

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARY C. COTA	3-5407
2.	ZOILA S. GARZA	3-5531
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 16, 2023	



# 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 1 234

T.J. Arredondo, CFM  
Director of Planning

Application No:

35407  
3/27/23

### 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:

Mary C. Cota  
Sergio E. Cota

Approved by  
Environmental Health:

Temporary Service

Final Service

Authorized Signature

Authorized Signature

Inspection/Permit No:

Date Approved:

/ /

54748

5 13 23

Address:

6609 Brazos Ave  
Mission, TX

Water Supplier:

Sharpland Water Supply

Utility Provider:

[  ] M.V.E.C. [ ] AEP

Phone:

(956) 424-2371

Account/ESI No.:

10000 73798

[ ] Temporary Pole

[  ] Permanent Service

regarding the land described as:

North Bryan Estates Lot 52

on May, 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

- 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;
- yes 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

3/10/1996);

(verified by

Roy Center);

(verified by

Roy Center);

(verified by

Roy Center);

(verified by

Roy Center);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-5407  
3/27/23

### 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: Mary C & Sergio Cota  
Address: 8609 Brazos Ave  
Mission, TX 78573  
Phone: 956-424-2371

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

North Bryan Estates Lot 52

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

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

Mary Cota May 9th 2023  
Requesting Party (Signature) Date

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

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

5/24/2023  
Date

[Signature]  
County Official

**WARRANTY DEED WITH VENDOR'S LIEN**

601837

Date: April 25, 1997

Grantor: **GEORGE L. GUTIERREZ and wife, MARIA R. GUTIERREZ**

Grantor's Mailing Address (including county):

\_\_\_\_\_  
\_\_\_\_\_  
**Hidalgo County**

Grantee: **SERGIO COTA and wife, MARY CARMEN COTA**

Grantee's Mailing Address (including county):

**3201 N. 11th, Apt. #C  
McAllen, Texas 78501  
Hidalgo County**

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of Forty Eight Thousand One Hundred Sixty-eight and 95/100 (\$48,168.95), of which Six Thousand Nine Hundred Sixty-eight and 95/100 Dollars (\$6,968.95) is for the purchase of the herein described property and is executed by Grantee, payable to the order of INTER NATIONAL BANK. The note is secured by a vendor's lien retained in favor of INTER NATIONAL BANK, in this deed and by a deed of trust of even date from Grantee to ROBERT HYMEL, JR., Trustee.

Property (including any improvements):

All of Lots 51 and 52, NORTH BRYAN ESTATES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 43, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. 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 of said property.
8. Standby fees and taxes for the year 1997 and assessments for prior 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.

INTER NATIONAL BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidence by the note described. The vendor's

lien and superior title to the property are retained for the benefit of INTER NATIONAL BANK and are transferred to that party without recourse on Grantor.

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

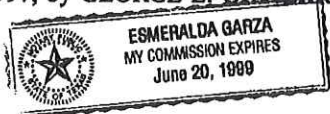
George L. Gutierrez  
GEORGE L. GUTIERREZ

Maria R. Gutierrez  
MARIA R. GUTIERREZ

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 28<sup>th</sup> day of APRIL, 1997, by GEORGE L. GUTIERREZ.

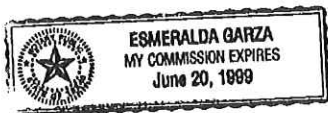


Esmeralda Garza  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 28<sup>th</sup> day of APRIL, 1997, by MARIA R. GUTIERREZ.



Esmeralda Garza  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW OFFICE OF ROY IBAÑEZ  
1021 Dove  
McAllen, Texas 78504

PREPARED BY:

THE LAW OFFICE OF ROY IBAÑEZ  
1021 Dove  
McAllen, Texas 78504  
File/GF Number: 513/089  
GF #58,883VLTC

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Jun 02, 1997 at 10:27A

As a  
Recording

Document Number: 601837  
Total Fees: 11.00

Receipt Number - 93191  
By,  
Norma Garza



Chapter 232, Texas Local Government Code

3/27/2023 3:03:27 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-5407

Receipt No.: 028753

N3360-00-000-0052-00

Main Office: 2818 S Business Hwy 281, Edinburg, Texas 78539
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, Texas 78596
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, Texas 78572

- COTA SERGIO & MARY CARMEN
8617 BRAZOS AVE
MISSION, TX 78573
(956) 458-1301
(956) 458-1301
[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4290Sq.Ft.
[5] Legal Description: NORTH BRYAN ESTATES LOT 52
[6] Location: BRYAN RD AND 107
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$140000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: Yes
Setbacks: Front 30', Rear 50', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 3-5407
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: roy.cantu
Receipt: sandra.cantu

Sandra Cantu 3/27/23
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.

