

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Miguel A. Hernandez	4-5209
2.	Mark Octavio Rodriguez	4-5685
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
	COMM. COURT: APRIL 5, 2022	



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: 4-5209

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Miguel A. Hernandez

Address: 945 South 16th St Apt #4
Alamo, Tx 78516

Phone: 956-732-7389

Approved by Environmental Health:	Temporary Service	Final Service
<u>MRamirez</u> Authorized Signature	<u>MRamirez</u> Authorized Signature	
Inspection/Permit No:		
Date Approved:	<u>3/23/22</u>	<u>/ /</u>

Water Supplier: M.A.W.S

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

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

regarding the land described as:

Evergreen Valley Estates Phase III Lot #85

on April 5, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 3.16.2022 H.S.)
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by H.S.);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H.S.);

H.S.
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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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:

4-5209

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Miguel A Hernandez

Address: 945 South 16th Apt #4

Alamo, Tx
732-7389

Phone: 956-~~702-9389~~

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Evergreen Valley Estates Phase III Lot # 85

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

M. Hernandez
Requesting Party (Signature)

3/30/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

3/30/2022
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/17/2021 10:25:02 AM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-5209

Receipt No.: 020150

E8250-03-000-0085-00

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

HERNANDEZ MIGUEL A. & JIMENEZ DAIDA

945 SOUTH 16TH ST

ALAMO, TX 78516

(956) 732-7389

(956) 732-7389

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 2400Sq.Ft.

[5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT

85

[6] Location: mile 20 and skinner

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$80000

[10] Flood Zone: Zone AE

Community Panel Number: 4803340350C

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 70', Rear 35', Side 6', Side 6', Corner '

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-5209

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: heather.segura

Inspector: danny.sanchez

Receipt: heather.segura

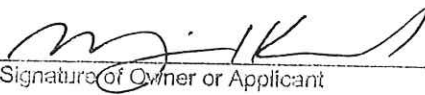

Cashier

9/17/21
Date

716405

[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

9-17-21
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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: November 27, 2019

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
902 Bighorn Dr.
Edinburg, Texas 78542

Grantee: Miguel Angel Hernandez & Daida Amairany Jimenez
Grantee's Phone Number: (956) 732-7389
Grantee's Mailing Address (including county):
14933 Davis St.
Edcouch, Texas 78538
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fifty-Four Thousand One Hundred fifty dollars and 00/100 (\$54,150.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Timothy Sers, Trustee.

Property (including any improvements):

Lot(s) 85, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property 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 Property and payable under the Lease.

VE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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 warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking 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 limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or 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 promise 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 the Purchase Note 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.

Evergreen Valley Inc., a Texas Corporation

BY: [Signature]
Herb Scurlock III, Secretary

[Signature]
Miguel Angel Hernandez

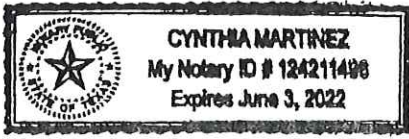
[Signature]
Daída Amairany Jimenez

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11/27/2019, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas

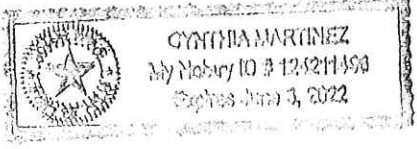


(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11/27/2019, by Miguel Angel Hernandez & Daída Amairany Jimenez.

[Signature]
Notary Public, State of Texas





PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Precinct No. 1 Substation
1900 Joe Stephens Ave.
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5685

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Mark Octavio Rodriguez

Address: 9102 CIBOLO DR
Edinburg, TX 78542

Phone: (832) 988-7297

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MR Ramirez</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>existing septic</u> <u>3/21/22</u>

Water Supplier: North Alamo

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

Account/ESI No.: 1000040827
 Temporary Pole Permanent Service

regarding the land described as:

Santa Cruz Ranches #2 Lot 99

on April 5, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 11-24-2008);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Hago);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MR Ramirez);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MR Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MR Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Hago);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct No.3 Substation
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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: 45685

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Mark Octavio Rodriguez

Address: 9102 CIBOLO DR

Edinburg, TX 78542

Phone: (832) 988-7297

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Santa Cruz Ranches #2 lot 99

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service



Requesting Party (Signature)

03/21/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

3/30/2022
Date



County Official



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 4-5685
Receipt No.: 022204
S1753-02-000-0099-00

- RODRIGUEZ MARK OCTAVIO & ROSALVA
9102 CIBOLO DR
EDINBURG, TX 78542
(832) 988-7297
(832) 988-7297
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 29 Residential, move in or relocated building
 - [4] Size of Structure: 1280Sq.Ft.
 - [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 99
 - [6] Location: 22 1/2 and brushline
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$13200
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5685
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: heather.segura
Inspector: danny.sanchez
Receipt: heather.segura


Cashier

2/9/22
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.

Rosalva Rodriguez
Signature of Owner or Applicant

02-09-2022
Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 31, 2022

Grantor: Leslie Amairani Storz, a single person

Grantor's Mailing Address:

331 Hollwood Dr.
Edinburg, Texas 78539
Hidalgo County

Grantee: Mark Octavio Rodriguez and Rosalva Tamez de Rodriguez, husband and wife

Grantee's Mailing Address:

801 E Sioux Rd, Suite 188
Pharr, Texas 78577
Hidalgo County

Consideration: Cash and a note of even date that is in the principal amount of SIXTY THOUSAND AND NO/100THS DOLLARS (\$60,000.00) 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 Thomas P. Wingate, Jr., Trustee.

