



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
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: 4-6368

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

Upon the application of:

Name: Raul Color

Address: 3058 Rio Red Cir
Edinburg, TX
78541

Phone: 956-207-4850
956-250-6759

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>M. Ramirez</u>
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>8/12/22</u>

Water Supplier: Sharlund water supply

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

Account/ESI No.: 10032789448713253
[] Temporary Pole [X] Permanent Service

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

Ramseyer Gardens #1 Lot #23 W05'E-6701-S 125' N-250'
0.19 ac.

3058 Rio Red Circle, Edinburg, TX 78541.

[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 September 6, 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.

[Signature]
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: 4-6368

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

Raw Color

Known to me [or proved to me in the oath of Cons# ^{my} 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:

3058 Rio Red Cir Edinburg Tx 78541
Ranjeer Garden #1 Lot-23 W-65' E 609' - S 125' N-250' 0-1-9ac
[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]

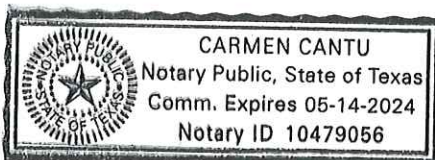
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Aug. 11, 2022, to certify which, witnesses my hand and seal of office.



Carmen Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/29/2022 11:32:16 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-6368
Receipt No.: 025109
R0800-01-000-0023-02

- COLOR RAUL
- 3104 RIO RED CIRCLE
- EDINBURG, TX 78541
- (956) 250-6759
- (956) 250-6759
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 360Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 LT 23-W 65'-E 659'-S 125'- N 250' 0.19 AC
- [6] Location: RIO RED CIRCLE & RIO GRANDE CARE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
 Description: Permit 4-6368
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40.00
 Change Due: \$10.00
 Application: israel.lozoya
 Inspector: julio.ruiz
 Receipt: israel.lozoya


 Cashier

7/29/2022
 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

7/29/22
 Date

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

WARRANTY DEED

Date: October 18, 2017

Grantor: **DETWILER, MILDRED L.**

Grantor's Mailing Address (including county): 202 E. 18th St Lot 66
Hondo, Medina County, Texas 78861

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

3104 Rio Red Circle
Edinburg, Hidalgo County, Texas 78541

Consideration: Ten Dollars (\$10.00) and a sum of in excess of (\$5,964.24) Delinquent Taxes, shall be paid by Grantee's

Property: (including any improvements):

**RAMSEYER GARDENS #1 LT 23-W 65'-E 659'-S 125'- N 250' 0.19 AC of the map
record of said Hidalgo County**

Reservations from and Exceptions to Conveyance and Warranty:

1. Present restrictions, if any, existing against said property
2. Existing Building and Zoning Ordinances, if any
3. Rights of parties in possession
4. Prior reservations of oil, gas and other minerals
5. Any and all Gas and Minerals Leases
6. Rights, rules, regulations, easements and liens in favor of Hidalgo County Water Control and Improvement District in which the subject property is located.
7. All easements of record and all visible easements.
8. Any and all restrictions of record
9. Grantee to pay taxes

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

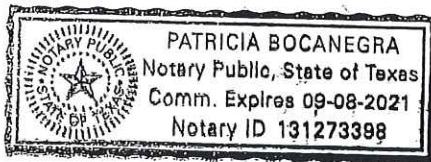
with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns 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 nouns and pronouns include the plural.

Mildred L. Detwiler
Detwiler, Mildred L.

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this the day 18th of October, 2017, by the said Detwiler, Mildred L.



Patricia Bocanegra
Notary Public, State of Texas
My Commission Expires: 9-8-2021
Notary's Name (printed) *Patricia Bocanegra*

The State of Texas,
County of HIDALGO

} 75591
Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION
a Corporation, duly organized and existing under the Laws of the State of Texas
for and in consideration of the sum of TEN AND NO/100ths (\$10.00)

5.00
Chf

-----DOLLARS

to it paid, and secured to be paid, by Mildred L. Detwiler
Rte. 1, Box 237
Ravenden Springs, Arkansas 72460

as follows:

