



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: 1-6842

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: Federico Percz Jr

Address: 23464 FM 88
Edcouch TX
78538

Phone: 956-622-8897

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

Water Supplier: North Alamo

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

Account/ESI No.: 10032789414519423
[] Temporary Pole [] Permanent Service

regarding the land described as:

Oak Hill Ranch Ph 1 Lot 47

on March 7, 2023; 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

- A plat has been prepared; (Date approved 3-22-2007);
- A plat has been reviewed and approved by the Commissioners Court; (verified by H. Ser);
- 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. Ser);
- 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. Ser);
- 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. Ser);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Ser);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6842

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: Federico Perez Jr.

Address: 23464 FM 188

Edcouch TX 78538.

Phone: 956 622-8897

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

Oak Hill Ranch Ph 1 lot 47

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)

2-9-23
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:

2/13/23
Date

[Signature]
County Official

CHARGE: VLTC
GF# 180971 / JR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: November 14, 2022

Grantor: AARON CANO GONZALES and wife, YVETTE GONZALEZ

Grantor's Mailing Address: 804 S. 6th Street
McAllen, Texas 78501

Grantee: FEDERICO PEREZ, JR., a single man

Grantee's Mailing Address: P.O. Box 8
Weslaco, Texas 78599

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

All of Lot 47, OAK HILL RANCH PHASE I, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 161-169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; amendment dated August 15, 2007, filed August 16, 2007 under Document Number 2007-1795479; second amendment dated December 5, 2007, filed December 5, 2007 under Document Number 2007-1833265; third amendment dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709; dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478; filed September 17, 2015 under Document Number 2015-2646737; dated August 14, 2015, filed September 17, 2015 under Document Number 2015-2646738; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810; dated October 10, 2017, filed October 12, 2017 under Document Number 2857066; dated April 16, 2018, filed April 19, 2018 under Document Number 2908621 and dated December 31, 2020, filed January 7, 2021 under Document Number 3181650, all in the Official Records and Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810 and dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, Official Records, Hidalgo County, Texas.
3. Easements, rules, regulations and rights in favor of Engelman Irrigation District.
4. Minimum floor elevations, setback lines; 100 foot front, 20 foot rear, 20 foot sides, 5 foot easement in favor of North Alamo Water Supply Corporation along the Southeast side, 10 foot exclusive easement in favor of North Alamo Water Supply Corporation along the Southeast side, 15 foot utility easement along the Southeast 15 feet, 20 foot drainage easement along the Northwest side, swale along the Northwest side and restrictions as shown


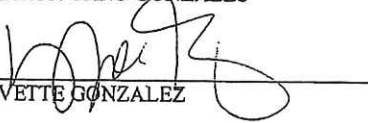
on the map of Oak Hill Ranch Phase I, recorded in Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated October 26, 2022, Job No. 22-64056.

5. Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200 and dated April 25, 1930, Volume 325, Page 211, Deed Records of Hidalgo County, Texas.
6. Easement and right of way in favor of Central Power and Light Company as shown by instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
7. Easement and right of way in favor of North Alamo Water Supply corporation as shown by instrument dated August 12, 1969, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated January 14, 1974, recorded in Volume 1393, Page 821, Deed Records; dated January 24, 2006, filed January 31, 2006 under Document Number 1572966 and dated May 11, 2017, filed May 11, 2017 under Document Number 2813874, Official Records of Hidalgo County, Texas.
9. All water rights and rights to water reserved as shown by instrument dated May 11, 2017, filed May 11, 2017 under Document Number 2813874, Official Records of Hidalgo County, Texas.
10. Management Certificate as shown by instrument dated October 27, 2021, filed October 29, 2021 under Document Number 3277508; filed October 5, 2021 under Document Number 3269666 and filed October 29, 2021 under Document Number 3277508, all in the Official Records of Hidalgo County, Texas.
11. Bylaws of Oak Hill Ranch Homeowners Association as shown by instrument dated March 27, 2007, filed March 28, 2007 under Document Number 2007-1739289 and First Amendment dated March 3, 2017, filed March 7, 2017 under Document Number 2793811 and dated October 29, 2020, filed October 29, 2020 under Document Number 3161754, Official Records of Hidalgo County, Texas.
12. Resolutions of the Board of Directors of Oak Hill Ranch Phase I and II Homeowners Association, Inc. Regarding Assessment Collections Fine Policy Builder's Agreement and Payment Plans as shown by instrument dated December 19, 2019, filed January 10, 2020 under Document Number 3078407; dated December 19, 2019, filed January 10, 2020, under Document Number 3078408 and dated December 19, 2019, filed January 10, 2020 under Document Number 3078409, Official Records of Hidalgo County, Texas.
13. Oak Hill Ranch Homeowners Association Resolution of the Board of Directors regarding show animals as shown by instrument dated September 15, 2021, filed September 23, 2021 under Document Number 3265914, Official Records of Hidalgo County, Texas.
14. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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



AARON CANO GONZALES

YVETTE GONZALEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14 day of November, 2022,
by AARON CANO GONZALES.




Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14 day of November, 2022,
by YVETTE GONZALEZ.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
FEDERICO PEREZ, JR.
P.O. Box 8
Weslaco, Texas 78599

