

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GLORISELA FLORES	1-6391
2.	DENITH GARZA	1-6125
	COMM. COURT: NOVEMBER 15, 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: 1-0391

### 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: Glensly Flore

Address: 3015 Pluto St  
Edinburg Tx.  
78542

Phone: (956) 9070175

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

Water Supplier: N/A N.A.W.S

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

OAK Hill Ranch PH 1 lot 30

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; (Date approved 3-22-2007);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Dutts);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by H...);
- 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 H...);
- 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 H...);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H...);

Dutts  
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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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6391

### 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: Glorisita Flores

Address: 3215 Pluto St. Edinburg  
Tx. 78542

Phone: (956) 907 0175

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

OAK HILL RANCH Pt 1 LOT 30

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Glorisita Flores  
Requesting Party (Signature)

8-08-2022  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/9/2022  
Date

[Signature]  
County Official



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

8/8/2022 10:34:25 AM

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

Permit No.: Permit 1-6391  
Receipt No.: 025246  
O0557-01-000-0030-00

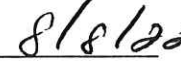
- FLORES GLORISELA
- 22891 N FM88
- ELSA, TX 78538
- (956) 907-0175
- (956) 907-0175
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3500Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 1 LOT 30
- [6] Location: FM 88 & MILE 20 N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 35', Side 20', Side 20', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-6391  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sonia.vazquez  
Inspector: gilbert.pecina  
Receipt: sonia.vazquez

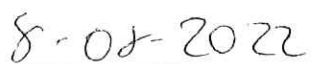
  
Cashier

  
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

  
Date

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN** 3291808

**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: December 03, 2021

Grantor: Notes Etc., LLC A Texas Limited Liability Company

Grantor's Mailing Address (including county): 2614 West Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: Glorisela Flores

Grantee's Mailing Address (including county): 3215 Pluto St.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of (\$94,900.00) Ninety Four Thousand Nine Hundred Dollars and No Cents and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Sandra G. Falcon, Trustee.

Property (including any improvements):

Lot # 30, Oak Hill Ranch Phase I Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded as Volume 52 Pages 161-169 in the Official Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Easements, rights-of-way, prescriptive rights, whether of record or not.

3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority.
8. Standby fees, taxes and assessments by any taxing authority for the year, and subsequent years.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

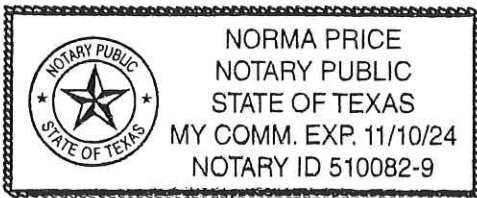
Notes Etc., LLC A Texas Limited Liability Company

By *John J. McClelland Jr.*  
John J. McClelland Jr., Member

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on *Dec. 7*, 20*21*, by John J. McClelland Jr., Member of Notes Etc., LLC A Texas Limited Liability Company.



*Norma Price*  
Notary Public, State of Texas

After recording return to:

Notes Etc., LLC A Texas Limited Liability  
Company  
2614 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539

Prepared by:

Law Office of Patrick Moore, PLLC  
1801 S. 2nd Street, Suite 380  
McAllen, Texas 78503



# PLANNING DEPARTMENT

Rev. 6-14-22

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2401 N. Moorefield Rd.  
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956-205-7045  
956-205-7049

Precinct 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 16025

### 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	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: DENITH GARZA

Address: 7337 OWASSA Rd  
EDINBURG TX  
79542

Phone: 956-739-1000

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Santa Lucia Pk 3 lot 55

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; (Date approved 4-14-2000);
- 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]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6/25

### 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: DENITH GARZA

Address: 7337 OWASSARD

EDINBURG TX 78542

Phone: 956-739-1000

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

Santa Lucia Ph. 3 Lot 55

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

11-8-22  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/8/22  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

