

| PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY |                 |
|--|-----------------|
| APPLICANT  | APPLICATION NO. |
| 1. Robert Lopez                                      | 4-5770          |
| 2. Luis Morin  | 4-5243          |
|  |                 |
|  |                 |
|  |                 |
|  |                 |
|  |                 |
|  |                 |
| COMM. COURT: NOVEMBER 29, 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: 4-5TT0

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

Upon the application of:

Name: Robert Lopez

Address: 4413 mile 9  
Edinburg Tx. 78539  
McAllen Tx. 78504

Phone: 956-648-2760

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   | <u>54351</u>                          |
| Date Approved:                       | <u>1 / 1</u>                              | <u>10 / 28 / 22</u>                   |

Water Supplier: Shroyland Water

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000063712  
 Temporary Pole     Permanent Service

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

a. 709 tract of land, being a part of Lots 53 and 54, Section 229  
Tex Mex Railway. See Exhibit A. Address is 4413 mile 9  
McAllen, Tx. 78504  
*[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 November 29, 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

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5710

**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

Robert Lopez

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Jerry D. L. 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:

.709 acre tract of land being a part of lots 53 and 54 Fee Mex. Railway Sec. 229

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] See exhibit A

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."

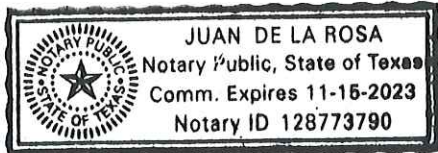
-OR-

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."

Robert Lopez

(Signature)

SUBSCRIBED AND SWORN TO before me on November 14, 2022, to certify which, witnesses my hand and seal of office.



Juan de la Rosa  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

3/8/2022 11:01:56 AM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-5770

Receipt No.: 022591

T2100-00-229-0053-05

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


LOPEZ ROBERT LEE & JENNIFER A  
3219 OMEGA DR  
EDINBURG, TX 78539  
(956) 429-2197  
(956) 429-2197

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3409Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY-ANN IRR TR W50.5'-N206.02' LOT 53 & E180"-N156.02'&S50'-E5.5' LOT 54 SEC 229 0.709AC GR 0.649AC NET Lot 1
- [6] Location: MILE 9 & WARE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$221585
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-5770  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 006772  
Payment: \$30.00  
Change Due: \$0.00  
Application: heather.segura  
Inspector: julio.ruiz  
Receipt: heather.segura

  
\_\_\_\_\_  
Cashier

3/8/22  
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

3-8-22  
\_\_\_\_\_  
Date

**SIERRA TITLE**  
**CLOSER** B.S. GF# 3186420

## 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: May 10, 2021

Grantor: **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**

Grantor's Mailing Address: 4417 Mile 9 Rd.  
 Edinburg, Texas 78541  
 Hidalgo County

Grantee: **ROBERT LEE LOPEZ and wife, JENNIFER ALANIZ-LOPEZ**

Grantee's Mailing Address: 3219 Omega  
 Edinburg, Texas 78541  
 Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). 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 JOHN ROBERT KING, Trustee.

Property (including any improvements):

A 0.709 acre [30,881.95 Sq. Ft.] tract of land, more or less, being a part of Lots Fifty-Three (53), and Fifty-Four (54), Section Two Hundred Twenty-Nine (229), Texas-Mexican Railway Subdivision, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 12, Page 55, Map Records, Hidalgo County, Texas, as conveyed to Joseph William and Rosa Linda Trevino by virtue of Warranty Deed with Vendor's Lien filed for record in Document No. 1086181, Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.709 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point [N: 16647443.7812, E: 1066965.9124] in the pavement of Mile 9 Road, for the Northeast corner of said Lot 53, Section 229, THENCE, North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), with the North line of said Lot 53, Section 229, a distance of 249.50 feet to a cotton picker spindle [N: 16647485.035, E: 1066719.8800] found for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE; South 08 degrees, 54 minutes, 53 seconds West (record ~ South 09 degrees, 01 minutes West), parallel to the East Lot line of said Lot 54, Section 229, at a distance of 30.00 feet pass a 1/2-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, at a distance of 181.02 feet pass a 1/2-inch iron rod with a pink cap stamped "CLS RPLS #6388" set in line for reference, continuing a total distance of 206.02 feet to a calculated point in a lake, for the Southeast corner of this tract of land;

