

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Macario Saenz	4-6189
2. Alfredo Lujan	4-5005
COMM. COURT: SEPTEMBER 20, 2022	



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: 4-6189

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: Macario Saenz

Address: 3326 E FM 2812
Edinburg, TX
78542

Phone: 956-270-1526

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>M Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing sewer</u> <u>9/6/22</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789404742953
[] Temporary Pole [x] Permanent Service

regarding the land described as:

La Quietud Lot 43
~~508~~ 3317 Tulipan Ave. Edinburg, TX 78542

on Sept. 20, 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;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/14/04);
 (verified by [Signature]);
 (verified by M Ramirez);
 (verified by M Ramirez);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6189

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: Macario Saenz

Address: 3326 E FM 2812

Edinburg, TX 78542

Phone: 956-270-1526

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

La Quietud Lot 43

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Macario Saenz
Requesting Party (Signature)

9-6-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/14/22
Date

[Signature]
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 4-6189
Receipt No.: 024451
L1780-00-000-0043-00

SAENZ MACARIO AND SAENZ & SAENZ CONSTRUCTION
EDINBURG, TX 78542

(956) 270-1526

(956) 270-1526

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 2050Sq.Ft.

[5] Legal Description: LA QUIETUD LOT 43

[6] Location: 2812 AND KENYON RD

[7] Sewage: City of Edinburg

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$85000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH HCPD SETBACKS

RULES AND REGULATIONS

Description: Permit 4-6189

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: melissa.lopez

Inspector: peter.hernandez

Receipt: melissa.lopez

Melissa Lopez 06/17/2022
Cashier Date

#681117

[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.

Melissa Lopez
Signature of Owner or Applicant

6-17-22
Date

Charge To: VLTC

GF# 178966

XO/ct
22-104

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

Date: May 26, 2022

Grantors: GEORGE ELIZONDO and wife, ANITA ELIZONDO

Grantors' Mailing Address: P. O. Box 3826
Edinburg, Texas 78540
Hidalgo County

Grantee: MACARIO SAENZ D/B/A SAENZ & SAENZ CONSTRUCTION

Grantees' Mailing Address: 8707 Quietud Street
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 43, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Restrictive covenants described in document dated August 5, 2005, filed August 10, 2005 under Document Number 2005-1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 2005-1515689, both in the Official Records and Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of La Quietud Subdivision, recorded in Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 15, 1996, filed October 16, 1996 under Document Number 556915, Official Records of Hidalgo County, Texas.

- 7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 15, 1994, filed June 19, 1995 under Document Number 458573 and dated March 13, 1997, filed July 18, 1997 under Document Number 611617, Official Records of Hidalgo County, Texas.
- 8. Mineral and/or royalty reservation contained in deed dated January 1953, recorded in Volume 786, Page 153; dated February 28, 1955, recorded in Volume 829, Page 400, Deed Records and dated April 2, 2003, filed April 17, 2003 under Document Number 1189661, Official Records of Hidalgo County, Texas.
- 9. Mineral and/or royalty reservation contained in deed dated August 2, 2006, filed September 18, 2006 under Document Number 2006-1664309, Official Records of Hidalgo County, Texas.
- 10. Visible and apparent easements on or across the property herein described.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

 GEORGE ELIZONDO

Anita Elizondo
 ANITA ELIZONDO

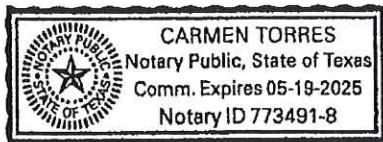
{Certificate of Acknowledgment}

STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared GEORGE ELIZONDO and wife, ANITA ELIZONDO, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26th day of May, 2022.



Carmen Torres

 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
 XAVIER ORNELAS
 P. O. Box 876
 600 South Closner Blvd.
 Edinburg, Texas 78540-0876
 Tel: (956) 383-6251



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.
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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: 4-5005

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:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>Alfredo Lujan</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		53801
Date Approved:	/ /	9 / 2 / 22

Name: Alfredo Lujan

Address: 20803 Buckfawn Dr

San Manuel TX

78542 1/4 #614

Phone: 575-637-9894

Water Supplier: North Alamo WSC

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

Account/ESI No.: 1000050433
 Temporary Pole Permanent Service

regarding the land described as:

Los Venados Ph 6 lot 614

on Sept. 20, 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 10/20/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

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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: 4-5005

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: Alfredo Lujan
Address: 20803 Buck Fawn Dr
San Manuel, TX 78542
Phone: 575-637-9894

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

Los Venados PH6 Lot 614

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alfredo Lujan
Requesting Party (Signature)

09/02/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/14/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5005

Receipt No.: 019290

L6446-06-000-0614-00

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

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1902 Joe Stephens Ave.
Weslaco, Texas 78596
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Fax: 956-973-7850

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

LUJAN ALFREDO & ELVIA MENDIOLA LUJAN

20803 BUCK FAWN DR
SAN MANUEL, TX 78563

(956) 800-8700

(956) 534-6305

[1] Contractor: TREVINO CONST.