One (1) installment vendor's lien note in the original amount of \$3,900.00, dated September 6, 1983, due and payable in 60 monthly installments of \$86.77 each, including interest at the rate of 12% per annum from date until maturity; with the first installment to become due and payable on or before the 6th day of October 1983 and a like installment to become due and payable on or before the 6th day of each succeeding month thereafter until the entire principal balance has been paid in full,

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

of the County of Randolph State of Arkansas all that certain
lot, parcel or tract of land situated in the County of Hidalgo, State of
Texas, being more fully described as follows, to-wit:

The West 65 feet of the East 659.0 feet of the South 125 feet of the North
250 feet of Lot 23, Ramseyer Gardens Subdivision, Hidalgo County, Texas;
SAVE AND EXCEPT any and all oil, gas and other minerals that may be found
in, on, and under said land and premises.

SUBJECT to easements of record and all visible easements.
SUBJECT to lien of record.
SUBJECT to property restrictions recorded in Volume 1875, Pages 346-347.

The purpose of this Correction Deed is to correct metes and bounds as described
in Warranty Deed recorded in Volume 1875, Page 344-45.

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said
MILDRED L. DETWILER, her

heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,
to Warrant and Forever Defend, all and singular the said premises unto the said
MILDRED L. DETWILER, her

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above
described property, premises and improvements, until the above described note , and all interest
thereon are fully paid according to the face and tenor thereof and reading when this deed

Mailing address of grantee:

Name: Mildred L. Detwiler
Address: Rte. 1, Box 237
Ravenden Springs, Arkansas 72460.

STATE OF TEXAS
COUNTY OF HIDALGO

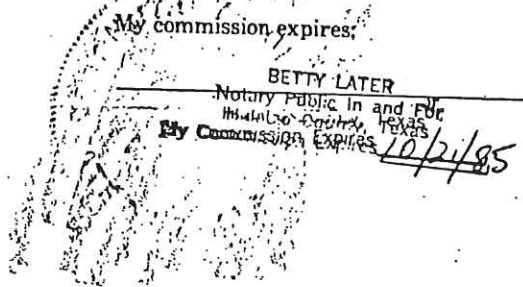
(Corporate Acknowledgment)

This instrument was acknowledged before me on the 20th day of July, 1984, by Curtis C. Davis, President of Citrus City Lake Development Corporation a corporation, on behalf of said corporation.

My commission expires:

Betty Later

Notary Public, State of Texas
Notary's printed name: Betty Later



76591
152

Warranty Deed
(BY CORPORATION)
WITH VENDOR'S LIEN
FROM

TO

FILED FOR RECORD

This day of A.D. 19
at o'clock M.

County Clerk.

By Deputy
In County Records
In Book
84 JUL 23 PM 3:00
RECORDED
COUNTY CLERK
HIDALGO COUNTY, TEXAS

Recording Fee \$
This instrument should be filed immediately with the County Clerk for record.
WHEN RECORDED RETURN TO

Citrus City Lake Dev.

CERTIFICATE OF COMPLIANCE

Raul Color

No COC-2022-0168

Date: 7/7/2022

NAME OF PROPERTY OWNER:

LEGAL DESCRIPTION OF PROPERTY: Ramseyer Gradens #1, Lot 23, W65'-E659'-S125'-N250'

LOCATION OF PROPERTY: 3058 Rio Red Circle North, Edinburg, TX 78541

THE PROPERTY DESCRIBED HEREIN OR IN THE ATTACHED LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE CITY'S SUBDIVISION REGULATIONS. PERMITS MAY BE ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL BUILDING(S). UTILITY SERVICES MAY BE EXTENDED TO THE PROPERTY TO THE BY THE PUBLIC UTILITIES HOLDING A CERTIFICATE OF CONVENIENCE AND NECESSITY IN SUCH AREA. COMPLIANCE WITH THE CITY OF EDINBURG'S SUBDIVISION REGULATIONS IS BASED ON:

PROPERTY IS SUBJECT TO REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, AND POTABLE WATER SUPPLY, ETC.