THENCE; North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lots 53 & 54, Section 229, at a distance of 50.51 feet pass the common Lot line of said Lots 53 & 54, Section 229, continuing a total distance of 56.00 feet to a 1/2-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for an exterior corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East (record ~ North 09 degrees, 01 minutes East), parallel to the West Lot line of said Lot 54, Section 229, a distance of 50.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set, for an interior corner of this tract of land;

THENCE North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lot 53, Section 229, at a distance of 124.00 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for the Southwest corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East, parallel to the East Lot line of said Lot 53, Section 229, at a distance of 126.02 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, continuing a total distance of 156.02 to a calculated point on the North Lot line of said Lot 53, Section 229, for the Northwest corner of this tract of land;

THENCE; South 80 degrees, 29 minutes, 37 seconds East (record ~ South 80 degrees, 23 minutes, 30 seconds East), with the North Lot line of said Lots 53 & 54, Section 229, a distance of 180.00 feet to the POINT OF BEGINNING, containing 0.709 acres [30,881.95 Sq. Ft.] of land, more or less.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1745, Page 665, Deed Records, Hidalgo County, Texas.

Right of Way granted to Hidalgo County, by W.B. Hahn and wife, Martha E. Hahn, dated January 15, 1964, recorded in Volume 1080, Page 614, Deed Records Hidalgo County, Texas.

Easement for Irrigation and Utilities as described in Deed granted to Oscar Benassini V., et al, by Citrus City Lake Development Corporation, dated October 1, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1694, Page 929, Deed Records Hidalgo County, Texas.

Right of Way granted to Sharyland Water Supply Corporation, by David L. McCoy and wife, Candace D. McCoy, dated April 28, 1982, recorded in Volume 1782, Page 734, Deed of Hidalgo County, Texas.

Easement for Roadway and Utilities as described in Deed granted to David McCoy and wife, Candace McCoy, by Oscar Benassini V., et al, dated July 20, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2367, Page 627, Official Records Hidalgo County, Texas.

Right-of-Way Easement granted by David L. McCoy and Candace L. McCoy to the Public, by instrument dated September 14, 1994 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 20, 1994, under Clerk's File No. 409731.

Right of way Dedication Deed granted to City of McAllen, by Joseph William and Rosa Linda Trevino, dated March 8, 2021, filed for record on March 16, 2021, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3203031.

A thirty foot (30') Road Easement along the North side of said property as shown on plat recorded in Volume 12, Page 55, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 12, Page 55, 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 of public record.

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

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

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.

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

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

*Joseph William Trevino*  
JOSEPH WILLIAM TREVINO

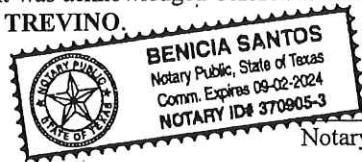
*Rosa Linda Trevino*  
ROSA LINDA TREVINO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of May, 2021, by  
JOSEPH WILLIAM TREVINO.

(SEAL)



*Benicia Santos*

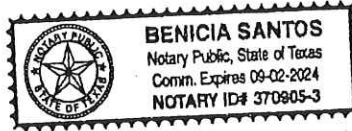
Notary Public, State of Texas


(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of May, 2021, by  
**ROSA LINDA TREVINO.**

(SEAL)



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Robert Lee Lopez and Jennifer Alaniz-Lopez  
3219 Omega  
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3186420;BS/ct

**Exhibit "A"**

A 0.709 acre [30,881.95 Sq. Ft.] tract of land, more or less, being a part of Lots Fifty-Three (53), and Fifty-Four (54), Section Two Hundred Twenty-Nine (229), Texas-Mexican Railway Subdivision, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 12, Page 55, Map Records, Hidalgo County, Texas, as conveyed to Joseph William and Rosa Linda Trevino by virtue of Warranty Deed with Vendor's Lien filed for record in Document No. 1086181, Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.709 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point [N: 16647443.7812, E: 1066965.9124] in the pavement of Mile 9 Road, for the Northeast corner of said Lot 53, Section 229, THENCE, North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 29 minutes, 30 seconds West), with the North line of said Lot 53, Section 229, a distance of 249.50 feet to a cotton picker spindle [N: 16647485.035, E: 1066719.8800] found for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE; South 08 degrees, 54 minutes, 53 seconds West (record ~ South 09 degrees, 01 minutes West), parallel to the East Lot line of said Lot 54, Section 229, at a distance of 30.00 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, at a distance of 181.02 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set in line for reference, continuing a total distance of 206.02 feet to a calculated point in a lake, for the Southeast corner of this tract of land;