Mary Carmen Cantu
Signature of Owner or Applicant

3-27-23
Date



# 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: 3-5531  
5/8/23

### 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: Loila S. Garza

Address: 5927 N Bentsen  
Palm Dr  
Mission TX

Phone: 78574

Approved by Environmental Health:	Temporary Service <u>Rudy A</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>MO 11159</u>	_____ Date Approved: / /
Date Approved:	<u>5/5/23</u>	

Water Supplier: Sharyland

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

Account/ESI No.: 100327894  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

HERNANDEZ Brothers No 2 Lot 1

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 3/14/2006);

(verified by Sandra Carter);  
Sandra Carter

(verified by Sandra Carter);  
Sandra Carter

(verified by Sandra Carter);  
Sandra Carter

(verified by Sandra Carter);  
Sandra Carter

Sandra Carter 5/10/23  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-5531  
5/8/23

### 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: Loila J. Garza

Address: 5927 W Bentzen Palm Dr  
Mission Tx 78574

Phone: (956)821-0914

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

Hernandez Brother NO2 Lot 1

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

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

Loila J. Garza  
Requesting Party (Signature)

5/8/23  
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:

5/10/23  
Date

Sandra Antea  
County Official

SIERRA TITLE  
STCMA 319 782

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: March 16, 2023

Grantor: ROGELIO HERNANDEZ, III, joined herein pro forma by his wife, JANET HERNANDEZ; and ERICK HERNANDEZ, joined herein pro forma by his wife, AUDREY HERNANDEZ

Grantor's Mailing Address: 1) 1509 Uranium St. Penitas, Texas 78576 Hidalgo County  
2) 824 Rancho La Joya St. La Joya Texas 78560 Hidalgo County

Grantee: JULIO CESAR ELIZONDO and wife, ZOILA SANJUANITA GARZA ESCAMILLA

Grantee's Mailing Address: 1907 W. 25 1/2 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 1, HERNANDEZ BROTHERS SUBDIVISION NO. 2, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: Subject To: None

Exceptions to Conveyance and Warranty: Subject To:

Restrictions as set out by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Right of Way granted to Sharyland Water Supply Corporation, by Rogelio Hernandez and wife, Janet Hernandez, dated May 25, 2006, filed for record on June 2, 2006 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1622702, and affecting Right of Way granted to Sharyland Water Supply Corporation, by L. J. Wehrle and wife, Betty B. Wehrle, dated December 20, 1983, filed for record on April 19, 1984 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1967, Page 962, Deed Records of Hidalgo County, Texas.

Easement reserved by Rogelio Hernandez and Janet Hernandez, in map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Fifteen feet (15') Utility Easement along the North side; West side; Northernmost South side; and Westernmost East side, of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Fifteen feet (15') Detention Easement along the Southernmost South side of subject property as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Easement to S. W. S. E. (Sharyland Water Supply Corporation) along the West five feet (5') of the East twenty feet (20') of subject property as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Forty (40') Minimum Building Setback line along the front of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Six feet (6') Minimum Building Setback line along the sides of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Fifteen feet (15') Minimum Building Setback line along the rear of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

No fill or permanent structures over any easements, or within any drainage swale easement, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from L. J. Wehrle and wife, Betty B. Wehrle to Atlantic Richfield Company, dated September 14, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2059, Page 287, Official Records of Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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 2023 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.

  
ROGELIO HERNANDEZ, III

  
JANET HERNANDEZ

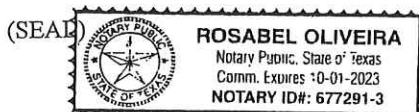
  
ERICK HERNANDEZ

  
AUDREY HERNANDEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by  
ROGELIO HERNANDEZ, III.

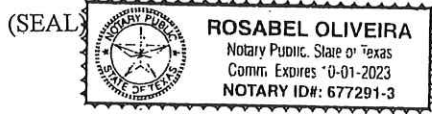


  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by  
JANET HERNANDEZ.

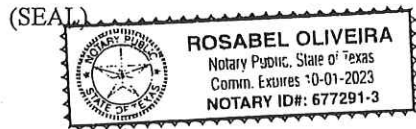


Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by  
ERICK HERNANDEZ.



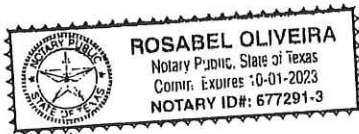
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by  
AUDREY HERNANDEZ.

(SEAL)



Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Julio Cesar Elizondo & Zoila San Juanita Garza Escamilla  
1907 W. 25 1/2 St.  
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF:3197682;RO/ah



Chapter 232, Texas Local Government Code

5/8/2023 3:26:00 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-5531

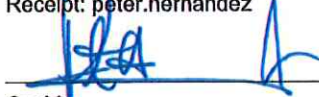
Receipt No.: 029463

H2356-02-000-0001-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

- ELIZONDO JULIO CESAR & ZOILA SANJUANITA GARZA  
 ESCAMILLA  
 5927 N BENTSEN PALM DR  
 MISSION, TX 78574  
 (956) 821-0914  
 (956) 445-3687
- [1] Contractor: SELF
  - [2] Water System: Sharyland WSC
  - [3] Class of Work: 29 Residential, move in or relocated building
  - [4] Size of Structure: 984Sq.Ft.
  - [5] Legal Description: HERNANDEZ BROTHERS NO 2 LOT 1
  - [6] Location: BENTSEN PALM DR AND MILE 4 1/2 RD
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$30000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 40', Rear 15', Side 15', Side 15', Corner'  
 Special Conditions: **MUST COMPLY WITH HCPD SETBACKS  
 RULES AND REGULATIONS**  
 Description: Permit 3-5531  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: peter.hernandez  
 Inspector: peter.hernandez  
 Receipt: peter.hernandez

  
 \_\_\_\_\_  
 Cashier

5/8/2023  
 \_\_\_\_\_  
 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.

  
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 Signature of Owner or Applicant

5/8/23  
 \_\_\_\_\_  
 Date