Property (including any improvements):

Lot 99, SANTA CRUZ RANCHES NO. 2, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Page 133, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34 and Volume 619, Page 635, both in Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records of Hidalgo County, Texas.
- C. Right-of-Way Easement granted to Magnolia Petroleum Co., recorded in Volume 130, page 378, Oil and Gas Lease Records of Hidalgo County, Texas, and recorded in Volume 832, Page 441, Volume 843, Page 480, both in Deed Records of Hidalgo County, Texas.
- D. Right-of-Way Easement granted to Celanese Corporation, recorded in Volume 905, Page 104, Deed Records of Hidalgo County, Texas.

- E. Right-of-Way Easement granted to Central Power and Light Company, recorded in Volume 978, Page 433, Deed Records of Hidalgo County, Texas.
- F. Right-of-Way Easement granted to Western Natural Gas Co., recorded in Volume 1036, Page 183, Deed Records of Hidalgo County, Texas.
- G. Right-of-Way Easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records of Hidalgo County, Texas.
- H. Agreement dated November 14, 1983, by and between Gilbert L. Skloss and Virginia R. Skloss and Atlantic Ritchfield Company, recorded in Volume 1929, Page 610, Deed Records of Hidalgo County, Texas.
- I. Right of Way Agreement filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 24, 2005, under Clerk's File No. 1487859.
- J. Fifteen foot (15') Utility Easement along the East line of the subject land, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- K. Fifteen foot (15') Electrical and Utility Easement along the West line of the subject land, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- L. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- M. Easements or claims of easements which are not a part of the public record.
- N. No structures permitted over any easement, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- O. Forty foot (40'), or greater for easement, Minimum Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- P. Fifteen foot (15'), or greater for easement, Minimum Setback Line for the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- Q. Six foot (6'), or greater for easement, Minimum Setback Lines for the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas.
- R. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated March 27, 1934, recorded in Volume 2, Page 47, Oil and Gas Lease Records of Hidalgo County, Texas.
- S. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated March 27, 1934, recorded in Volume 11, Page 109, Oil and Gas Lease Records of Hidalgo County, Texas. Unitized by instrument recorded in Volume 122, Page 293, Volume 70, Page 252, Volume 106, Page 14, Volume 112, Page 155, Volume 135, Page 117, and Volume 281, Page 101, all in Oil and Gas Lease Records of Hidalgo County, Texas.
- T. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated January 1, 1988, recorded in Volume 2951, Page 826, Volume 2951, Page 830, Volume 2951, Page 841, all in Official

Records of Hidalgo County, Texas. Titles to said Leases not checked subsequent to the dates of aforesaid instruments. Title to said interest not checked subsequent to the dates of the aforesaid instruments.

- U. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records of Hidalgo County, Texas.
- V. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, dated June 25, 1990, recorded in Volume 2960, Page 749 and Volume 2960, Page 755, Official Records of Hidalgo County, Texas.
- W. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated August 9, 1990, recorded in Volume 2965, Page 601, Official Records of Hidalgo County, Texas.
- X. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records of Hidalgo County, Texas.
- Y. Mineral interest, together with all rights relative thereto, express or implied, as described in Deed executed by Juan De La Vina, et al, to J & C Royalty Corp., dated February 24, 1938, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 444, Page 1, Deed Records of Hidalgo County, Texas; reference to which instrument is made for all intents and purposes.
- Z. Mineral interest, together with all rights relative thereto, express or implied, as described in Deed executed by Juan De La Vina, et al, to Tom Vessels, Jr., dated August 3, 1938, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 448, Page 36, Deed Records of Hidalgo County, Texas; reference to which instrument is made for all intents and purposes.
- AA. Mineral interest, together with all rights relative thereto, express or implied, as described in Deed executed by Juan De La Vina, et al, to Jno C. Jones, dated September 7, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 525, Page 177, Deed Records of Hidalgo County, Texas; reference to which instrument is made for all intents and purposes.
- BB. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Juan De La Vina, Jr. and wife, Rebecca De La Vina, to Wayne Miller, dated October 3, 1969, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1241, Page 629, Deed Records of Hidalgo County, Texas; reference to which instrument is made for all intents and purposes.
- CC. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Santa Cruz Properties, Ltd. to Rogelio Santana-Guerra, dated October 1, 2013, filed for record on October 23, 2013 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2458236; reference to which instrument is made for all intents and purposes.
- DD. Water rights reserved in Deed dated October 1, 2013, from Santa Cruz Properties, Ltd. to Rogelio Santana-Guerra, recorded under Clerk's File No. 2458236, Official Records of Hidalgo County, Texas.
- EE. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- FF. Restrictions as shown on the Map recorded in Volume 46, Pages 133 through 137, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

GG. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year.

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

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

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

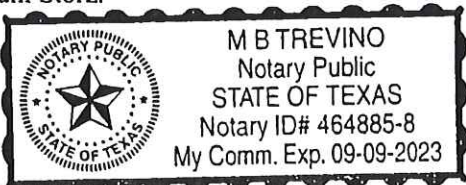
Leslie A Storz

Leslie Amairani Storz

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on January 31, 2022, by Leslie Amairani Storz.



M B Trevino

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#103738 MT
WINGATE LAW OFFICES, P.L.L.C.
7000 NORTH 10TH STREET
2ND FLOOR, STE C5
McALLEN, TEXAS 78504
(TTLEDOCS\103738-WDVUJG)

AFTER RECORDING RETURN TO:

Mark Octavio Rodriguez
Rosalva Tamez de Rodriguez
801 E Sioux Rd, Suite 188
Pharr, Texas 78577