



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
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

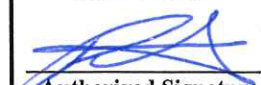
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5198

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

Upon the application of:

| Approved by Environmental Health: | Temporary Service | Final Service |
|--------------------------------------|-----------------------|---|
| _____ | _____ |  |
| Inspection/Permit No: | Authorized Signature | Authorized Signature |
| Date Approved: | _____ / _____ / _____ | <u>53837</u> <u>01/18/22</u> |

Name: Adolfo Valadez

Address: 9601 E. Curry Rd
Edinburg TX
78542

Phone: (956) 393-7711

Water Supplier: Sharyland water

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

Account/ESI No.: 1000041537
 Temporary Pole Permanent Service

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

Pride of Texas Lot. 101 N37 W160
50 AGR 44 AC Net.

[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

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5198

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

Adolfo Valadez

Known to me [or proved to me in the oath of Texas Drivers License (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:

Pride of Texas Lot 101 W37 W160 S0 A6R 44 Ac net.

[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]

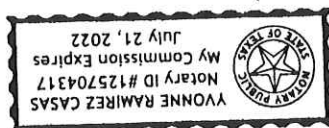
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

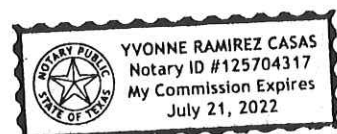
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Adolfo Valadez (Signature)

SUBSCRIBED AND SWORN TO before me on 17 Jan., 2022, to certify which, witnesses my hand and seal of office.



Yvonne Ramirez Casas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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Precinct No. 3 Substation
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-5198
Receipt No.: 020110
P8400-00-000-0101-20

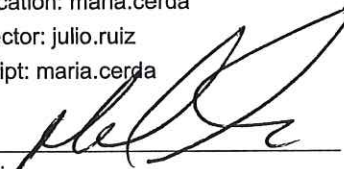
VALADEZ ADOLFO
4601 E CURRY RD
EDINBURG, TX 78542
(956) 793-4191
(956) 532-7669

- [1] Contractor: GUADALUPE MONTELONGO
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1650Sq.Ft.
- [5] Legal Description: PRIDE OF TEXAS LT 101 N137'-W160'
.50AC GR .44AC NET
- [6] Location: BENTSEN RD & MILE 8
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 10', Side 6', Side ', Corner 10'
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS, BENTSEN RD FSB 50' MI 8
CORNER 10
Description: Permit 4-5198
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: julio.ruiz
Receipt: maria.cerda



Cashier

09/18/21
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

9-15-21
Date

SIERRA TITLE
CLOSER 4 W GR# 3188389

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: December 10, 2020

Grantor: **RAMIRO OMAR SILVA, a single person**

Grantor's Mailing Address: **P.O. Box 203
Edcouch, Texas 78538
Hidalgo County**

Grantee: **ADOLFO VALADEZ, a married person**

Grantee's Mailing Address: **4601 E. Curry Rd.
Edinburg, Texas 78542
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 0.50 acre tract of land out of the North 5.42 acres lying West of FM 2220 of Lot 101, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 5, Page 58 and 59, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at a point lying inside the centerline intersection of Mile 8 N. Rd. (aka 8 Mile line) and N. Bentsen Rd., for the Northwest corner of said Lot 101, for the Northwest corner hereof;

THENCE, with the North line of said Lot, the centerline of Mile 8 N. Rd., South, 82 degrees 12 minutes 30 seconds East, 160.00 feet (Deed 160.40 feet) to a point for the Northeast corner hereof;

THENCE, South, 08 degrees 42 minutes 30 seconds West, at 30.00 feet pass a 1/2 inch iron rod set in the apparent South right-of-way of 8 Mile line, at 137.00 feet in all to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

THENCE, parallel with the North line of said Lot, North, 82 degrees 12 minutes 30 seconds West, at 140.00 feet (Deed 140.40 feet) a one-half (1/2) inch diameter iron rod set in the East right-of-way of Bentsen Road, at 160.00 feet (Deed: 160.40 feet) in all to a point for the Southwest corner hereof;

THENCE, with the West line of said Lot, the centerline of Bentsen Road, North, 08 degrees 42 minutes 30 seconds East, 137.00 feet to the PLACE OF BEGINNING.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1787, Page 694, Deed Records, Hidalgo County, Texas.

Right of way easement granted to State of Texas, by Jose L. Guzman and wife, Maria R. Guzman, dated October 29, 1963, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1081, Page 184, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Sharyland Water Supply Corporation, by Cullen S. Black, dated December 20, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1973, Page 328, Official Records of Hidalgo County, Texas.

Easement dated December 8, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 331, Page 524, Deed Records of Hidalgo County, Texas.