THENCE; North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lots 53 & 54, Section 229, at a distance of 50.51 feet pass the common Lot line of said Lots 53 & 54, Section 229, continuing a total distance of 56.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for an exterior corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East (record ~ North 09 degrees, 01 minutes East), parallel to the West Lot line of said Lot 54, Section 229, a distance of 50.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set, for an interior corner of this tract of land;

THENCE North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lot 53, Section 229, at a distance of 124.00 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for the Southwest corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East, parallel to the East Lot line of said Lot 53, Section 229, at a distance of 126.02 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, continuing a total distance of 156.02 to a calculated point on the North Lot line of said Lot 53, Section 229, for the Northwest corner of this tract of land;

THENCE; South 80 degrees, 29 minutes, 37 seconds East (record ~ South 80 degrees, 23 minutes, 30 seconds East), with the North Lot line of said Lots 53 & 54, Section 229, a distance of 180.00 feet to the POINT OF BEGINNING, containing 0.709 acres [30,881.95 Sq. Ft.] of land, more or less.

**WARRANTY DEED WITH VENDOR'S LIEN**

**THE STATE OF TEXAS**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HIDALGO**

That **DAVID L. McCOY and wife, CANDACE L. McCOY**, of the County of Commanche and State of Oklahoma for and in consideration of the sum of **FIFTEEN THOUSAND AND NO/100'S (\$15,000.00) ----- DOLLARS**

to us paid and secured to be paid by **JOSEPH WILLIAM TREVINO and wife,**

**ROSA LINDA TREVINO**, as follows:

One Installment Vendor's Lien Note in the principal sum of Fifteen Thousand and No/100's Dollars with interest from date at the rate of ten (10) percent per annum, both principal and interest payable at McAllen, Texas. The principal of this note is payable in monthly installments of \$ 318.71 each including interest with the first installment to become due and payable on or before the 1st day of April, 2002 and a like installment to become due and payable on or before the 1st day of each and every succeeding month thereafter until the entire principal balance is paid in full.

Have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto the said **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**, whose mailing address is Rt. 13, Box 606, Edinburg, Texas 78539 of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A 0.888 Acre tract of land more fully described in metes and bounds as per attached **Exhibit A.**

**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 Deed Restrictions.

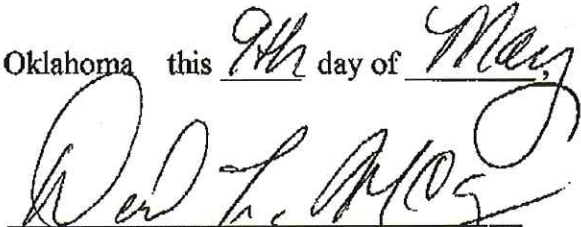
**SUBJECT** to easements of record and all visible easements and rights in favor of United Irrigation District.

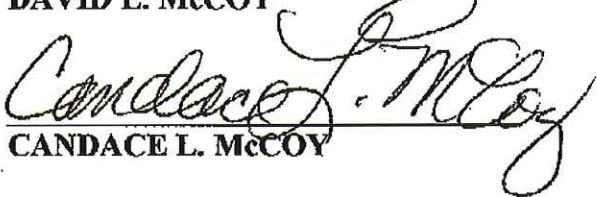
**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**, , their heirs and assigns forever; and we do hereby bind ourselves , our heirs executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said

premises unto the said **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**, their 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 its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Medicine Park, Oklahoma this 9th day of May 2002.

  
\_\_\_\_\_  
DAVID L. McCOY


  
\_\_\_\_\_  
CANDACE L. McCOY

(Acknowledgment)

STATE OF OKLAHOMA

COUNTY OF COMMANCHE

This instrument was acknowledged before me on the 9th day of May 2002 by **DAVID L. McCOY and wife, CANDACE L. McCOY..**

  
\_\_\_\_\_  
Notary Public, State of Oklahoma  
Notary's printed name: Teri L. Fuller


