

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Jessica Vela	4-5399
2.	Isai & Sylvia Granados	4-4358
	COMM. COURT: NOVEMBER 30, 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: 4-5399

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

Upon the application of:

Name: Jessica Vela

Address: 608 Kennedy
John Closner - 5721
San Juan, TX 78589
1900' - W 319.4 Lot 4
Block 6

Phone: 956-789-4755

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	/ /	<u>11/22/21</u>

Water Supplier: North Alamo WSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

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

5721 - N 900' - W 319.4'
John Closner Subdivision Lot 4 Block 6

[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 November 30, 2021, 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

County of Hidalgo

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5399

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

Jessica Vela

Known to me [or proved to me in the oath of _____ or through
Tx D.L. (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:

John Claxner S 72' - N 900' - W 319.4' Lot 4
Block 6 ."

[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."

Jessica Vela (Signature)

SUBSCRIBED AND SWORN TO before me on November 22, 2021, to certify which, witnesses my hand and seal of office.



Diana Martinez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 4-5399
Receipt No.: 021110
J5700-00-006-0004-13

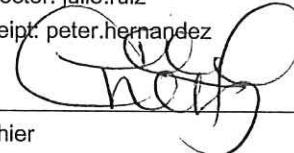
DEL TORO ABEL I & JESSICA D VELA
608 KENNEDY
SAN JUAN , TX 78589
(956) 789-7941
(956) 789-7941

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1900Sq.Ft.
- [5] Legal Description: JOHN CLOSNER-S72'-N900'-W319.4' LOT 4 BLK 6 0.52AC NET
- [6] Location: MINNESOTA RD & RODRIGUEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$187000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-5399
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: peter.hernandez
Inspector: julio.ruiz
Receipt: peter.hernandez




Cashier

11/22/21
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.



Signature of Owner or Applicant

11/22/21
Date

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

GIFT DEED

Date: August 11, 2021

Grantor(s): **BRENDA BERENICE ALEMAN AND HUSBAND, MARCO ANTONIO ALEMAN**

Grantor's Mailing Address (including county): 908 W. ARAPAHO AVE
Pharr, Hidalgo County, Texas 78577

Grantee(s): **ABEL ISRAEL DEL TORO AND JESSICA DARLENE VELA**

Grantor's Mailing Address (including county): 608 KENNEDY ST.
San Juan, Hidalgo County, Texas 78589

Consideration: For and in consideration of the love and affection we have unto and toward grantee herein.

Property (including any improvements): **THAT PORTION OF LOT FOUR (4) BLOCK SIX (6), JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS SAID PORTION HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE WITH THE CENTERLINE OF RODRIGUEZ STREET BEING THE WEST LINE OF THE LOT FOUR (4), SOUTH 828.0 FEET TO THE NORTHWEST CORNER AND PLACE BEGINNING;

THENCE EAST, AT 20.0 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EAST R.O.W. OF SAID STREET, AT 319.4 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 72.0 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WEST, AT 299.4 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EAST R.O.W. OF SAID STREET, AT 319.4 FEET IN ALL TO THE SOUTHWEST CORNER HEREOF;

THENCE WITH SAID CENTERLINE OF RODRIGUEZ STREET, ALSO BEING THE WEST LINE OF SAID LOT, NORTH 72.0 FEET TO THE PLACE OF BEGINNING, CONTAINING FIFTY-TWO HUNDREDTHS (0.52) ACRE, MORE OR LESS.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:


Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

Grantor, for consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS and CONVEYS to GRANTEE the property. TO HAVE AND TO HOLD same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.



Grantor – BRENDA BERENICE ALEMAN

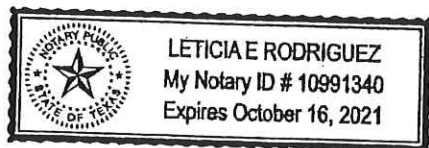



Grantor – MARCO ANTONIO ALEMAN

ACKNOWLEDGEMENT

STATE OF TEXAS}
COUNTY OF HIDALGO}

This instrument was acknowledged before me on the 11th day of August, 2021 by Brenda Berenice Aleman and Marco Antonio Aleman.





Notary Public, State of Texas

Grantor(s) Name, Address, Phone:

Brenda B. Aleman and Marco A.
Aleman
908 W Arapaho Ave. Pharr, TX 78577
(956)-566-8126

Grantee(s) Name, Address, Phone:

Abel I. Del Toro and Jessica D. Vela
608 Kennedy St. San Juan, TX 78589
(956) 789-7941

SEND TAX STATEMENTS TO GRANTEE

2252

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1985 by the State Bar of Texas

SPECIAL **WARRANTY DEED**
(Long Form)

DOC# 318938

Date: April 28, 1993

Grantor: ERASMO RODRIGUEZ JOINED HEREIN BY MY WIFE, ISABEL M. RODRIGUEZ

Grantor's Mailing Address (including county): 1640 Northeast 9th Court, Homestead, Dade County,
Florida 33033