Irrigation and Utility easement as contained in instrument dated November 22, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1632, Page 28, and corrected in instrument dated January 14, 1982, recorded in Volume 1764, Page 476, Deed Records of Hidalgo County, Texas.

Road easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 5, Page 58 and 59, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 5, Page 58 and 59, Map Records of Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated December 19, 1959, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 244, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated November 12, 1967, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1193, Page 218, and dated November 15, 1978, recorded in Volume 1635, Page 705, Deed Records of Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

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 2021 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.



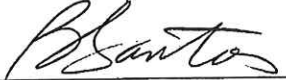
RAMIRO OMAR SILVA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of December, 2020, by **RAMIRO OMAR SILVA**.

(SEAL)



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Adolfo Valadez
4601 E. Curry Rd.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF: 3188384;BS/ah

P7

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 16, 1989

Grantor: CULLEN S. BLACK

Grantor's Mailing Address (including county): P.O. Box 203, Paso Robles, California 93446

Grantee: EDUARDO MORENO and wife, DIANA MORENO

Grantee's Mailing Address (including county): 904 N. 28th, McAllen, Hidalgo County, Texas 78501

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in the principal amount of NINE THOUSAND AND NO/100THS DOLLARS (\$9,000.00) and is executed by Grantees, 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 Grantees to Joseph Prestia, Trustee.

Property (including any improvements):

A tract of land containing 1.363 acres, more or less, out of Lot 101, Pride 0' Texas Subdivision, Hidalgo County, Texas, lying West of FM 2220, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the North line of Lot 101 same being the centerline of 8 Mile Line Road said point being S 82 deg. 12 min. 30 sec. East, 160.0 feet from the Northwest corner of Lot 101 for the Northwest corner of this tract;

THENCE, S 82 deg. 12 min. 30 sec. E., 160.0 feet to the Northeast corner of this tract;

THENCE, S 8 deg. 42 min. 30 sec. W, at 30.0 feet past a #4 rebar found, a total distance of 254.0 feet for the Southeast corner of this tract;

THENCE, N 82 deg. 12 min. 30 sec. W, at 305.0 feet past a 3/4 inch pipe, a total distance of 320.0 feet for the Southwest corner of this tract;

THENCE, N 8 deg. 42 min. 30 sec. E, a distance of 117.0 feet to a point for the Southmost Northwest corner of this tract;

THENCE, S 82 deg. 12 min. 30 sec. E, at 15.0 feet past a #4 rebar set, a total distance of 160.0 feet to a #4 rebar set for an inner L corner of this tract;

THENCE, N 8 deg. 42 min. 30 sec. E, at 122.0 feet past a #4 rebar set, a total distance of 137.0 feet to the place of beginning, said tract containing 1.363 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements and reservations as may be reflected by the map and plat of record in Volume 5, Page 58 and 59, Map Records of Hidalgo County, Texas.
2. Five (5) foot utility easement along the North, West and East line of subject property, and a Ten (10) foot utility easement along the South line of subject property, as reflected by Survey prepared March 2, 1989, by William A. Mangum, R.P.S.
3. Easement dated December 8, 1930, recorded in Volume 331, Page 524, Deed Records of Hidalgo County, Texas.
4. Right-of-way easement dated October 29, 1963, to the State of Texas, recorded in Volume 1081, Page 184, Deed Records of Hidalgo County, Texas.
5. Right-of-way easement dated December 20, 1963, to Sharyland Water Supply Corporation, recorded in Volume 1973, Page 328, Official Records of Hidalgo County, Texas.
6. All of the oil, gas and other minerals in and under the herein described property reserved in Deeds recorded in Volume 788, Page 526; Volume 1193, Page 218; Volume 1632, Page 78, and Volume 1635, Page 705, Deed Records of Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described, arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.
7. Irrigation and utility easements as set forth in instruments recorded in Volume 1632, Page 28, and Volume 1764, Page 476, Deed Records of Hidalgo County, Texas.
8. Statutory rights, rules regulation, easements and liens in favor of Hidalgo County Irrigation District No. 1.

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 hereby 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 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.