  
My Commission expires:  
6/13/2003  
Commission  
# 99007986

Exhibit A  
METES AND BOUNDS

A 0.888 ACRE TRACT OF LAND OUT OF THE NORTH 396.02 FEET OF LOT 52, 53 AND THE EAST 5.20 ACRES OF LOT 54, ACCORDING TO THE MAP OF LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 351373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 54, AND IN THE CENTERLINE OF MILE 9 NORTH ROAD FOR THE NORTHEAST CORNER OF THE CHARLES R. BEARDSLEY, JR. TRACT (THE WEST 3.47 ACRES OF LOT 54, AND ALL OF LOTS 55, 56 AND 57, SECTION 229, TEX-MEX SUBDIVISION, ACCORDING TO GIFT DEED RECORDED IN VOLUME 2839, PAGE 261, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°23'30"W, 908.02 FEET FROM A RAILROAD SPIKE FOUND WITHIN THE R.O.W. OF WARE ROAD (F.M. 2220) FOR THE NORTHEAST CORNER OF LOT 52.

THENCE; S 80°23'30"E, ALONG THE NORTH LINE OF LOTS 53 AND 54, AND THE CENTERLINE OF MILE 9 NORTH ROAD, PASSING AT 30.00 FEET AT AN 89°24'30" ANGLE TO THE RIGHT, A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE INTERSECTION OF THE EXISTING SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD AND THE EAST LINE OF AN EXISTING 30.00 FOOT ROAD EASEMENT, A TOTAL DISTANCE OF 230.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°01'W, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE EXISTING SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 190.00 FEET FOR THE NORTH EDGE OF A LAKE, A TOTAL DISTANCE OF 206.02 FEET TO A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF THE JOSEPH WILLIAM TREVINO TRACT (A 1.20 ACRE TRACT OF LAND OUT OF AND BEING A PART OF LOTS 53 AND 54, SECTION 229, TEX-MEX SUBDIVISION, OF LOTS 35 TO 68, INCLUSIVE, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°23'30"W, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, A DISTANCE OF 56.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND FOR AN INTERIOR CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°01'E, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°23'30"W, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 144.00 FEET FOR THE EAST LINE OF AN EXISTING 30.00 FOOT ROAD EASEMENT, A TOTAL DISTANCE OF 174.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND ON THE EAST LINE OF THE CHARLES R. BEARDSLEY, JR. TRACT, AND THE WEST LINE OF SAID EXISTING 30.00 FOOT ROAD EASEMENT FOR THE NORTHWEST CORNER OF THE JOSEPH WILLIAM TREVINO TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°01'E, ALONG THE EAST LINE OF THE CHARLES R. BEARDSLEY, JR. TRACT, AND THE WEST LINE OF SAID EXISTING 30.00 FOOT ROAD EASEMENT, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 126.02 FEET FOR THE SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD, A TOTAL DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.888 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH THE MAP OF LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE SURVEYED: JANUARY 24, 2002  
SURVEY ORDER NO. 02-003

