

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Raul Ruiz	4-7254
2.	Noe Martinez	4-7996
3.	Hector Trevino	4-7473
4.	Miguel Garcia	4-7982
5.	Lizbett Martinez	2-319
	COMM. COURT: DECEMBER 12, 2023	



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: 4-7254

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: Raul Ruiz and Ovelia Ruiz
Address: 34911 Black Buck
Edinburg Tx 78542
Phone: 814-308-2745

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

Los Venados PH2 Lot 176,

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature) 12/5/23
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:

12/6/23
Date [Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1900 Joe Stephens Ave. Ste. A	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 4-7254
Receipt No.: 029087
L6446-02-000-0176-00

RUIZ RAUL & ORALIA
34911 BLACK BUCK
EDINBURG, TX 78542
(814) 308-2745
(956) 566-7629

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2363Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 2 LOT 176
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$177225
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 10', Side 10', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-7254
Price: \$30.00

Total Amount.....\$30.00

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

Melissa Lopez 4/14/23
Cashier Date

10#688970

[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]
Signature of Owner of Applicant

4/14/23
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 7, 2019 (Effective November 8, 2019)

Grantor: A.W. & M.R. FAMILY L.P., AKA A.W. AND M.R. FAMILY L.P.

Grantor's Mailing Address (including county): 5809 North 1st Lane
McAllen, Texas 78504-2091
Hidalgo County, Texas

Grantee: RAUL RUIZ and wife, ORALIA RUIZ

Grantee's Mailing Address (including county): 3508 Quail Ave.
McAllen, Texas 78504
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of CAPITAL FARM CREDIT, FLCA in the principal amount of SEVENTY-EIGHT THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$78,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CAPITAL FARM CREDIT, FLCA and by a first-lien deed of trust of even date from Grantee to BEN R. NOVOSAD, Trustee.

Property (including any improvements):

Lot 176, LOS VENADOS SUBDIVISION PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 44, Pages 144-153, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1326322, 1349572 and 2326928, OFFICIAL RECORDS, and VOLUME 44, PAGES 144-153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated November 12, 2002, recorded under Clerk's File No. 1142561, Official Records, and dated *, recorded under Clerk's File No. 1351652, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, and dated April 27, 1950, recorded in Volume 108, Page 268, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 herein or not.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 783, Page 183, Deed Records, Hidalgo County, Texas.

Easement dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

Easement dated October 1, 1963, recorded in Volume 1072, Page 349, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated April 28, 1947, Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of LOS VENADO PROPERTY OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated April 22, 2004, recorded under Clerk's File No. 1326322; and dated July 13, 2012, recorded under Clerk's File No. 2326928, Official Records, Hidalgo County, Texas. (Subordinate, as set forth therein)

Minimum floor elevation; 50.00-foot minimum setback line along the front; 10.00-foot minimum setback line along the sides; 15.00-foot minimum setback line along the rear; 15.00-foot utility easement along the West 15.00-feet of the East 50-feet; 15.00-foot utility easement along the West side; 35.00-foot right-of-way easement along the East side; and, 10.00-foot utility easement along the North and South sides, as per map or plat recorded in Volume 44, Page 144 thru 153, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2020 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument,

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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

CAPITAL FARM CREDIT, FLCA, 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 the superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, FLCA and are transferred to CAPITAL FARM CREDIT, FLCA, without recourse against Grantor.


BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

A.W. & M.R. FAMILY L.P.,
AKA A.W. AND M.R. FAMILY L.P.

BY: WONG IRREVOCABLE TRUST,
Its General Partner

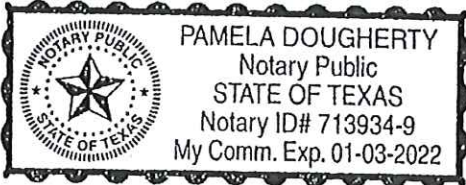
BY: 
ANTONIO WONG, CO-TRUSTEE

BY: 
MARIENNE D. RAMIREZ,
CO-TRUSTEE

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 17th day of November, 2019, by ANTONIO WONG, CO-TRUSTEE of the WONG IRREVOCABLE TRUST, as General Partner on behalf of A.W. & M.R. FAMILY L.P., AKA A.W. AND M.R. FAMILY L.P., a Texas limited partnership.