Cullen S. Black
CULLEN S. BLACK

(Acknowledgment)

STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF SAN LUIS OBISPO

This instrument was acknowledged before me on the 16th day of March, 1989, by CULLEN S. BLACK

Betty J. Edwards
Betty J. Edwards

Notary Public, State of ~~TX~~ California
Notary's name (printed):

Notary's commission expires: June 23, 1991



(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:
PENA, McDONALD, PRESTIA & ORNELAS
P.O. DRAWER 54
EDINBURG, TEXAS 78540-0054

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & ORNELAS
P.O. DRAWER 54
EDINBURG, TEXAS 78540-0054

VOL 2744 PAGE 938

FILED FOR RECORD
'89 APR 21 PM 12 08
WILLIAM BILLY LEO
COUNTY CLERK
DALLAS COUNTY TEXAS

110921



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 1 2 3 4

Application No: 4-5592

T.J. Arredondo, CFM
Director of Planning

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

Upon the application of:

Name: Jose A. Reyna

Address: 2009 Blue Bonnet Dr.
Donna, TX 78537
P.O. BOX 22
La Blanca, TX 78558

Phone: (956) 458-6600

| | | |
|--------------------------------------|---|---------------------------------------|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | / / | <u>Existing Sewer</u> |
| Date Approved: | / / | <u>1/14/22</u> |

Water Supplier: Hargill NOTH ALAMO TX

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

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

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

All of Lots 1 and 2, in Block 121, Original Townsite of Hargill
Hidalgo County, Texas, according to the map or plat thereof
Recorded in Volume 3, page 45 and 46, MAP records of Hidalgo
County, Texas.
[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 January 14, 2022, 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



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Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5598

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

Jose A. Reyna

Known to me [or proved to me in the oath of _____ or through
Driver License (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:

All of Lots 1 and 2, IN Block 121, Original Townsite of Hargill

[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]

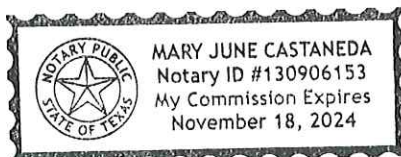
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose Reyna (Signature)

SUBSCRIBED AND SWORN TO before me on 1 14, 2022, to certify which, witnesses my hand and seal of office.



Mary June Castaneda
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 4-5592
Receipt No.: 021842
H1200-00-121-0001-00

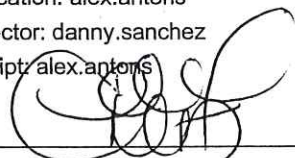
REYNA JOSE AURELIO
PO BOX 22
LA BLANCA, TX 78558
(956) 458-6600
(956) 458-6600

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOTS 1 & 2 BLK 121
- [6] Location: 493 and 490
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5592
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



Cashier

1/14/22
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

1 14 22
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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: SEPTEMBER 3, 2021

Grantor: B TWIN, LLC

Grantor's Mailing Address:

501 MOCKINGBIRD LANE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: JOSE AURELIO REYNA

Grantee's Mailing Address:

P.O. BOX 22
LA BLANCA, TEXAS 78558
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$22,550.00 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 Marcus C. Barrera, Trustee.

Property (including any improvements):

ALL OF LOTS 1 AND 2, IN BLOCK 121, ORIGINAL TOWNSITE OF HARGILL, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 45 AND 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.

SUBJECT TO any and all rules and regulations of any existing Property Owners Association.

SUBJECT TO any previous owner's right to redeem the Property in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

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 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.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) The nature of quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchased 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, and plural nouns and pronouns include the singular.

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By: Cayetano E. Barrera
Cayetano E. Barrera, President

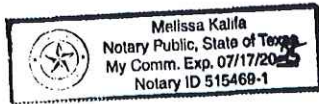
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