Grantee: DELIA CASTILLO

Grantee's Mailing Address (including county): 15937 Southwest 295 St.-Box 158, Homestead, Dade County,
Florida

Consideration: FOR THE LOVE AND AFFECTION WHICH I HAVE AND BEAR UNTO AND
TOWARDS MY SISTER

Property (including any improvements):

That portion of Lot Four (4), Block Six (6), John Closner Subdivision, Hidalgo County, Texas said portion herein conveyed being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said lot, thence with the Centerline of Rodriguez Street being the West line of Lot Four (4), South 828.0 feet to the Northwest corner and PLACE OF BEGINNING;

Thence East, at 20.0 feet pass a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said Street, at 319.4 feet in all to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

Thence South 72.0 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence West, at 299.4 feet pass a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said Street, at 319.4 feet in all to the Southwest corner hereof;

~~Reservations from and Exceptions to Conveyance and Warranty:~~

Thence With said Centerline of Rodriguez Street, also being the West line of said Lot, North 72.0 feet to the PLACE OF BEGINNING, containing FIFTY-TWO HUNDREDTHS (0.52) acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

THOSE OF RECORD

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

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

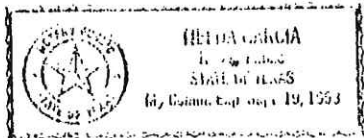
Erasmus Rodriguez
ERASMO RODRIGUEZ
Social Security No. 464-96-6498

Isabel M. Rodriguez
ISABEL M. RODRIGUEZ
Social Security No. 264-31-1769

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28th day of April, 19 93, by ERASMO RODRIGUEZ AND WIFE, ISABEL M. RODRIGUEZ, BOTH



Nelda Garcia
Notary Public, State of Texas
Notary's name (printed): Nelda Garcia
Notary's commission expires: September 19, 1993

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
A. C. Garcia, Attorney
P. O. Drawer 630
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
A. C. Garcia

STATE OF TEXAS ()

COUNTY OF HIDALGO ()

I, ERASMO RODRIGUEZ JOINED HEREIN BY MY WIFE, ISABEL H. RODRIGUEZ, of 1640 Northeast 2th Court, Homestead, Dade County, Florida 33033, HEREBY DECLARE THAT I DONATED A 0.52 ACRES OF LAND OUT OF LOT 4, BLOCK SIX (6), JOHN CLOSER SUBDIVISION, HIDALGO COUNTY, TEXAS.

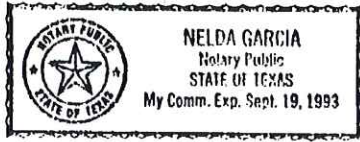
THIS LAND WAS NOT SOLD. IT WAS CONVEYED TO MY SISTER, DELIA CASTILLO.

Erasmus Rodriguez
ERASMO RODRIGUEZ

Isabel M. Rodriguez
ISABEL H. RODRIGUEZ

Delia Castillo
DELIA CASTILLO

SWORN AND SUBSCRIBED BEFORE ME ON THIS THE 28TH DAY OF APRIL, 1993.



Nelda Garcia
NOTARY PUBLIC, STATE OF TEXAS
NELDA GARCIA
MY COMMISSION EXPIRES: 9-19-93

FILED FOR RECORD
DOC# 318938 #14
04-28-1993 11:25:45
WILLIAM (BILLY) LEO
HIDALGO COUNTY



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
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956-205-7045
956-205-7049

Precinct 1 2 3 4
4-4358

T.J. Arredondo, CFM
Director of Planning

Application No:

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

Upon the application of:

Name: Isai & Sylvia Granados

Address: 3109 Valcosta
Edinburg, TX. 78541

Phone: 956-483-5549

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>MRamirez</u>
Date Approved:	<u>/ /</u>	<u>existing septic</u> <u>11/12/21</u>

Water Supplier: Sharyland Water Supply Co.

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

Account/ESI No.: 1000033463
 Temporary Pole Permanent Service

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

0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined

Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo county, Texas; 3109 Valcosta.

[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 November 30, 2021, 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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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4358

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

Sylvia Z. Granados, Isai Granados,

Known to me [or proved to me in the oath of _____ or through
Texas Drivers Lic. (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:

0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined „

Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo county, Texas; 3109 Valcosta.

[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."

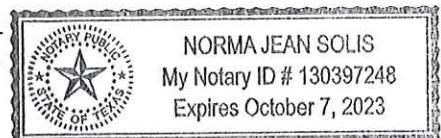
-OR-

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."

Isai Granados Sylvia Z. Granados (Signature)

SUBSCRIBED AND SWORN TO before me on October 14, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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
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Permit No.: Permit 4-4358
Receipt No.: 016654
M0100-00-000-0000-20

- GRANADOS ISAI & SYLVIA
- 3109 VALCOSTA ST
- EDINBURG, TX 78541
- (956) 207-3525
- (956) 207-3525
- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3615Sq.Ft.
- [5] Legal Description: M & M W114.8'-E1179'-S251.8'-N1706.9' OF BLK 2 0.66AC
- [6] Location: M.CRISTO & Rooth
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
 Description: Permit 4-4358
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.
 Change Due: \$0.00
 Application: danny.sanchez
 Inspector: aaron.hernandez
 Receipt: danny.sanchez

 Cashier *[Signature]* 02-23-21
 Date

PROP. ID # 224761

[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]

 Signature of Owner or Applicant

2/23/21

 Date

SIERRA TITLE
 CLOSER *J.R.* OP# *3127672*

General Warranty Deed

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.

