

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	RUBEN REYNA	3-3808
2.	ELISABETH CRISTINA GARZA ALVAREZ	3-3832
3.		
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5.		
6.		
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10.		
11.		
12.		
13.		
	COMM. COURT: NOVEMBER 30, 2021	



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-3808  
11/9/2021

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

Upon the application of:

Name: Ruben Reyna

Address: 1723 N. Montana St.  
Alton, TX 78513

Phone: (956) 862-7531  
Vanessa

Approved by Environmental Health:	Temporary Service	Final Service
<u>Ruby R</u> Authorized Signature		
Inspection/Permit No: <u>INSTALLATION</u>		
Date Approved: <u>11/17/2021</u>		<u>/ /</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

The East 2.215 Ac of the North 9.43 Ac of  
Lot 56-1, West Addn to Sharyland

[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.

Sandra Carter 11/17/21  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

Main Office	Precinct No. 1 Substation	Precinct No.3 Substation
1304 South 25 <sup>th</sup> Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-3808  
11/9/2021

### 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

Ruben Reyna

Known to me [or proved to me in the oath of Texas Commercial Driver License 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:  
The East 2.215 Ac of the North 9.43 Ac of lot 56-1, West Addn to Sharyland."

[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]

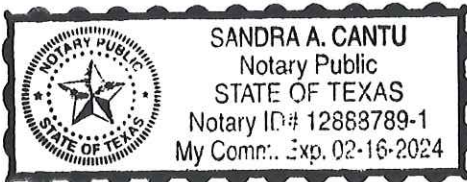
- 3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on November 17, 2021 to certify which, witnesses my hand and seal of office.



[Signature]  
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 THIS 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:** October 23, 2012

**Grantor:** Melissa Yvette Gonzalez, as her sole and separate property

**Grantor's Mailing Address (including county):**

Melissa Yvette Gonzalez  
7425 Link Meadow  
San Antonio, TX 78420  
Bexar County

**Grantee:** Ruben Reyna

**Grantee's Mailing Address (including county):**

Ruben Reyna  
1717 Leandro St  
Mission, TX 78572  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

**Property (including any improvements):**

The East 2.215 acres of the North 9.43 acres of Lot 56-1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 56, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations From and Exceptions to Conveyance and Warranty:**

1. Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years;
2. Statutory easements, rules, regulations and rights in favor of United Irrigation District.

3. Roads, easements and reservations as shown on the map and dedication of West Addition to Sharyland Subdivision, recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Right of Way easement in favor of Hidalgo County Water Control & Improvement District No.7 as shown by instrument recorded in Volume 331, Page 472, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 29, 1984, recorded in Volume 2014, Page 989, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, filed April 10, 2006 recorded under Document Number 1601278, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
8. Mineral and/or royalty reservation contained in Deed filed July 12, 1999 under Document Number 789827, and Deed filed September 12, 2006 under Document Number 1662222, Official Records of Hidalgo County, Texas.
9. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
10. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained under this policy if such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

Grantor, for the consideration, receipt of which is acknowledged, 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.

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 shall become absolute.

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

  
Melissa Yvette Gonzalez

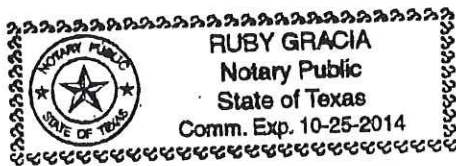
ACKNOWLEDGMENT


STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

This instrument was acknowledged before me on 10/29, 2012, by Melissa Yvette Gonzalez.



  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave  
McAllen, TX 78504

AFTER RECORDING RETURN TO:

Ruben Reyna  
1717 Leandro St  
Mission, TX 78572

3452.1  
**WARRANTY DEED**

*PCJ*  
*FW*  
*Power Deed*

Date: September 10, 1987  
Grantor: RANDY LEE MILLER and wife, DONNA JO MILLER  
Grantor's Mailing Address (including county): Rt. 1, Box 309M (Hidalgo County)  
Mission, Texas 78572  
Grantee: ROBERT W. MILLER and wife, FLORENCE M. MILLER  
Grantee's Mailing Address (including county): P. O. Box 1138 (Hidalgo County)  
Mission, Texas 78572

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

Property (including any improvements):

The East 2.215 acres of the North 9.43 acres of Lot 56-1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 56, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes;

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO all oil, gas and mineral reservations now of record;  
SUBJECT TO all oil, gas and mineral leases of record;  
SUBJECT TO easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 7 and easements for roadways as shown on the map of the above described subdivision;  
SUBJECT TO ten (10) foot easement for underground pipeline for irrigation purposes reserved for the benefit of Hidalgo County Water Control and Improvement District No. 7, as set forth in Deed dated July 3, 1930, recorded in Volume 331, Page 472, Deed Records of Hidalgo County, Texas;  
SUBJECT TO subdivision restrictions of Hidalgo County, Texas;  
SUBJECT TO taxes for the year 1987 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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 context requires, singular nouns and pronouns include the plural.

*Randy Lee Miller*  
RANDY LEE MILLER

*Donna Jo Miller*  
DONNA JO MILLER

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11th day of September, 19 87, by RANDY LEE MILLER and wife, DONNA JO MILLER

*Shirley K. Brown*  
Notary Public, State of Texas  
Notary's name (printed): Shirley K. Brown  
Notary's commission expires: 5-19-88

(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: \_\_\_\_\_

34521 a  
AFTER RECORDING RETURN TO:  
LOUIS C. BROWN  
1207 Conway  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
LOUIS C. BROWN  
File No. 4483

TUSA



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-3808

Receipt No.: 020948

W0100-00-056-0001-07

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

REYNA RUBEN  
1723 N MONTANA  
ALTON, TX 78573  
(956) 862-7531  
(956) 862-7531

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2250Sq.Ft.
- [5] Legal Description: WEST ADDN. TO SHARYLAND E 292'-N  
9.43 AC LT 56-1 2.22 AC GROSS 2.09 AC NET
- [6] Location: Mile 9 & Los Ebanos
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340300D  
Precinct: 3  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD se backs and regulations.  
Description: Permit 3-3808  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sandra.cantu  
Inspector: guillermo.rodriguez  
Receipt: sandra.cantu

*Sandra Cantu* 11/09/2021  
Cashier 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.

