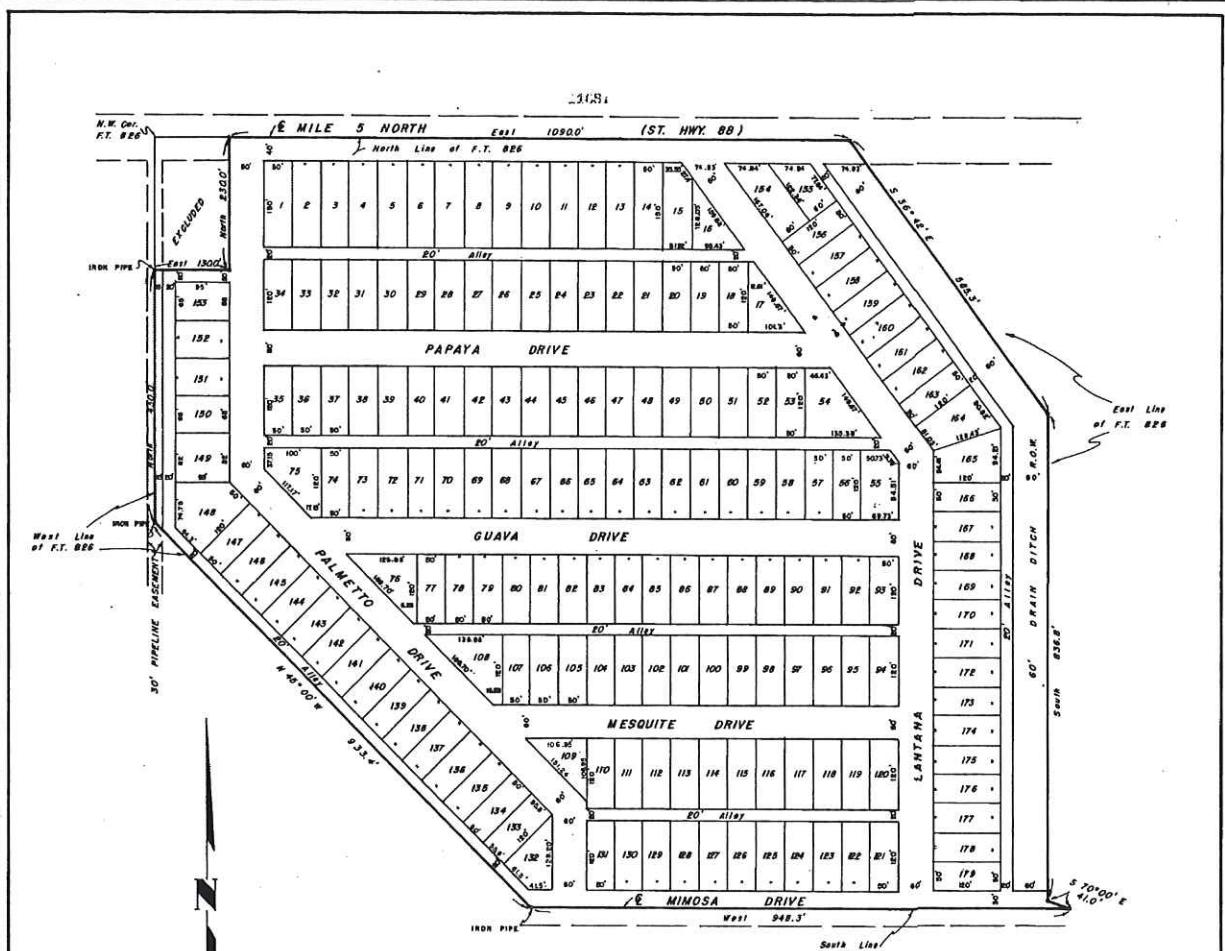
This instrument was acknowledged before me on April 29, 2021, by NESTOR LOPEZ VASQUEZ.

Car

Notary Public, State of Texas

My commission expires: 7-6-25





Scale 1"=100'

APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 This the 8th day of July, 1963
 JULIO GUZMAN County Clerk
 by Susan M. Brundage Deputy

APPROVED
 FOR RECORDING
 Notary Public in and for
 Hidalgo County, Texas
 Charles L. Melden
 Notary Public

MAP
 OF
 LLANO GRANDE HOMESITES
 BEING A RESUBDIVISION OF FARM TRACT 826, WEST
 TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 MAY 31, 1963



STATE OF TEXAS
 COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE ACCOMPANYING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

John J. Stokes
 John J. Stokes

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED V. LEON AUSTIN AND JOHN J. STOKES, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF July, A. D., 1963.

Charles M. Brundage
 Charles M. Brundage
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, ON THIS 2nd DAY OF July, A. D., 1963.

THIS PLAT APPROVED BY THE CITY OF WESLACO PLANNING AND ZONING COMMISSION ON THIS THE 2nd DAY OF July, A. D., 1963.

ATTEST:
John J. Stokes
 MAYOR

Elmer Mason
 CHAIRMAN





Chapter 232, Texas Local Government Code

10/6/2021 1:25:15 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-5137
Receipt No.: 020438
L5050-00-000-0012-00

ALVARADO HUMBERTO
1116 E 19TH ST
WESLACO, TX 78596
(956) 463-8886
(956) 463-8886

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: LLANO GRANDE HOMESITES LOT 12
- [6] Location: MILE 5 N. & MILE 3 1/2 W.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 10', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-5137
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

10/6/21
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. 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 ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Rebecca Gonzalez
Signature of Owner or Applicant

10-6-21
Date