Date: **October 14, 2020**

Grantor: **EFRAIN CORTINA, JR., and wife, CLAUDIA C. CORTINA**

Grantor's Mailing Address: **4609 Quince Avenue
 McAllen, Texas 78501
 Hidalgo County**

Grantee: **ISAI GRANADOS and wife, SYLVIA GRANADOS**

Grantee's Mailing Address: **128 W. Marigold Avenue
 McAllen, Texas 78501
 Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):

A 0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 8, Page 20 of the Map Record of said County; said tract of land also known as Lot 10 of the unrecorded map of Courtney Palm Subdivision, a 0.66 acre tract of land being described by metes and bounds as follows:

Commencing at the Northeast corner of said Block 2, thence with the East line of said Block, the centerline of 40 foot dedicated Rooth Road (29th Street), South 09° -01' West 1455.10 feet, thence with the North Right of Way apparent 50 feet Access Easement as described in Volume 1667, Page 88 of the Deed Records of said County, North 80° -14' West 1064.20 feet to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" found for the Northeast corner hereof and PLACE OF BEGINNING;

Thence with the West line of Pedro Pacheco's Tract as described in Document Number 2827321, Official Records, South 09°-01' West, at 50.00 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Melden & Hunt" at the South Right of Way of Valcosta Street, at 251.80 feet in all to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

Thence with the North line of Martin E. Cherone's Tract as described in Volume 1302, Page 386, Deed Records, North 80°-14' West 114.80 feet to a one-half (1/2) inch diameter iron with cap stamped "Melden & Hunt" found for the Southwest corner hereof;

Thence with the East line of Antonio Sandoval's Tract as described in Document Number 1600337, Official Records, North 09°-01' East, at 201.80 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Melden & Hunt" at the South Right of Way of said Valcosta Street, at 251.80 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" set for the Northwest corner hereof;

Thence with the South line of said George Salas' Tract as described in Document Number 546874, Official Records, South 80°-14' East 114.80 feet to the PLACE OF BEGINNING, containing Sixty-six hundredths (0.66) acre, more or less.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1667, Page 245, Deed Records of Hidalgo County, Texas, correction thereof recorded in Volume 1896, Page 463, Deed Records of Hidalgo County, Texas.

Easements reserved in Deed from Robert s. Martin and J. A. Morgan, to Maynard Dowell, dated February 27, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 576, Page 379, Deed Records of Hidalgo County, Texas.

Right of Way Easement granted to Sharyland Water Supply Corp., by Lynn C. Courtney and wife, M. Lorraine Courtney, dated July 16, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1632, Page 544, Deed Records of Hidalgo County, Texas.

Road Easement along the North side of subject property as set out in restrictions, reserved in Deed from Citrus City Lake Development Corp., to Alfonso A. Tagle and wife, Isidra R. Tagle, dated February 21, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1667, Page 245, Deed Records of Hidalgo County, Texas, corrected by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1896, Page 463, Official Records of Hidalgo County, Texas, and as being more particularly described in Deed from Texas Citrus Development Corporation to Citrus City Lake Development Corporation, dated May 31, 2018, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 2, 2018, under Clerk's File No. 2929144.

Utility Easement along the North side of subject property as being more particularly described in Deed from Texas Citrus Development Corporation to Citrus City Lake Development Corporation, dated May 31, 2018, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 2, 2018, under Clerk's File No. 2929144.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated January 31, 1980, from Dorothy Clare Rogers, et al to J. M. Huber Corporation recorded in Volume 389, Page 972, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, Oil and Gas Lease dated January 31, 1980, from V.N. Crow to J. M. Huber recorded in Volume 389, Page 975, Oil and Gas Lease Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Rio Grande Industries, Inc. to Bracero Transportation Company, Inc., dated May 20, 1961, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1008, Page 92, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Bracero Transportation to Palm Shores, Inc., dated April 5, 1966, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1144, Page 879, Deed Records of Hidalgo County, Texas.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2020 and all subsequent years.

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.

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


EFRAIN CORTINA, JR.

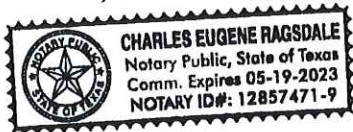

CLAUDIA C. CORTINA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of October, 2020, by EFRAIN CORTINA, JR.

(SEAL)



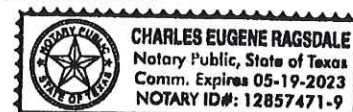

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of October, 2020, by CLAUDIA C. CORTINA.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Isai Granados and Sylvia Granados
128 W. Marigold Avenue
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF: 3187672; ER/ah