*Vanessa Gonzalez*  
Signature of Owner or Applicant

11-9-21  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3 3832

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

Upon the application of:

Name: Elisabeth Cristina Garza Alvarez

Address: 6919 Pradera lane

Mission, TX. 78572

Phone: (956) 529-2043

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudy R</u> Authorized Signature	<u>Installs</u> Authorized Signature	<u>                    </u> Authorized Signature
Inspection/Permit No:	Date Approved:	
	<u>11/18/2021</u>	<u>  /  /  </u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894 -  
 Temporary Pole  Permanent Service

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

Prairie View Heights Ph 1 Lot 105

[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.

Sandra Antea 11/18/21  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office 1304 South 25 <sup>th</sup> 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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
Application No: 3-3832  
11/18/21

### 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

Elisabeth Cristina Garza Alvarez,  
United States of America

Known to me [or proved to me in the oath of Permanent Resident ID 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:

Prairie View Heights Ph1 Lot 105."

[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."

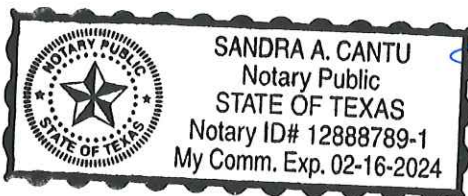
-OR-

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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on November 18, 2021, to certify which, witnesses my hand and seal of office.

[Signature]  
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORDING THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED**

**Date:** July 26, 2021

**Grantor:** Roka Properties, LLC, a Texas Limited Liability Company

**Grantor's Mailing Address (including county):**

P.O. 720623  
McAllen, Texas 78504  
Hidalgo, County

**Grantee:** Elisabeth Cristina Garza Alvarez, a single person

**Grantee's Mailing Address (including county):**

7609 S. Azul Ln  
Pharr, Texas 78577  
Hidalgo, County

**Consideration:** Ten Dollars and other valuable consideration

**Property (including any improvements):**

Lot 105, PAIRIE VIEW HEIGHTS PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas

**Reservations From and Exceptions to Conveyance and Warranty:**

- a. Future Cable Vision Franchise Agreement dated April 2, 1987, between Jack Martin and Rick Martin, dba Future Cable Vision, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.
- b. Agreement dated July 12, 1991, from Hidalgo County Municipal Utility District No. 1 to the Public recorded in Volume 3104, Page 480, Official Records of Hidalgo County, Texas.

- c. Agreement dated July 12, 1991, between Central Power and Light Company and Leonel Bazan, et al., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 1993, under Clerk's File No. 361664.
- d. Right of way easement granted to Central Power and Light Company, by The Fordyce Company, a Texas Corporation, dated December 17, 1993, filed for record on March 29, 1994 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 377113.
- e. Easement for Drainage Line Purposes granted to Hidalgo County, by Humberto Hernandez and wife, Lydia Hernandez, dated September 24, 2009, filed for record on September 29, 2009, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2038537.
- f. Future Cable Vision (Easement permit) dated November 10, 2014, filed for record on November 18, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2564837.
- g. A One Hundred foot (100.0') Swale and Utility Easement along the South side of subject property, according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- h. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- i. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.
- j. Easements or claims of easements which are not a part of the public record.
- k. A Twenty foot (20') building set back line along the Front line of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- l. A Fifteen foot (15') building set back line along the Rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- m. A Six foot (6') building set back line along the Sides of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- n. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack A. Martin to Atlantic Richfield Co., dated October 21, 1982, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 422, Page 830, Oil and Gas Lease Records Hidalgo County, Texas.

- o. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Chester W. Showers and wife, Lena T. Showers to Atlantic Richfield Company, dated August 23, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1894, Page 321, Official Records Hidalgo County, Texas.
- p. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Iris Goldston, et al to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of The County Clerk of Hidalgo County, Texas in Volume 1899, Page 120, Official Records Hidalgo County, Texas.
- q. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Arthur E.W. Barrett, Jr., Independent Executor of the Estate of Patricia Pickens Barrett to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1902, Page 746, Official Records Hidalgo County, Texas.
- r. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Iris Goldston, et al to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1907, Page 283, Official Records Hidalgo County, Texas.
- s. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack A. Martin and wife, Lila Martin to Smith Production, Inc., dated August 11, 1999, filed for record on November 16, 1999, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 823334.
- t. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated December 20, 1971, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1306, Page 553; dated April 3, 1972, recorded in Volume 1317, Page 624 and dated September 28, 1983, recorded in Volume 1906, Page 286, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- u. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- v. 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.
- w. Grantee herein assumes and agrees to pay all taxes assessed against the property herein conveyed for the year 2021 and subsequent years.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-3832

Receipt No.: 021064

P8115-01-000-0105-00

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

GARZA ALVAREZ ELISABETH CRISTINA  
6919 PRADERA LANE  
MISSION, TX 78572  
(956) 529-2043  
(956) 529-2043

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1 LOT 105
- [6] Location: ABRAM ROAND AND 1 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 100', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-3832  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 11/18/2021  
Cashier 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]*  
Signature of Owner or Applicant

11-18-21  
Date

