





# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 4-7605

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

Upon the application of:

Name: Juan Rocha  
Brenda L. Ramos

Address: 5108 Urbina St  
Edinburg, Tx

Phone: (956)438-9230

|                                      |                               |   |
|--------------------------------------|-------------------------------|---|
| Approved by<br>Environmental Health: | Temporary Service<br>_____    | Final Service<br><u>W. Ramirez</u>      |
| Inspection/Permit No:                | Authorized Signature<br>_____ | Authorized Signature<br><u>existing</u> |
| Date Approved:                       | <u>1 / 1</u>                  | <u>8/16/23</u>                          |

Water Supplier: North Water WSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000083652  
 Temporary Pole     Permanent Service

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

Murillo, W175' - E625' - N158' Lot 9 BLK 56 D.03ac  
subdivision

[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 September 5, 2023, 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. 7-24-23

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7605

### 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

Juan & Brenda L Ramos Roche

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX License (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:

5108 Urbina St Edinburg, TX 78542  
MUNILLO W175' - E025' - N15B' Lot 9 Blk 54 O.43ac  
[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]

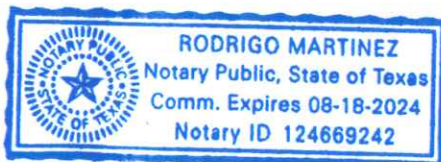
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan & Brenda L Ramos (Signature)

SUBSCRIBED AND SWORN TO before me on 16th day of Aug, 2023, 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

8/2/2023 1:57:14 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

|  |   |  |
|--|---|--|
| Main Office                                      | Precinct No. 1 Substation                             | Precinct No. 3 Substation                      |
| 2818 S Business Hwy 281<br>Edinburg, Texas 78539 | 1900 Joe Stephens Ave. Ste. A<br>Weslaco, Texas 78596 | 2401 N. Moorefield Rd.<br>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 4-7605  
Receipt No.: 030803  
M7150-00-056-0009-04

ROCHA JUAN & BRENDA L RAMOS  
5108 URBINA ST  
EDINBURG, TX 78542  
(956) 438-9230  
(956) 438-9230

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 546Sq.Ft.
- [5] Legal Description: MURILLO W175'-E625'-N158' LOT 9 BLK 56  
0.63AC
- [6] Location: URBINA RD & ALAMO RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-7605  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: julio.ruiz  
Receipt: melissa.lopez

*Melissa Lopez*  
Cashier

8/2/23  
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.

*Brenda L Ramos*  
Signature of Owner or Applicant

8/2/23  
Date

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:** August 18, 2022

**Grantor:** Patricia Rodriguez, a single person

**Grantor's Mailing Address:** 5204 Urbina Street  
Edinburg, TX 78542

**Grantee:** Juan Gabriel Rocha and wife, Brenda Laura Ramos

**Grantee's Mailing Address:** 7716 Petirrojo Street  
Edinburg, TX 78542

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

**Property (including any improvements):**

A tract of land containing 0.63 acres out of Lot Nine (9) of Murillo Subdivision, same being a re-subdivision of the North 20 acres of Lot 14 in Block 56 of the Alamo Land and Sugar Company's Subdivision of lands in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9 page 20, Map Records of Hidalgo County, Texas, said 0.63 acres described as follows:

BEGINNING at a point being West 450.0 feet from the Northeast corner of Lot Nine (9):

THENCE, parallel to the East line of Lot 9, South a distance of 158.0 feet;

THENCE, parallel to the North line of Lot 9, West a distance of 175.0 feet;

THENCE, parallel to the East line of Lot 9, North a distance of 158.0 to a point in the North line of Lot 9;

THENCE, with and along the North of Lot 9, East a distance of 175.0 feet to the corner of beginning, said tract containing 0.63 acres, more or less.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Building lines, easements, and/or other matters as shown on plat recorded in Volume 9, Page 20, Map Records, Hidalgo County, Texas.
- B. Right-of-Way Easement(s) granted to Hidalgo County, by instrument dated April 2, 1956, filed April 3, 1956,

in Volume 858, Page 221, of the Official Public Records, Hidalgo County, Texas.

