

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	BRENDA LOZANO	3-4485
2.	ESMERALDA JASSO CARDENAS	3-4855
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: OCTOBER 4, 2022	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
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:

34485
6/13/22

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: Brenda Lozano

Address: 11520 N Trospen Rd
Mission TX 78573

Phone: 956-239-3147

Approved by	Temporary Service	Final Service
Environmental Health:	<u>Rudely R</u> Authorized Signature	_____
Inspection/Permit No:	<u>INSTALLING</u>	_____
Date Approved:	<u>09/27/22</u>	<u>/ /</u>

Water Supplier: Sharyland

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

Account/ESI No.: 1000061559
 Temporary Pole Permanent Service

regarding the land described as:

Trospen Acres Lots

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

- 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 9/13/1999);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

3-4485
6/13/22

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: Brenda Lozano

Address: 11520 N Trospen Rd
MISSION, TX 78573

Phone: 956-239-3147

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

Trospen Acres Lots

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda Lozano
Requesting Party (Signature)

9/21/2022
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:

9/27/22
Date

Sandra Cantor
County Official

SIERRA TITLE

STG/ME GF# 3189673

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 13, 2021

Grantor: 1) CARLOS UVALLE joined herein proforma by his wife, GUADALUPE UVALLE; and 2) MARISELA G. UVALLE, a single person

Grantor's Mailing Address: 1) P.O. Box 505 Hartford, Michigan 49057 Van Buren County
2) 1305 E. 2nd St. Mission, Texas 78572 Hidalgo County

Grantee: JOSE LUIS CORTEZ and wife, BRENDA JANET LOZANO

Grantee's Mailing Address: 2114 Giselle St.
Mission, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 5, TROSPER ACRES, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as shown on the Map recorded in Volume 34, Page 190, Map Records, Hidalgo County, Texas.

Conveyance of Water Rights granted to the City of McAllen, by Edward Coogan, dated March 18, 1998, filed for record on October 11, 1997 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 662983.

Ten foot (10') Irrigation Easement across the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Fifteen foot (15') Utility Easement along the East side of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of United Irrigation District.

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

Forty foot (40') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Thirty-five foot (35') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Six foot (6') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 34, Page 190, Map Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Mary O'Brien Shary, et al, to Pan American Petroleum Corporation, dated December 29, 1958, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 236, Page 94, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Hidalgo County Irrigation District No. 7 to Clayton W. Williams, Jr., dated June 29, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2014, Page 989, Official Records of Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 581, Page 262, and Volume 599, Page 171, both in Deed Records of Hidalgo County, Texas.

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.

All ad valorem taxes for the year 2021 and all subsequent years.

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

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

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.

✓ Carlos Uvalle
CARLOS UVALLE

✓ Guadalupe Uvalle
GUADALUPE UVALLE

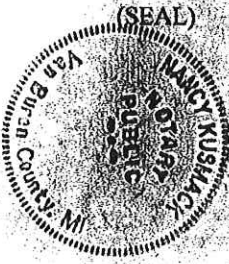
(Acknowledgment)

(Acknowledgment)

STATE OF *MICH*
COUNTY OF *Van Buren*

✓

This instrument was acknowledged before me on the 17th day of May, 2021, by
GUADALUPE UVALLE. and CARLOS UVALLE



Nancy Kusmack
Notary Public, State of

Nancy Kusmack
Notary Public, State of Michigan
County of Van Buren
My Commission Expires Oct. 11, 2023
Acting in the County of Van Buren

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.

Marisela G. Uvalle
MARISELA G. UVALLE

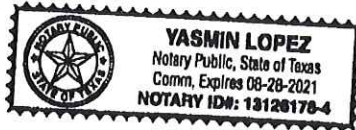
(Acknowledgment)

STATE OF
COUNTY OF

This instrument was acknowledged before me on the 21 day of May, 2021, by
MARISELA G. UVALLE.

(SEAL)

Yasmin Lopez
Notary Public, State of



AFTER RECORDING RETURN TO:
Jose Luis Cortez and Brenda Janet Lozano
2114 Giselle St.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3189673;YL/ah



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

6/13/2022 10:58:26 AM

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	Misslon, 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 3-4485

Receipt No.: 024339

T8020-00-000-0005-00

CORTEZ JOSE LUIS & BRENDA JANET LOZANO

11520 TRSPER ROAD

MISSION, TX 78574

(956) 424-5125

(956) 424-5125

[1] Contractor: SELF

[2] Water System: Sharyland WSC

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

[4] Size of Structure: 4942Sq.Ft.