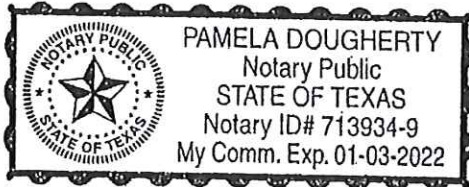
Pamela Dougherty

Notary Public, State of Texas

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 17th day of November, 2019, by MARIENNE D. RAMIREZ, CO-TRUSTEE of the WONG IRREVOCABLE TRUST, as General Partner on behalf of A.W. & M.R. FAMILY L.P., AKA A.W. AND M.R. FAMILY L.P., a Texas limited partnership.



Pamela Dougherty

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RAUL A. RUIZ and ORALIA RUIZ
3508 Quail Ave.
McAllen, Texas 78504

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 925236; ML:bc



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
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Precinct No. 1 Substation
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Ste. A
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956-968-4734
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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7996

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: Noe Martinez

Address: 5810 Nth Terry Rd
Edinburg tx 78542

Phone: 956 432-41-43

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>12/1/23</u>	_____ _____ _____ _____
Date Approved:	<u>12/1/23</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 1000094038
 Temporary Pole Permanent Service

regarding the land described as:

NM LOT # 01

on December 12, 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 12/12/23);

(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



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

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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: 4-7990

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: Noe Martinez
Address: 5810 Nth Terry Rd
Edinburg tx 78542
Phone: 956 432-41-43

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

N.M 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

Ycha Cruz
Requesting Party (Signature)

12-01-2023
~~01-12-2023~~
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

12/01/23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-7996
Receipt No.: 032599
N2530-00-000-0001-00

- MARTINEZ NOE & NARCEDALIA
5810 NTH TERRY RD
EDINBURG, TX 78542
(956) 432-4143
(956) 432-4143
- [1] Contractor: self
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 192Sq.Ft.
 - [5] Legal Description: NM Lot 1
 - [6] Location: uresti rd and mile 20
 - [7] Sewage: N/A
 - [8] Construction Type: Metal
 - [9] Est. Cost of Construction: \$1500
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 65', Rear 15', Side SS15', Side NS6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-7996
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: danny.sanchez
Inspector: danny.sanchez
Receipt: danny.sanchez

Cashier

Date

12-01-23

[NOTICE]

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Celia [Signature]

Signature of Owner or Applicant

12-01-2023

Date

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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
(Wraparound Financing)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

THAT THE UNDERSIGNED, EFRAIN OLIVO and wife, GLORIA LILIANA PEREZ hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note ("Grantee's Note") of even date herewith in the principal sum of FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00), payable to the order of Grantor, and bearing interest as therein provided, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto NOE MARTINEZ and NARCEDALIA MARTINEZ herein called "Grantee," whether one or more, all of Grantor's right, title and interest in and to the real property (Property) described on attached Exhibit "A," together with all improvements thereon subject, however, to a deed of trust lien created and granted pursuant to the Deed of Trust herein referred to as the "Underlying Debt" conveying the herein described real property to Lesslie L. Eanes, Trustee, which Deed of Trust was filed for record under County Clerk's File No. 1805203, Official Public Records of Hidalgo County, Texas. The Grantor, as well as any other owner and holder of the Grantee's Note shall be obligated to pay any and all installments falling due on the Underlying Debt as and when due, and in the event of default in the payment of any such installments as and when due, then, so long as Grantees are not in default in the payment of Grantee's Note, or in default of the performance of the covenants of the Deed of Trust securing said note, Grantee shall have the right to pay any such delinquent installment or installments and receive credit upon Grantee's Note for all sums so paid and in such manner as Grantee shall direct as of the date of such payment.

This conveyance, however, is made and accepted subject to any and all existing encumbrances, conditions, and restrictions relating to the herein described property as now reflected by the records of the County Clerk of Hidalgo County, Texas.

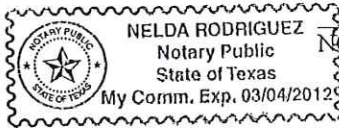
TO HAVE AND TO HOLD the herein described premises, together with all the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

The foregoing instrument was acknowledged before me on this 9th day of April, 2009 by NOE MARTINEZ.



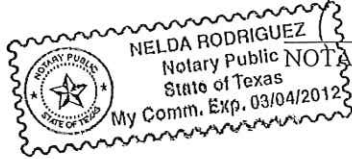
NelDA Rodriguez
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

The foregoing instrument was acknowledged before me on this 9th day of April, 2009 by NARCEDALIA MARTINEZ.