- C. 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 whether listed herein or not.
- D. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- E. Visible and apparent easements on or across property.
- F. Restrictions recorded in Volume 9, Page 20 of the Map Records of Hidalgo County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}.
- G. Standby fees, taxes and assessments by any taxing authority for the year 2022 and 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.

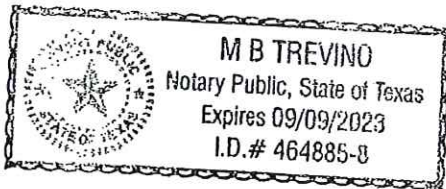
*Patricia Rodriguez*

Patricia Rodriguez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 23, 2022, by Patricia Rodriguez.



*MB Trevino*

Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF# 104486 MT  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TTLEDOCS\104252 -WDVG)

**AFTER RECORDING RETURN TO:**

Juan Gabriel Rocha  
Brenda Laura Ramos

11341

2253

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1985 by the State Bar of Texas

VOL. 2421 PAGE 502

PA  
500**WARRANTY DEED WITH VENDOR'S LIEN**

Date: March 10, 1987

Grantor: MARIO GARCIA, not joined by his wife as each of us own, occupy and claim other property as our homestead and this property is my separate property.

Grantor's Mailing Address (including county): 717 E. Cano, <sup>Edinburg</sup>, Hidalgo County, Texas

Grantee: ANDRES RODRIGUEZ AND WIFE PATRICIA RODRIGUEZ

Grantee's Mailing Address (including county): Rt. 6 Box 507 Edinburg, Hidalgo County, Texas.

**Consideration:**

A note of even date that is in the principal amount of \$3,500.00 and is executed by Grantee, payable to the order of NBC-EDINBURG. The Note is secured by a vendor's lien retained in favor of NBC - EDINBURG in this deed and by a deed of Trust of even date from Grantee to PAUL RODRIGUEZ, Trustee

**Property (including any improvements):**

A tract of land containing 0.63 acres out of Lot Nine (9) of Murillo Subdivision, same being a re-subdivision of the North 20 acres of Lot 14 in Block 56 of the Alamo Land and Sugar Company's Subdivision of lands in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9 page 20 Map Records of Hidalgo County, Texas, said 0.63 acres described as follows: BEGINNING at a point being West 450.0 feet from the Northeast corner of Lot Nine (9); THENCE, parallel to the East line of Lot 9, South a distance of 158.0 feet; THENCE, parallel to the North line of Lot 9, West a distance of 175.0 feet; THENCE, parallel to the East line of Lot 9, North a distance of 158.0 to a point in the North line of Lot 9; THENCE, with and along the North of Lot 9, East a distance of 175.0 feet to the corner of beginning, said tract containing 0.63 acres, more or less.

**Reservations from and Exceptions to Conveyance and Warranty:**

Save and Except: All Oil, Gas, and other minerals as reserved in Deed to Mario Garcia, recorded in Volume 1841 page 461 Official Records of Hidalgo County, Texas. SUBJECT TO THE FOLLOWING:

1. Such easements and reservations as reflected by the map and plat of record in Volume 9 Page 20 Map Records of Hidalgo County, Texas
2. Rights, rules, regulations and easements in favor of Hidalgo County, Irrigation District no. 2
3. Easement Francisca H. Murillo to Hidalgo County, dated April 2, 1956, recorded in Volume 858, Page 221, Deed Records of Hidalgo County, Texas.

NBC-EDINBURG, at Grantee's request, has paid in cash to Grantors that portion of the purchase price of the property that is evidenced by the note described. The Vendor's lien and superior title to the property are retained for the benefit of NBC-EDINBURG and are transferred to that party without recourse on Grantors.

*Mario Garcia*  
MARIO GARCIA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 10th day of March, 19 87,  
by MARIO GARCIA

*Anita S. Castilleja*

Notary Public, State of Texas  
Notary's name (printed):  
ANITA S. CASTILLEJA  
Notary's commission expires:

4-23-89

ANITA S. CASTILLEJA  
MY COMMISSION EXPIRES  
4-23-89

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.