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4856



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

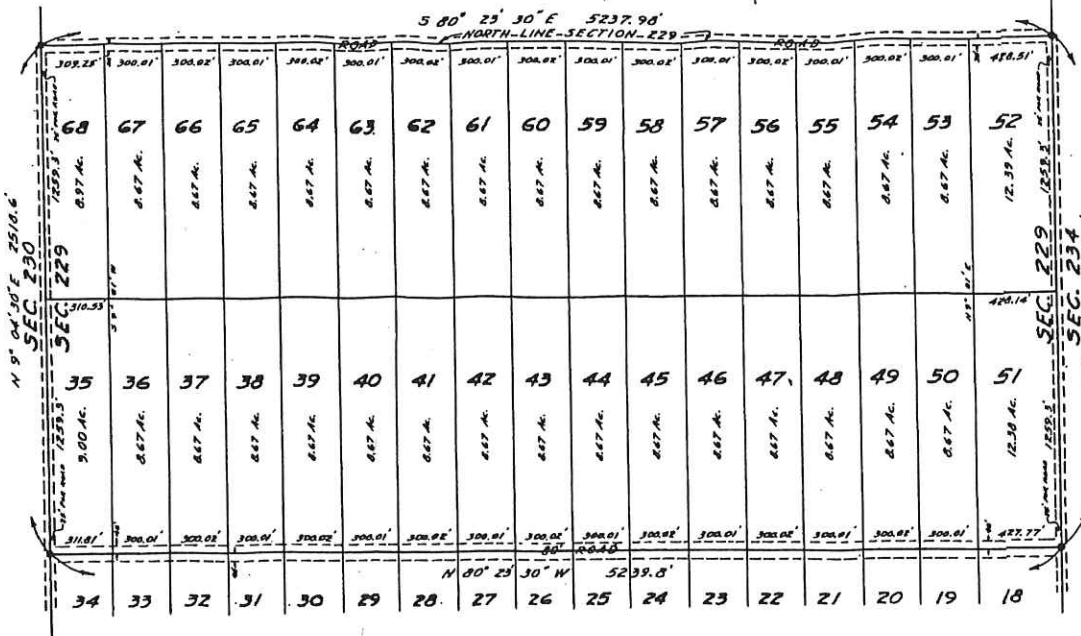
On: May 24, 2002 at 03:25P

As a Recording

Document Number: 1086181  
Total Fees : 20.00

Receipt Number - 422580  
By,  
MANNY CANTU, Deputy

SECTION 232



**MAP**  
OF  
**LOTS 35 to 68, INCLUSIVE, SECTION 229**  
**TEX-MEX SUBDIVISION**  
BEING A SUBDIVISION OF THE NORTH 302.9 ACRES OF SECTION 229, TEXAS-MEXICAN RAILWAY CO. SURVEY, HIDALGO COUNTY, TEXAS.

Scale: 1" = 400'      Date: Dec. 3, 1958

FILED FOR RECORD THIS DATE  
M 1/10 o'clock P. M.  
FEB 17 1959  
GEO. L. ANDERSON  
County Clerk, Hidalgo County, Texas  
By *Handley*

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AS SURVEYED BY ME ON THE GROUND.

*C. L. Fabian*  
C. L. FABIAN  
REGISTERED PUBLIC SURVEYOR  
MC ALLEN, TEXAS



STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT TIP-O-TEXAS REALTY CO., A CORPORATION, OWNER OF THE LANDS HEREBY MAPPED AND PLATTED, DOES HEREBY SUBDIVIDE SAID LANDS AND THE PART THEREOF EMBRACED IN THE FOREGOING MAP AND WHICH SAID PROPERTIES SO SUBDIVIDED SHALL HEREAFTER BE KNOWN AND DESIGNATED AS "LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION", AND DOES HEREBY GRANT AND DEDICATE THE SURFACE USE OF THE ROADS AS SHOWN UPON SAID MAP OR PLAT TO THE USE OF THE PUBLIC AND UNTO THE COUNTY OF HIDALGO SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME TO THE USE AND BENEFIT OF THE PUBLIC, RESERVING HOWEVER UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE FROM TIME TO TIME AND AS OFTEN AND DURING SUCH PERIODS OF TIME AS IT MAY DEEM PROPER, OVER, UPON, ACROSS AND ALONG SAID ROADS, WITH OR ANY OF THE FOLLOWING LICENSES, PRIVILEGES OR BENEFITS, TO-WIT:

IRRIGATION CANALS, SIPHONS OR OTHER STRUCTURES INCIDENT TO AN IRRIGATION SYSTEM, TELEGRAPH, TELEPHONE, ELECTRIC LIGHT AND POWER SYSTEM, THE OIL, GAS AND OTHER MINERALS UNDERLYING SAID ROADS AND ANY AND ALL RAILWAY TRANSPORTATION LINES AND SYSTEMS.

IN TESTIMONY WHEREOF, THE SAID TIP-O-TEXAS REALTY CO., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 3<sup>rd</sup> DAY OF December A.D. 1958.

ATTEST:  
*[Signature]*  
SECRETARY

TIP-O-TEXAS REALTY CO.  
By: *[Signature]*  
ELMER C. BENTSEN, PRESIDENT



STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELMER C. BENTSEN, PRESIDENT OF THE TIP-O-TEXAS REALTY CO., A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AS THE ACT AND DEED OF SAID CORPORATION AND IN THE CAPACITY AS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5<sup>th</sup> DAY OF December A.D. 1958.