[5] Legal Description: TROSPER ACRES LOT 5

[6] Location: TROSPER ROAD AND MILE 7 1/2

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$300000

[10] Flood Zone: Zone X

Community Panel Number: 4803340295D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner '

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**

Description: Permit 3-4485

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: javier.cerda

Inspector: javier.cerda

Receipt: javier.cerda

Cashier

Date

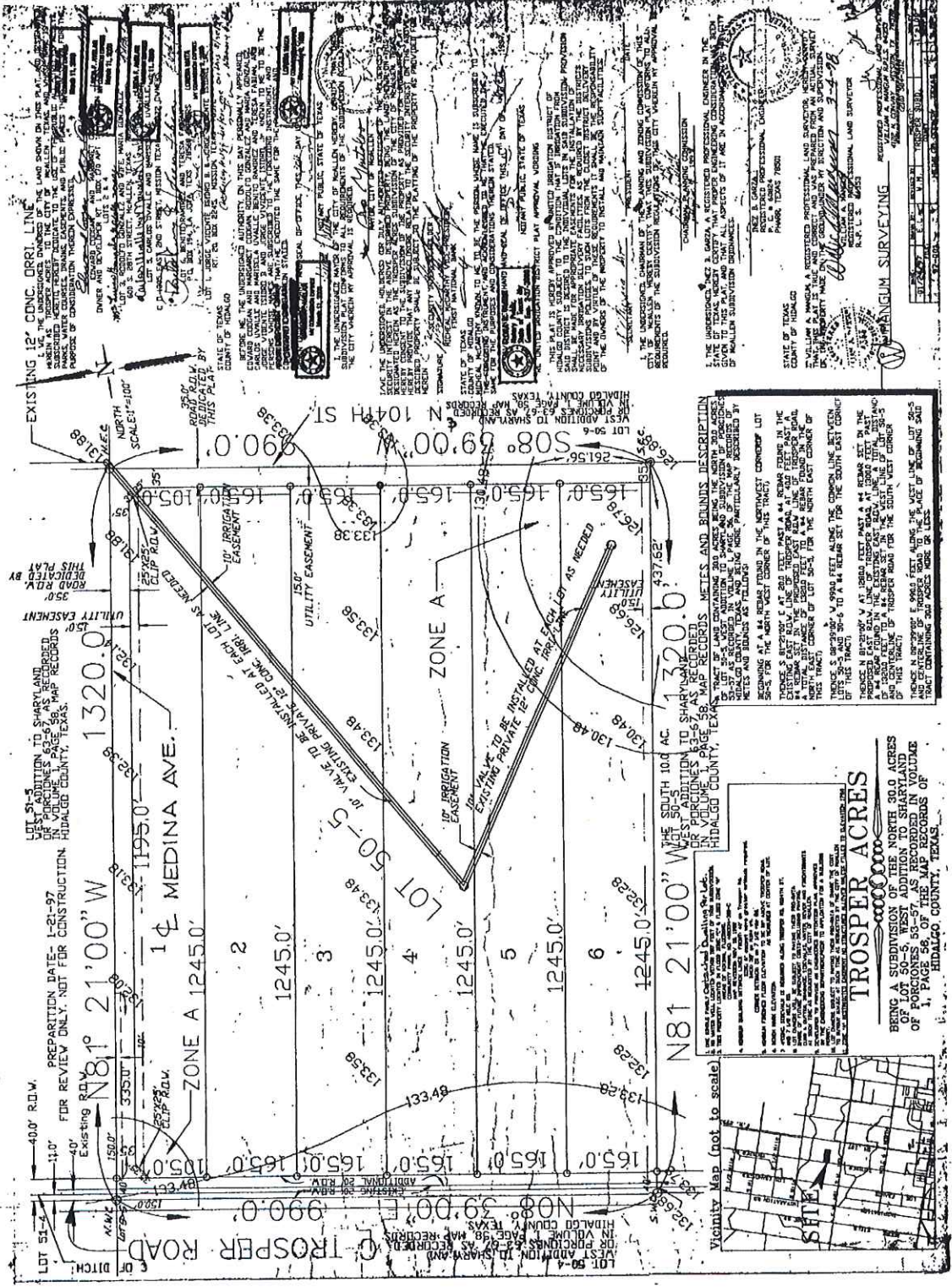
6-13-22

[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

6/13/22
 Date



APPROVED FOR RECORDING
 HEDALGO CO. PLANNING DEPT.
 BY: [Signature]
 DATE: 9-13-14

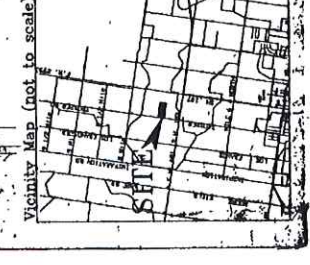
Page 190
 of the map records of Hidalgo
 and Hidalgo, Tex.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY
 SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF
 CODE § 4921(C). THE DISTRICT HAS NOT REVIEWED AND
 DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC
 SUBDIVISION, BASED ON GENERALLY ACCEPTED
 PRACTICES OF THE INDUSTRY. IT IS THE RESPONSIBILITY OF THE
 DEVELOPER OF THIS PLAT TO MAKE THESE DETERMINATIONS. HIDALGO COUNTY
 DRAINAGE DISTRICT NO. 1