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 4603Sq.Ft.

[5] Legal Description: LOS VENADOS PH 6 LOT 614

[6] Location: 186 AND 281

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$161105

[10] Flood Zone: Zone C

Community Panel Number: 4803340225B

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '

Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS. LOS VENADOS PLAT AND NOTES STATES NO FLOODZONE 2005

Description: Permit 4-5005

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 4425


Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: peter.hernandez

Receipt: maria.cerda



Cashier

07/21/21
Date

702125

[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

7/21/21
Date

CHARGE: VLTC
GF#171434/AR

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: June 1, 2021

Grantor: SULEMA LUNA a/k/a SULEMA FLORES AND HUSBAND, NORBERTO FLORES

Grantor's Mailing Address: 4004 Ulex Ave.
McAllen, Hidalgo County, Texas 78504

Grantee: ALFREDO LUJAN AND WIFE, ELVIA MENDIOLA LUJAN

Grantee's Mailing Address: 740 Coffee Mill Drive
Edinburg, Hidalgo County, Texas 78541

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of THREE HUNDRED EIGHTY-NINE THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$389,380.00) of which SEVENTY-FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$75,600.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 614, LOS VENADOS SUBDIVISION, PHASE VI, Hidalgo County, Texas, according to the map recorded in Volume 49, Pages 30 thru 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, all in the Official Records and Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003, under Document Number 1220191; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the Map of Los Venados Subdivision, Phase VI, recorded Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas.
4. Easement in favor of Southwestern Bell Telephone Co. as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, recorded in Volume 1, Page 122 and Volume 108, Page 268, both in the Oil and Gas Records of Hidalgo County, Texas.


8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, as Lessee, as set forth in memorandum dated November 17, 2005, filed February 8, 2006 under Document Number 2006-1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 2006-1587827; filed April 13, 2006 under Document Number 2006-1602909; filed April 21, 2006 under Document Number 2006-1605424, 2006-1605425, 2006-1605426; filed April 24, 2006 under Document Number 2006-1605952; filed May 3, 2006 under Document Number 2006-1611001; filed July 21, 2006 under Document Number 2006-1641790; filed August 22, 2006 under Document Number 2006-1654167; filed August 22, 2006 under Document Number 2006-1654168; filed November 6, 2006 under Document Number 2006-1683992; filed November 6, 2006 under Document Number 2006-1683993, 2006-1683994; filed November 9, 2006 under Document Number 2006-1685207; filed January 29, 2007 under Document Number 2007-1715422; filed February 12, 2007 under Document Number 2007-1721012; filed February 27, 2007 under Document Number 2007-1726777; filed January 7, 2008 under Document Number 2008-1842934; filed January 29, 2008 under Document Number 2008-1850115 and filed February 25, 2008 under Document Number 2008-1859700, 2008-1859701, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005 under Document Number 1432589, Official Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated August 15, 2006, filed September 5, 2006 under Document Number 2006-1659520, Official Records of Hidalgo County, Texas.
11. All ground water rights reserved as shown by instrument dated August 15, 2006, filed September 5, 2006 under Document Number 2006-1659520, Official Records of Hidalgo County, Texas.
12. Certificate of Recording Dedicatory Instruments as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.
13. Management Certificate for Los Venados Property Owners Association as shown by instrument filed January 20, 2016 under Document Number 2016-2678667, Official Records of Hidalgo County, Texas.
14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
15. 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.
16. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years, the payment of which Grantee assumes.

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.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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



 SULEMA LUNA
 SULEMA FLORES



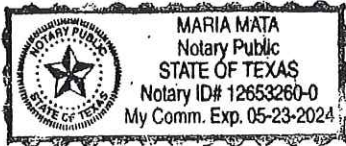
 NORBERTO FLORES

(Acknowledgement)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on June 3rd, 2021 by SULEMA LUNA a/k/a SULEMA FLORES.



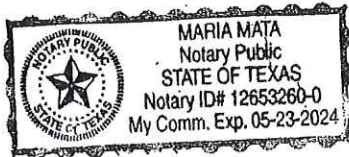
[Signature]
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on June 3rd, 2021 by NORBERTO FLORES.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ALFREDO LUJAN &
ELVIA MENDIOLA LUJAN
740 Coffee Mill Drive
Edinburg, Texas 78541

PREPARED IN THE OFFICE OF:
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