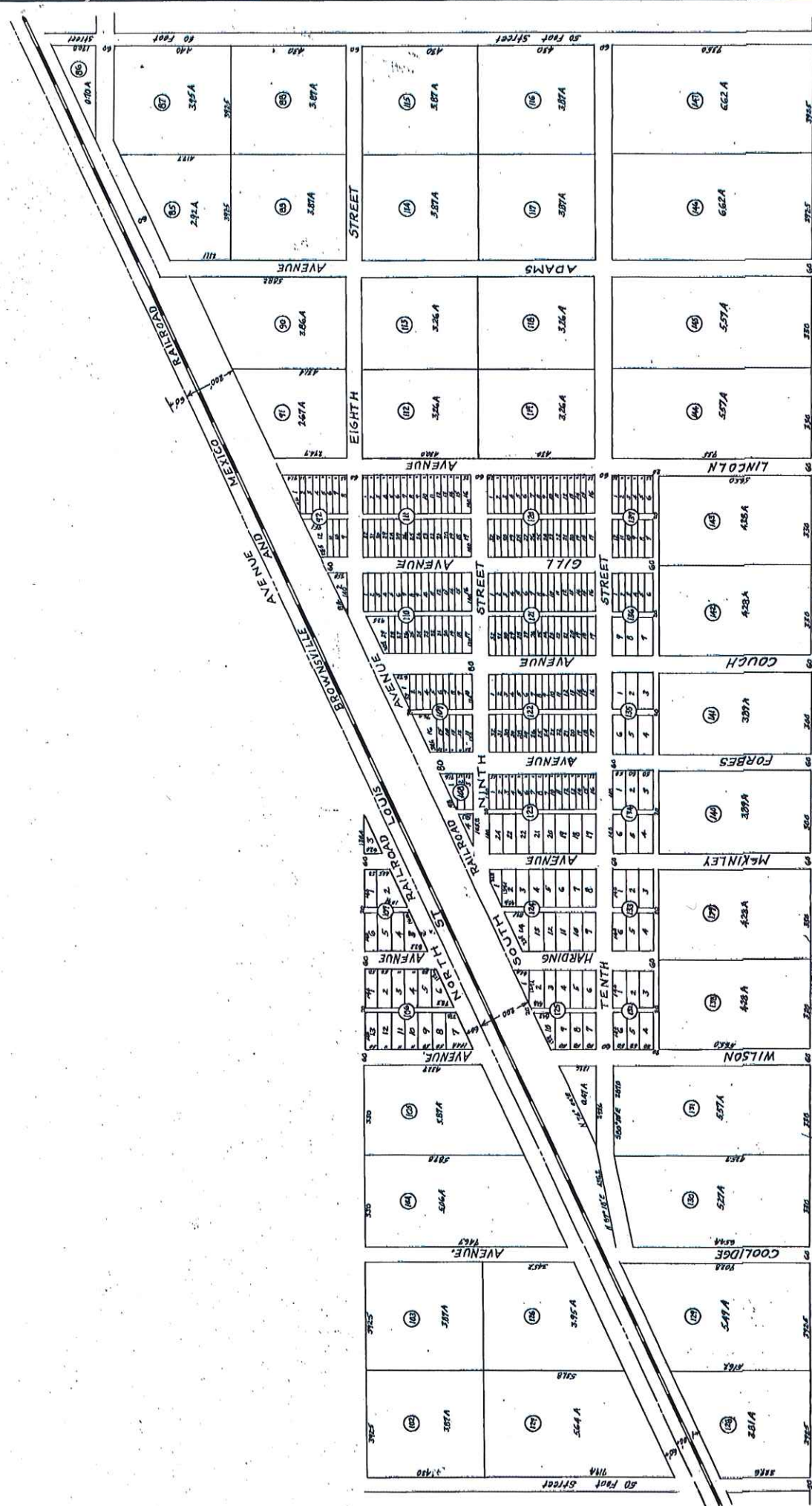
This instrument was acknowledged before me on September 8, 2021, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th Street, Suite A
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
B Twin, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504



State of Texas
County of Hidalgo
I, Cam E. Hill, County Clerk of Hidalgo County Texas do hereby certify that the above and foregoing plat and declaration was filed for record in my office on the 21st day of August 1926 at 1:00 P. M. and that the same is a true and correct copy of the original on file in my office.

CAM E. HILL
County Clerk, Hidalgo County
Texas

CARD G. PARKS - ENGINEER
MC ALLEN
Texas

State of Texas
County of Hidalgo
The dedication in the form of Map of the streets, alleys and Road ways is made with the express reservation in V.M. Sullivan of the right to occupy and use said streets, alleys and roadways for the purpose of creating and operating thereon the lines, poles and lines of wire for the distribution and transmission of electric energy and for the purpose of erecting and maintaining thereon the poles, wires and apparatus and all of said roads, utilities and franchises in the streets, alleys and roadways said are and shall be the property of, and shall be used and controlled by the said V.M. Sullivan or by such person, persons or corporation as he may from time to time designate in writing and assigned and assigned to him or them.

That V.M. Sullivan release the title to and in all streets and alleys shown upon the Map herein, and until a sale of lots is made upon the street and alley upon which the lot is shown, dedicated the length of the block out of which a lot is sold and the said V.M. Sullivan reserve the right to and may close and abandon any streets and alleys shown upon the Map herein.

Witness my hand this 21st day of August 1926.

STATE OF TEXAS, County of Hidalgo, 1926.

Notary Public in and for Hidalgo County Texas

FILED for record this day
SEP 2 1926
A. B. [Signature]
County Clerk, Hidalgo County
By [Signature]

State of Texas
County of Hidalgo
I, R. J. Parks, Surveyor and Civil Engineer, do hereby certify that the Map upon which this is written is a true and correct Map of Hargill, Tomsett as surveyed and platted by me.

Witness my hand this 17th day of August 1926.

State of Texas
County of Hidalgo
Before me, the undersigned authority on this day personally appeared R. J. Parks, known to me to be the person whose name is subscribed to and acknowledged the same for the purpose and consideration therein expressed. Given under my hand and Seal of Office this 17th day of August 1926.

R. J. Parks
Surveyor and Civil Engineer

Notary Public in and for Hidalgo County

MAP OF
HARGILL TEXAS
JANUARY 1926
SCALE