COMMENTS:


Adam Elizondo

7/7/22
Date





PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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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: 4-5459

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

Upon the application of:

Name: Delilah Garcia

Address: 5050 E. Trenton Rd
Edinburg, Tx 78542

Phone: (956) 998-1451

Approved by Environmental Health:	Temporary Service <u>only Light</u> <u>M. Ramon</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>NOSEPTICS</u>	Authorized Signature
Date Approved:	<u>8/22/22</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 1000058556
 Temporary Pole Permanent Service

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

Alamo Land & Sugar Co. W 165.17'-E 924.7'-N 659.3 Lot 3
BLK 52 2.50 AC GR 2.39 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 September 6, 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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 6-14-22

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956-318-2844

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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: 4-5459

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

Delilah Angela Garcia

Known to me [or proved to me in the oath of _____ or through Passport card (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:

Alamo Land + Sugar Co Will 05-17'-E924-7'-N659-3' Lot 3 BLK 52 2.50 AC GR 2.39 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."

Duncan (Signature)

SUBSCRIBED AND SWORN TO before me on August 22nd, 2022, to certify which, witnesses my hand and seal of office.



Marisa Teresa Inigo
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.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-5459
Receipt No.: 021355
A1800-00-052-0003-12

PEREZ EVANGELINA & GARCIA DELILAH A
4325 W LOPEZ DR
EDINBURG, TX 78542
(956) 998-1451
(956) 605-1817

- [1] Contractor: BELLO CONST. DEV. LLC
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3528Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO W165.17'-E924.7'-N659.3' LOT 3 BLK 52 2.50AC GR 2.39AC NET
- [6] Location: TRENTON & TOWER
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$310000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 4-5459
Price: \$30.00

Total Amount.....\$30.00

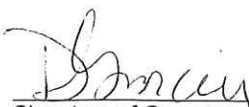
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda

Cashier  Date 12/09/21

536034

[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

12/9/21
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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF HIDALGO § KNOW ALL MEN BY THESE PRESENTS:

THAT EVANGELINA PEREZ, an unmarried woman, having acquired title as EVANGELINA PEREZ GARCIA, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by EVANGELINA PEREZ, an unmarried woman, and DELILAH ANGELA GARCIA, an unmarried woman, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, their heirs and assigns forever; and Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person, male or female, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.



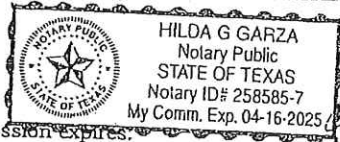
DATED this the 2ND day of NOVEMBER, 2021.

Evangelina Perez
EVANGELINA PEREZ

THE STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 2nd day of NOVEMBER, 2021, by EVANGELINA PEREZ.



My commission expires: _____

Hilda G Garza
NOTARY PUBLIC

Hilda G Garza
Notary's Name (printed)

AFTER RECORDING RETURN TO GRANTEE
AT GRANTEE'S MAILING ADDRESS:

EVANGELINA PEREZ and DELILAH ANGELA GARCIA
4325 W LOPEZ DR
EDINBURG, TEXAS 78542



WARRANTY DEED

TO

DOC# 472136

THE STATE OF TEXAS
COUNTY OF HIDALGO

{
{

Know All Men By These Presents:

That I, Rosa Elena Perez, of Hidalgo County, State of Texas, for and in consideration of the sum of Ten-Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged and confessed, have granted and conveyed unto Evangelina Perez Garcia, of Hidalgo County, State of Texas, all the West two and one-half (2 1/2) acres of land out of a Five Acre tract of land out of Lot 3, Block 52, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas.