*[Signature]*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
this 7<sup>th</sup> day of Feb. 1959  
GEO. L. ANDERSON, County Clerk  
By *[Signature]* Deputy





# 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: 4-5243

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

Upon the application of:

Name: Luis Morin

Address: 15903 US Highway 281  
Edinburg Tx 78542

Phone: 956-379-5759

|                                      |   |   |
|--------------------------------------|---|---|
| Approved by<br>Environmental Health: | Temporary Service<br><u>[Signature]</u><br>Authorized Signature | Final Service<br><u>[Signature]</u><br>Authorized Signature |
| Inspection/Permit No:                | <u>LIGHT only</u>   |   |
| Date Approved:                       | <u>11 / 21 / 22</u>   | <u> / /</u>   |

Pending OSSR

Water Supplier: North Atamo water

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000063996  
 Temporary Pole       Permanent Service

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

LOS Cerritos subdivision ..... LOT 12

[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 November 29, 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.~~

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5243

**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

Luis Miguel Marin

Known to me [or proved to me in the oath of Drivers License 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:

15903 US Highway 281 Edinburg TX 78572  
LOS CERVITOS - LOT 12

[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."

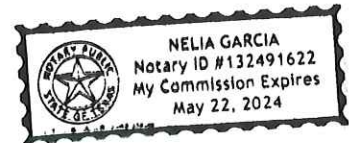
-OR-

~~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 November 12, 2022 to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

9/28/2021 3:09:03 PM

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 4-5243  
Receipt No.: 020306  
L5827-02-000-0012-00

MORIN LUIS MIGUEL  
6915 PRADERA LN  
PALMVIEW, TX 78572  
(956) 379-5759  
(956) 662-4473

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2223Sq.Ft.
- [5] Legal Description: LOS CERRITOS LOT 12
- [6] Location: 490 AND 281
- [7] Sewage: Sharyland WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$230000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-5243  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1081  
Payment: \$30.00  
Change Due: \$0.00  
Application: danny.sanchez  
Inspector: peter.hernandez  
Receipt: danny.sanchez

  
Cashier

9/28/21  
Date

#543514

[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

09/28/21  
Date

## 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: September 8, 2021

Grantor: **KLARYSSA GARCIA MARTINEZ, a single person and IRMA E. GARCIA, joined herein pro forma by her husband, GERARDO GARCIA**

Grantor's Mailing Address: **205 Alberto Trevino St.  
Mission, Texas 78572  
Hidalgo County**

Grantee: **LUIS MIGUEL MORIN, a married person**

Grantee's Mailing Address: **6915 Pradera Ln.  
Palmview, Texas 78572  
Hidalgo County**

Consideration: **FIFTY SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00)** which said sum represents the first draw on that certain note in the principal amount of **ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00)**, of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):  
**Lot 12, LOS CERRITOS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 138, 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 29, Page 138, Map Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted by Nora G. Brown, et al to State of Texas, by instrument dated February 7, 1935, recorded in Volume 397, Page 511, Deed Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted by Nora G. Brown to Southwestern Bell Telephone Company, by instrument dated December 4, 1942, recorded in Volume 502, Page 263, Deed Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted by C. W. Vernon and Barbara Vernon to The State of Texas, by instrument dated October 13, 1953 recorded in Volume 783, Page 329, Deed Records of Hidalgo County, Texas.**

Right-of-Way Easement granted by Carroll Vernon and wife, Barbara F. Vernon to North Alamo Water Supply Corp., by instrument dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records of Hidalgo County, Texas.

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

Thirty foot (30') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Twenty-five foot (25') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Ten foot (10') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Oil and Gas Lease dated June 18, 1956, from Carroll Vernon and wife, Barbara Vernon to Hale Schaleben, recorded in Volume 189, Page 164, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated April 13, 1981, from Carroll Vernon and wife, Barbara Vernon to Jeff R. Massey, recorded in Volume 406, Page 677, Oil and Gas Lease 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 recorded in Volume 604, Page 528 and Volume 688, Page 598, Deed Records of Hidalgo County, Texas, and in Deed recorded in Volume 2175, Page 679, Official 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.

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

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$56,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

Klaryssa Garcia Martinez  
KLARYSSA GARCIA MARTINEZ

Irma E. Garcia  
IRMA E. GARCIA

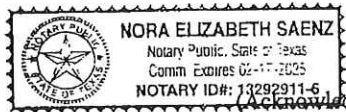
Gerardo Garcia  
GERARDO GARCIA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by  
KLARYSSA GARCIA MARTINEZ.

(SEAL)



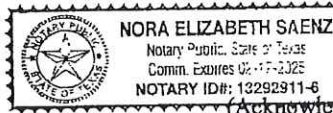
[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by  
IRMA E. GARCIA.

(SEAL)



[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by  
GERARDO GARCIA.

(SEAL)



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
LUIS MIGUEL MORIN  
6915 Pradera Ln.  
Palmview, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10th, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3190339;JC/ch