THE UNDERSIGNED, CHAIRMAN OF THE AMERICAN SURVEYING AND MAPPING SOCIETY OF TEXAS, HAS REVIEWED THE PLAT AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON, TEXAS, AND THE AMERICAN SURVEYING AND MAPPING SOCIETY OF TEXAS. THE UNDERSIGNED HAS REVIEWED THE PLAT AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON, TEXAS, AND THE AMERICAN SURVEYING AND MAPPING SOCIETY OF TEXAS.

THE SOUTH 104 AC. OF LOT 50-5, WEST ADDITION TO SHARYLAND OF PORCIONES 53-56, AS RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IS BEING SUBDIVIDED INTO SIX (6) LOTS AS SHOWN ON THIS PLAT. THE TOTAL AREA OF THE TRACT IS 1320.0 ACRES. THE TRACT IS BEING SUBDIVIDED INTO SIX (6) LOTS AS SHOWN ON THIS PLAT. THE TOTAL AREA OF THE TRACT IS 1320.0 ACRES.

TROSPER ACRES
 BEING A SUBDIVISION OF THE NORTH 30.0 ACRES OF LOT 50-5, WEST ADDITION TO SHARYLAND OF PORCIONES 53-57, AS RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.



80721
 Hidalgo County
 by [Signature]
 Date: Sep 13, 1999 at
 [Signature]
 Map State
 Recorder Number
 Base City

6/13/14



PLANNING DEPARTMENT

County of Hidalgo

R635515
Rev. 05-18-20

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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: 3-4855

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:

Esmelda Jasso
Name: Armando Cardenas

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudolph</u>	<u>Rudolph</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>JUANITA S</u>	
	<u>09/28/22</u>	/ /

Address: 8400 Alton Spring
Mission Tex.
78574

Water Supplier: J. Maryland

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

Phone: 956 667-0271

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

regarding the land described as:

LAHOMA Springs Phase I Lot 6

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

- 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 9-28-2001);

(verified by Javier Cardenas);

(verified by Javier Cardenas);

(verified by Javier Cardenas);

(verified by Javier Cardenas);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
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Edinburg, Texas 78542
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956-318-2844

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956-968-4734
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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: 3-4855

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: Armando Cardenas + Esmeralda Jasso

Address: 8400 Alton Spring
mission Tx 78574

Phone: 956-667-0271

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

LA Homa Springs Phase 1 lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Esmeralda Jasso
Requesting Party (Signature)

9/28/2022
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:

9/28/2022
Date

[Signature]
County Official

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: March 8, 2022

Grantor: JULIAN DURON PEREZ and wife, MICAELA CAMACHO S.

Grantor's Mailing Address (including county): 8201 Jade Dr.
Mission, Texas 78572
Hidalgo County

Grantee: ARMANDO CARDENAS and wife, ESMERALDA JASSO CARDENAS

Grantee's Mailing Address (including county): 8403 Alton Springs St
Alton, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY GRANTOR.

Property (including any improvements): LOT 6, LA HOMA SPRINGS SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 38, PAGES 111-112, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty: To the extent they validly exist: **ALL GENERAL EXCEPTIONS:**

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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 conveyance and warranty.

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

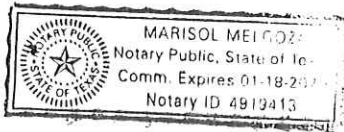

JULIAN DURON PEREZ


MICAELA CAMACHO S.

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 8th day of March, 2022 by
JULIAN DURON PEREZ and wife, MICAELA CAMACHO S.




Notary Public, State of Texas



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 3-4855
Receipt No.: 026075
L1157-01-000-0006-00

- CARDENAS ARMANDO & ESMERALDA JASSO CARDENAS
8400 ALTON SPRING
MISSION, TX 78574
(956) 667-0271
(956) 667-0271
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 256Sq.Ft.
 - [5] Legal Description: LA HOMA SPRINGS PH 1 LOT 6
 - [6] Location: MOOREFIELD AND 107
 - [7] Sewage: N/A
 - [8] Construction Type: Metal
 - [9] Est. Cost of Construction: \$10000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**
Description: Permit 3-4855
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

[Handwritten Signature]

Cashier

9-23-22

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.

Esmeralda Cardenas

Signature of Owner or Applicant

9-23-2022

Date

Commissioner

Yes & No

