



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: 4-5894

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: José Treviño

Address: 17907 Royal Pearl
dr Pearles TA 78576

Phone: 956 352 4220

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>9/15/23</u>

Water Supplier: Edinburg City

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

Account/ESI No.: 10000 89264
 Temporary Pole Permanent Service

regarding the land described as:

Los Vanades Sub Ph # 5 Lot # 567

on September 26, 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;
- 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 4/8/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Assistant Director

Application No: 4-5894

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: Isai Trevino

Address: 17907 Royal Palm dr
Peñitas Tx 78576

Phone: 956 352 4220

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

Los Vanados subdivision Lot# 567 Ph #5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Isai Trevino
Requesting Party (Signature)

9-5-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of pmt.

This part to be filled out by receiving county official:

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

9/20/23
Date

[Signature]
County Official



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 4-5894
Receipt No.: 023118
L6446-05-000-0567-00

TREVINO ISAI & TREVINO KARINA
17907 ROYAL PALM DRIVE
PENITAS, TX 78576
(956) 352-4220
(956) 352-4220

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2224Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 567
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$65000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5894
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons



Cashier
Date 4/5/22

702218

[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

4-5-22
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 17, 2021
Grantor: Felipe Cortez and Ninette Cortez, husband and wife

Grantor's Mailing Address:

19604 Buck Fawn Dr
 Edinburg, Texas 78542
 Hidalgo County

Grantee: Isai Trevino and Karina Garcia De Trevino

Grantee's Mailing Address:

17907 Royal Palm Ave
 Penitas, Texas 78576
 Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Lone Star National Bank in the principal amount of SIXTY SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$66,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lone Star National Bank and by a first-lien deed of trust of even date from Grantee to S. David Deanda Jr., Trustee.

Property (including any improvements):

Lot 567, LOS VENADOS SUBDIVISION PHASE V, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 130 through 140, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Easement granted to Tennessee Gas Transmission Company as set forth in instrument dated April 28, 1947, recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- B. Easements granted to Southwestern Bell Telephone Company, as set forth in instruments dated October 10, 1953, recorded in Volume 785, Page 568, and in Volume 785, Page 569, dated April 16, 1935, recorded in Volume 400, Page 632, and dated October 1, 1963, recorded in Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- C. Easements granted to Humble Oil and Refining Company as set forth in instruments dated September 21, 1961, recorded in Volume 1019, Pages 38, 39, and 40, Deed Records of Hidalgo County, Texas.

- D. Fifteen foot (15.0') electrical and utility easement along the North and South lines of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Page 130 through 138, inclusive, Map Records Hidalgo County, Texas.
- E. Ten foot (10.0') electrical and utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Page 130 through 138, inclusive, Map Records Hidalgo County, Texas.
- F. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 138, through 138, inclusive, Map Records Hidalgo County, Texas.
- G. Easements or claims of easements which are not a part of the public record.
- H. Minimum Setback Line along the front, shall be one hundred feet (100'), or to easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- I. Minimum Setback Line along the rear, shall be fifteen feet (15'), or to easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- J. Minimum Setback Line along the sides, shall be twenty feet (20'), or to easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- K. All, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds dated March 10, 1943, recorded in Volume 508, Page 247, dated November 15, 1945, recorded in Volume 67, Page 579, dated December 27, 1945, recorded in Volume 573, Page 206, dated October 11, 1949, recorded in Volume 284, Page 436, dated December 22, 1954, recorded in Volume 822, Page 367, and dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, and dated January 10, 1994, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, and dated January 14, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.
- L. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Garco, Ltd., a Texas Limited Partnership to Justo Sierra and Rosa E. Sierra, dated September 27, 2005, filed for record on October 25, 2005 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1535760, reference to which instrument is made for all intents and purposes.
- M. Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.
- N. No building permitted over any easements as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- O. Except to any portion of the herein described property lying within the boundaries of any road or roadway, public or private.
- P. Except to any conflicts that may arises by virtue of private street as shown on plat recorded in Volume 47, Pages 130 through 138, Map Records of Hidalgo County, Texas.

- D. Fifteen foot (15.0') electrical and utility easement along the North and South lines of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Page 130 through 138, inclusive, Map Records Hidalgo County, Texas.
- E. Ten foot (10.0') electrical and utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Page 130 through 138, inclusive, Map Records Hidalgo County, Texas.
- F. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 138, through 138, inclusive, Map Records Hidalgo County, Texas.
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- H. Minimum Setback Line along the front, shall be one hundred feet (100'), or to easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- I. Minimum Setback Line along the rear, shall be fifteen feet (15'), or to easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
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- K. All, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds dated March 10, 1943, recorded in Volume 508, Page 247, dated November 15, 1945, recorded in Volume 67, Page 579, dated December 27, 1945, recorded in Volume 573, Page 206, dated October 11, 1949, recorded in Volume 284, Page 436, dated December 22, 1954, recorded in Volume 822, Page 367, and dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, and dated January 10, 1994, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, and dated January 14, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.
- L. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Garco, Ltd., a Texas Limited Partnership to Justo Sierra and Rosa E. Sierra, dated September 27, 2005, filed for record on October 25, 2005 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1535760, reference to which instrument is made for all intents and purposes.
- M. Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.
- N. No building permitted over any easements as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.
- O. Except to any portion of the herein described property lying within the boundaries of any road or roadway, public or private.
- P. Except to any conflicts that may arise by virtue of private street as shown on plat recorded in Volume 47, Pages 130 through 138, Map Records of Hidalgo County, Texas.

- Q. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- R. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003, under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003, under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2005, under Clerk's File No. 1465875, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 28, 2005, under Clerk's File No. 1464510, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2006, under Clerk's File No. 1570860, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 28, 2005, under Clerk's File No. 1464510, and Restrictions as shown on the map recorded in Volume 47, Pages 130 through 138, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- S. Standby fees, taxes and assessments by any taxing authority for the year 2021 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.


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.

Lone Star National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lone Star National Bank and are transferred to Lone Star National Bank without recourse against Grantor.

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



 Felipe Cortez

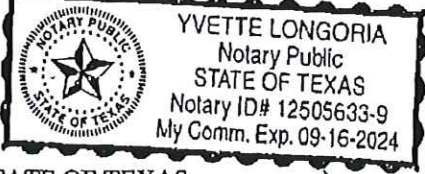


 Ninette Cortez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 17, 2021, by Felipe Cortez



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)

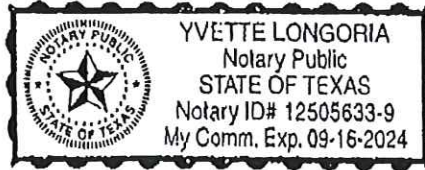
COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 17, 2021, by Ninette Cortez.

[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#103276 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOSM103276-WDUG)



AFTER RECORDING RETURN TO:

Isai Trevino
Karina Garcia De Trevino
17907 Royal Palm Ave
Penitas, Texas 78576