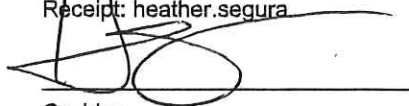
Permit No.: Permit 1-6125  
Receipt No.: 024239  
S1820-03-000-0055-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

GARZA DENITH  
7337 E OWASSA RD  
EDINBURG, TX 78542  
(956) 739-1000  
(956) 739-1000

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2160Sq.Ft.
- [5] Legal Description: SANTA LUCIA PH 3 LOT 55
- [6] Location: FM 493 & ML 11 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$170000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 30', Rear 25', Side N6', Side S10', Corner '  
 Special Conditions: applicant must comply with all county setbacks and regulations  
 Description: Permit 1-6125  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: heather.segura  
 Inspector: gilbert.mata  
 Receipt: heather.segura

  
 \_\_\_\_\_  
 Cashier

6/7/22  
 \_\_\_\_\_  
 Date

**[NOTICE]**

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
 \_\_\_\_\_  
 Signature of Owner or Applicant

0607-22  
 \_\_\_\_\_  
 Date

The State of Texas,

} Know All Men by These ~~Warranty~~ **1198775**

County of Hidalgo

THAT I, Mario A. Rodriguez dba Mars Land Developments  
of the County of Hidalgo State of Texas for and in consideration  
of the sum of TEN DOLLARS AND NO/100-----  
-----\$10.00----- DOLLARS  
to me in hand paid by Denith Garza

as follows:

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said  
Denith Garza  
whose mailing address is 7337 Owassa Rd Edinburg, Tx. 78539  
of the County of Hidalgo State of Texas all that certain

All of Lot 55, Santa Lucia Subdivision Phase III, an addition  
to the City of Donna, Hidalgo County, Texas, according to the  
map recorded in Volume 35, Page 191, Map Records in the Office  
of the County Clerk of Hidalgo County, Texas, reference to which  
is here made for all purposes.

SUBJECT TO easments of record and visible easements; rights, rules,  
liens and regulations which were existing.

Oil and Gas Lease; if any;

SAVE AND EXCEPT all of the oil, gas and mineral interest therein.

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

Denith Garza

heirs and assigns forever and I do hereby bind myself, my  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Denith Garza

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

WITNESS my hand at Donna, Texas 78537

this 14th day May 2003.

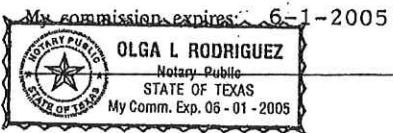
Witness at Request of Grantor:

*Mario A. Rodriguez*  
Mario A. Rodriguez  
Mars Land Developments

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 14th day of May 2003  
by Mario A. Rodriguez



*Olga L. Rodriguez*  
Notary Public, State of Texas  
Notary's printed name: olga L. Rodriguez

**Warrantly Been**

FROM

Mario A. Rodriguez  
Mars Land Developments

TO

Denith Garza

7337 Owassa Rd. Edingburg, Tx. 78539

FILED FOR RECORD

This ..... day of .....

at ..... o'clock ..... M.

County Clerk

By ..... Deputy

RECORDED

In ..... County Records

In Book ..... on Page .....

County Clerk

By ..... Deputy

Recording Fee \$ .....

This instrument should be filed immediately with  
the County Clerk for record.  
WHEN RECORDED RETURN TO:

My commission expires:

by

This instrument was acknowledged before me on the  
day of

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

My commission expires:

by

This instrument was acknowledged before me on the  
day of

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

My commission expires:

by

This instrument was acknowledged before me on the  
day of

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

Filed for Record in:  
Hidalgo County III  
by J. D. Salinas,  
County Clerk

On: May 14, 2003 at 01:09P

As a Recording  
Document Number: 1198775  
Total Fees : 14.00

Receipt Number - 498546  
By Imelda Leal, Deputy