# PLANNING DEPARTMENT

Rev. 7-24-23

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Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 4-7679

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

Upon the application of:

Name: Rene Montes

Address: 2010 S Cesar Chavez Rd  
Edinburg TX 78542

Phone: 956 239-7295

|                                      |  |                      |
|--------------------------------------|--|----------------------|
| Approved by<br>Environmental Health: | Temporary Service<br><u>Light only</u><br><u>W Ramirez</u><br>Authorized Signature | Final Service        |
| Inspection/Permit No:                | <u>No septic system</u>  | Authorized Signature |
| Date Approved:                       | <u>08/24/23</u>  | / /                  |

Water Supplier: Nath Alamo

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

Account/ESI No.: 10000 88333  
 Temporary Pole  Permanent Service

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

Legla la Flor Dr Edinburg // Alamo land to Sugar Co  
also - E190-N110-5550 Lot 10 Blk 6 Lot 1  
Tower Rd 6 la Flor Dr.

[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 September 5, 2023, 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. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 4-7679

**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

Rene Montes

Known to me [or proved to me in the oath of N DL 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:

Alamo land to Sugar Co. W50-8190-N110-  
558 lot 10 Block AAA W50 lot

[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."

Rene Montes (Signature)

SUBSCRIBED AND SWORN TO before me on Aug 24, 2023, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-7679  
Receipt No.: 031130  
A1800-00-061-0010-23

MONTES RENE  
2010 S CESAR CHAVEZ RD  
EDINBURG, 78542  
(956) 239-7295  
(956) 239-7295

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 900Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO W50'-E190'-N110'-S550' LOT 10 BLK 61 A/K/A W50' LOT L
- [6] Location: TOWER RD & LA FLOR DRIVE
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-7679  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

\_\_\_\_\_  
 Date

[NOTICE]

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

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

8-22-23  
 \_\_\_\_\_  
 Date

**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.**

**CONSTABLE'S TAX DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HIDALGO**

**X**

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated August 2, 2019 on a certain judgment rendered in said Court on the 1st day of July, 2019, in a certain **Suit No. T-0829-15-G, Edinburg Consolidated Independent School District, Hidalgo County, Hidalgo County Drainage District # 01, Hidalgo County Emergency Services District # 03 And South Texas College, Et Al vs. Adam Tetz, I, Constable Lazaro Gallardo, Jr, of said County, did upon August 2, 2019, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on August 7, 2019, in THE ADVANCE NEWS JOURNAL, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 3rd day of September, 2019 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the West Side of the Hidalgo County Administrative Building of the Courthouse of said County, at which sale the premises hereinafter described were struck off to**

**Rene Montes  
2010 S. Cesar Chavez Rd.  
Edinburg, TX 78542**

**for the sum of \$9,000.00, Rene Montes being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Constable aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:**

**PROPERTY DESCRIPTION**

**TRACT 2: A 0.126 ACRE TRACT OF LAND, BEING 50.0 FEET BY 110.0 FOOT TRACT OF LAND OUT OF THE NORTH 220.0 FEET OF THE SOUTH 660.0 FEET OF THE EAST 990.0 FEET OF LOT 10, BLOCK 61, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS DESCRIBED IN CLERKS FILE # 1978-10702, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.**

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Constable aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

As required by Section 34.015, Texas Tax Code, the **Grantee(s)** exhibited to me an unexpired written statement issued to the **Grantee(s)** showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the **Grantee(s)** to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the **Grantee(s)** to that school district or municipality.

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

\*\*\*\*\*

**ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.**

**LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.**

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 18 day of October, 2019.



Lazaro Gallardo Jr.

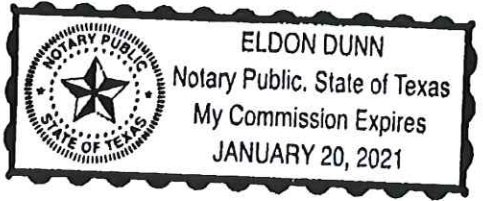
Lazaro (Larry) Gallardo, Jr.  
Constable, Precinct 3  
Hidalgo County, Texas

[Signature]  
Hyl Deputy

STATE OF TEXAS X  
COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Joaquín Contreras, Constable / Deputy Constable of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF October, 2019.