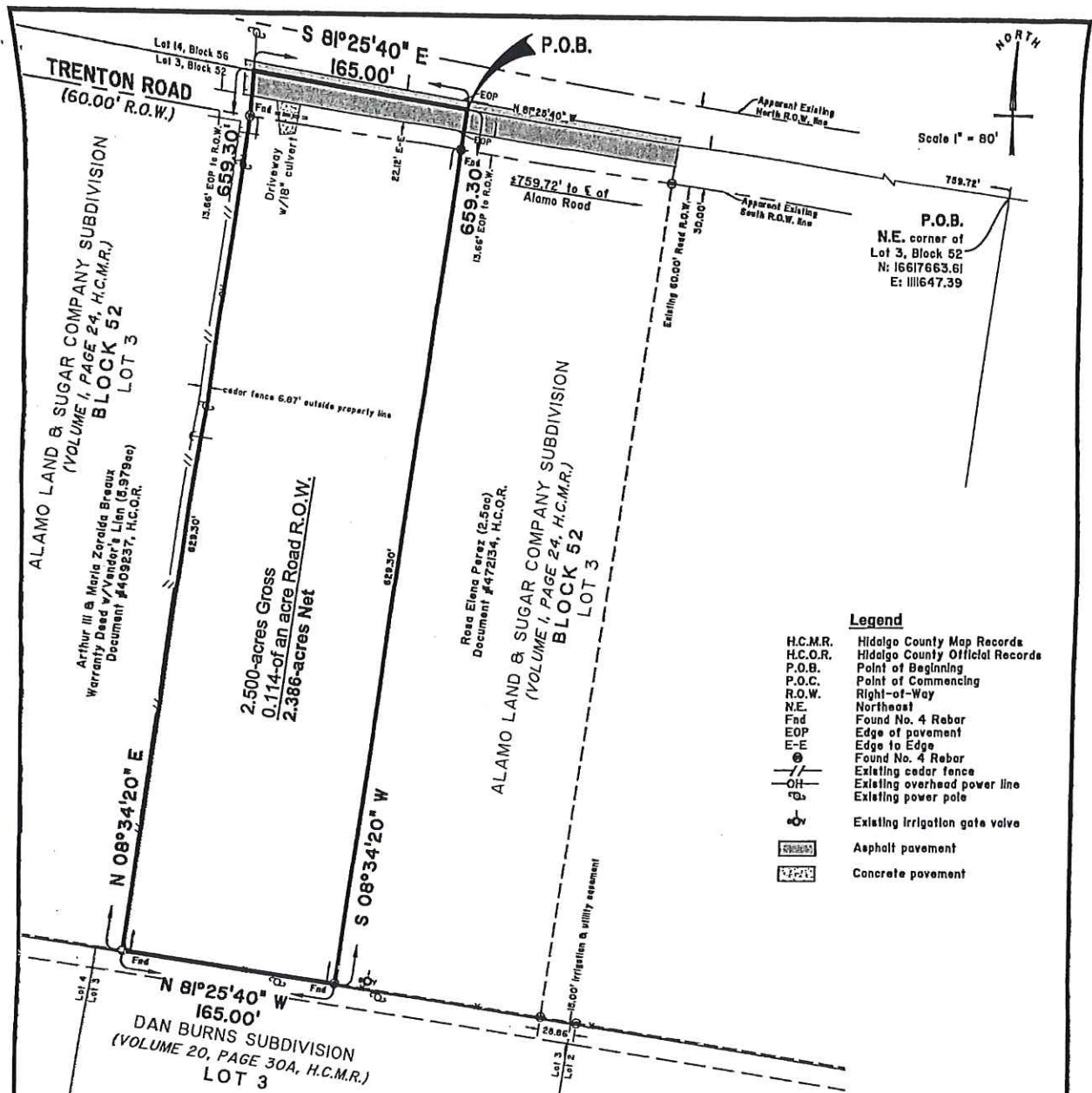
STATE OF TEXAS
COUNTY OF HIDALGO

Rosa Elena Perez
Evangelina Perez Garcia

This instrument was acknowledged before me on the 29th day of August, 1995, by Evangelina Perez Garcia.

Sylvia Garcia
Notary Public, State of Texas





Legend

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.E.	Northeast
Fnd	Found No. 4 Rebar
EOP	Edge of pavement
E-E	Edge to Edge
⊙	Found No. 4 Rebar
—/—	Existing cedar fence
—OH—	Existing overhead power line
⊕	Existing power pole
⊕	Existing irrigation gate valve
▭	Asphalt pavement
▭	Concrete pavement

**SURVEY PLAT SHOWING
A 2.500-ACRE TRACT OF LAND MORE
OR LESS OUT OF LOT 3, BLOCK 52,
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME 1, PAGE 24, H.C.M.R.**

(See Exhibit "A" for Metes and Bounds description)

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 10/07/2021 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

- General Notes:**
- Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
 - Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
 - Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
 - Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
 - This conveyance is made further subject to all rights, easements, contracts and liens in favor of the Irrigation system under which such land is located.
 - Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
 - Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
 - The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
 - Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
 - Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
Community Panel No. 480334 0425C
Map Revised: November 16, 1982



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 10/10/2021

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988
REV: 10/10/2021