



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5896

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: Genesis C Investments LLC

Address: 11740 Mesquite Circle
Weslaco, TX

Phone: 950-700-3232

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Resaca Escudide Lot 22

on _____, 20____, 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

- A plat has been prepared; (Date approved 7-26-2005);
- A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 [Signature]);
- 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 [Signature]);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Application No: 1-6104

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: Genesis C Investments LLC

Address: 11740 Mesquite circle
Weslaco TX

Phone: 950-800-3232

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

Resaca Escudida Lot 22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/6/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 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:

7.6.2022
Date

[Signature]
County Official

Capital Title
GF# 22-65367-WC

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: April 13, 2022

Grantor: **MARIO CHAVEZ, JR. and ANEDIA ALICIA PINEDA, both single persons**

Grantor's Mailing Address: **620 Lion Lake Dr. N.
Weslaco, Texas 78596
Hidalgo County**

Grantee: **GENESIS C INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY**

Grantee's Mailing Address: **2503 Wolverine Street
Edinburg, Texas 78542
Hidalgo County**

Consideration: **SIXTY FOUR THOUSAND AND NO/100 DOLLARS (\$64,000.00)** which said sum represents the first draw on that certain note in the principal amount of **TWO HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$273,360.00)**, of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):
Lot 22, RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Pages 102 and 103, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:
Subject To: None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictive covenants recorded in Volume 48, Page 102, Map Records, Hidalgo County and in Volume 1527, Page 508, Volume 1537, Page 364 and 1784, page 804, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

Right of way easement for roadways, canals, drainage ditches, laterals, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Real Property Records of Hidalgo County, Texas.

Right of Way Easement dated June 11, 1969, recorded in Volume 1260, Page 667, Real Property Records, Hidalgo County, Texas.

Statutory rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 pursuant to applicable sections of the Texas Water Code.

Any part of the herein described property lying within canal right of way claimed in fee simple by water district.

The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 48, Pages 102 and 103, Map or Plat Records, Hidalgo County, Texas:

25 foot building line along the front property line.

20 foot building line along the rear property line or easement line, whichever is greater.

10 foot building line along the side property lines or easement line, whichever is greater. Utility easement along the North property line. 10 foot utility easement along the South property line.

Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

Any and all matters which would be shown on a current, correct survey of the property.

All ad valorem taxes for the year 2022 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.

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.

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$64,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS EACH OF WHICH SHALL BE DEEMED AN ORIGINAL AND EFFECTIVE AS OF THE DATE AND YEAR FIRST WRITTEN ABOVE.

Mario Chavez, Jr.
MARIO CHAVEZ, JR.

(Acknowledgement)

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ *Jefferson*

This instrument was acknowledged before me on the 13 day of April, 2022, by
MARIO CHAVEZ, JR.

(SEAL)

Rachael Marshall
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Genesis C Investments, LLC
2503 Wolverine Street
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.: GF#22-655367-we;YA/ch

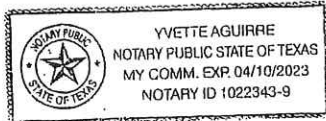
Anedia Alicia Pineda
ANEDIA ALICIA PINEDA

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of April, 2022, by
ANEDIA ALICIA PINEDA.

(SEAL)



Yvette Aguirre
Notary Public, State of Texas



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-5896
Receipt No.: 023511
R2057-00-000-0022-00

GENESIS C. INVESTMENTS LLC
2503 WOLVERINE ST.
EDINBURG, TX 78542
(956) 800-3232
(956) 800-3232

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2989Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 22
- [6] Location: MILE 14 1/2 & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SEBACKS & REGULATIONS
Description: Permit 1-5896
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00

Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

Cashier

4/26/22
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

4/26/22
Date