Eldon Dunn

Notary Public, State of Texas  
My Commission Expires: 1-20-21

After recording return to:  
  
LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP  
Attorneys at Law  
1512 S. Lone Star Way  
Edinburg, Texas 78539

The State of Texas,  
County of HIDALGO

10702

} Know All Men by These Presents:

That We, Remmert Radsma and wife, Maria H. Radsma

of the County of Hidalgo State of Texas for and in consideration  
of the sum of Ten dollars and other good and valuable considerations

~~XXXXXXXX~~

to us in hand paid by the grantee hereinafter named, the receipt of which  
is hereby acknowledged

~~XXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
Adam Tetz, of the Province of Saskatschewan, Canada

all that certain

real property situated in Hidalgo County, Texas, and described as  
follows to-wit:

A 0.126 acre tract of land, being a 50.0 feet by 110.0 foot tract of  
land out of the North 220.0 feet of the South 660.0 feet of the East  
990.0 feet of Lot 10, Block 61, Alamo Land and Sugar Company Subdivision  
of Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo  
County, Texas, according to the map or plat thereof in Volume 1, Page  
24-26 Map Records, Hidalgo County, Texas, reference to which record is  
here made for all purposes, the tract herein conveyed being described  
by metes and bounds as follows to-wit:

27

COMMENCING at the Southeast corner of said Lot 10; said point being in the center of Tower Road; THENCE, with the Last line of Lot 10, in Tower Road; North 8°45' East, 440.0 feet to the Southeast corner of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10; THENCE, with the South line of the North 220.0' of the South 660.0' of the East 990.0' of Lot 10, North 81°15' West 140.0 feet to a point for the Southeast corner of the following described tract of land and POINT OF BEGINNING of this survey.

THENCE, with the South line of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10; North 81°15' West, at 50.0 feet to an iron pipe set, for the Southwest corner hereof.

THENCE, parallel to the East line of Lot 10; North 8°45' East, at 95.0 feet pass an iron pipe set on the South line of proposed 30 foot private road easement and at 110.0 feet a point, for the Northwest corner hereof.

THENCE, parallel to the South line of Lot 10, along the center of proposed 30 foot road easement; South 81°15' East 50.0 feet to a point for the Northeast corner hereof.

THENCE, parallel to the East line of Lot 10, South 8°45' West, 110.0 feet to the PLACE OF BEGINNING, containing 0.126 acre of land, more or less, of which the North 15.0 feet comprising 0.017 acre lies in proposed private road easement.

There is also hereby conveyed to the Grantees herein, their heirs and assigns a private road easement and right of way in a 30.0 foot by 960.0 foot strip of land out of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, Block 61 and BEING "the North 30.0 feet of the South 125.0 feet of the East 960.0 feet thereof" for benefit of and as an easement appurtenant to the real estate herein conveyed; such easement being also usable by the owners of other realty in said North 220.0 feet of the South 660.0 feet of the East 990.0 feet of said Lot 10.

This conveyance is made subject to the prior reservations of all oil, gas and other minerals in and under said premises and to the rights, rules, regulations and easements of Hidalgo County Water Improvement District Number Two (2).

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee herein, his

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 Grantee herein, his

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

WITNESS our hand at San Juan, Texas  
this 28th day of February, 1978.

Witness at request of Grantor:

Remmert Radsma  
Remmert Radsma

María H. Radsma  
María H. Radsma

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
Remmert Radsma and Maria H. Radsma

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 17<sup>th</sup> day of March A. D. 1978



*Remmert Radsma*  
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
known to me to be the person and officer  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said  
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein  
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, }  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for  
record in my office on the day of A. D. 19 at o'clock M.,  
and was duly recorded by me on the day of A. D. 19  
in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in  
the day and year last above written.

(L. S.)

County Clerk County, Texas  
By Deputy.

10702

Warranty Deed

FROM

HEMMERT RADSSA et. ux.

TO

ADAM TETZ

FILED FOR RECORD

This.....day of..... A.D. 19.....

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

County Clerk

By..... Deputy

RECORDED
FILED FOR RECORD THIS DATE
At 1:54 o'clock P.M.
MAR 30 1978
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By..... Deputy

Recording Fee \$.....
This instrument should be filed immediately with
the County Clerk for Record.

CHIEF OF RETURN
W. L. C. TEN
BOX 54
The SAN JUAN, TEXAS 79989