NelDA Rodriguez
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
McALLEN, TEXAS 78504
GF#092416859

AFTER RECORDING RETURN TO:
EFRAIN OLIVO
GLORIA LILIANA PEREZ
1590 E. DAVIS RD.
EDINBURG, TEXAS 78542

EXHIBIT "A"

A 4.00 acre tract of land out of Lot 7, Block 90, LAS MESTENAS RANCH MISSOURI-TEXAS LAND & IRRIGATION CO., Hidalgo County, Texas, as per map recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas, said 4.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton-picker spindle found at the Northwest corner of Lot 7, Block 90 for the Northwest corner thence, South within the center line of Uresti Road a distance of 165.00 feet for this tract of land and the point of beginning;

Thence East, at 40.00 feet pass a 1/2" rod found at the apparent East right-of-way line of Uresti Road, at 924.00 feet in all to a 1/2" rod found for an inner corner of this tract of land;

Thence South, a distance of 110.00 feet to a 1/2" rod found for an inner corner of this tract of land;

Thence East, a distance of 396.00 feet to a 1/2" rod found for this tract of land;

Thence South, a distance of 55.00 feet to a 1/2" rod set for the Southeast corner of this tract of land;

Thence West, at 1280.00 feet pass a 1/2" rod set at the apparent East right-of-way line of said Uresti Road, at 1320.00 feet in all to the West line of said Lot 7, for the Southwest corner of this tract of land;

Thence North, with the West line of said Lot 7, a distance of 165.00 feet to the point of beginning, containing 4.00 acres of land more or less.



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: 4-7473

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: HECTOR TRIVINO

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>MR Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>Existing Septic</u>
Date Approved:	<u>1 / 1</u>	<u>12/01/23</u>

Address: 1418 S. VALVERDE RD
EDINBURG, TX 78542

Water Supplier: NORTH ALAMO WATER SUPPLY

TREVINO BROTHERS SUBDIVISION LOT 2

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

Phone: 956 929 1064

Account/ESI No.: 17084100
 Temporary Pole Permanent Service

regarding the land described as: Trevino Brothers lot 2

on December 12, 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; (Date approved 9/5/18);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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; (verified by MR Ramirez);
- 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; (verified by MR Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7473

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: HECTOR TREVINO
Address: 1411 S. VALVERDE RD
EDINBURG, TX 78542
Phone: 956 929 1064

TREVINO BROTHERS SUBDIVISION
LOT 2

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

TREVINO BROTHERS SUBDIVISION LOT 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12/1/23
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:

12/5/23
Date

[Signature]
County Official

4-5-3-07

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

ASSUMPTION DEED

DATE: April 19, 2005

GRANTOR: ERIC JOEL REYNA and wife, BELINDA ANN GARCIA REYNA

GRANTOR'S MAILING ADDRESS: 2311 N. 35th Lane
McAllen, Texas 78501
Hidalgo County, Texas

GRANTEE: HECTOR TREVINO and wife, MARTHA TREVINO

GRANTEE'S MAILING ADDRESS: Rt. 16, Box 478-C
Edinburg, Texas 78539
Hidalgo County, Texas

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and Grantee's assumption of the unpaid principal and earned interest on a note in the original principal sum of \$32,750.00 dated April 7, 1999, executed by ERIC JOEL REYNA and payable to the order of RESACA CITY INVESTMENTS, a partnership. The note is secured by a vendor's lien retained in a deed of even date therewith, from RESACA CITY INVESTMENTS, a partnership to ERIC JOEL REYNA, and additionally secured by a deed of trust dated April 7, 1999, from ERIC JOEL REYNA to Alan Monroe, Trustee, recorded as Document Number 766691, Official Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all of the covenants and obligations of the Grantors named in that deed of trust and to indemnify Grantor herein against any damages caused by Grantee's breach of their obligation under this assumption. Grantor assigns to Grantee both the casualty insurance policy on the property, if any, and all funds on deposit for payment of taxes and insurance premiums.

PROPERTY (Including any improvements):

Tract 3, Val Verde Meadows Subdivision, being a tract of land containing 4.39 acres situated in Hidalgo County, Texas, as per map or plat thereof recorded in Volume 34, Page 53, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

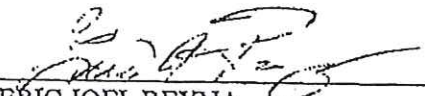
Liens securing the indebtedness assumed hereunder; easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a

common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements all rights, obligations, and other matters emanating from and existing by reason of the creation, establishments, maintenance, and operation of the Irrigation or Improvement District in which the property is located; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 hereby 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 conveyance and warranty.

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

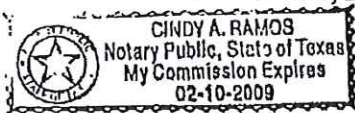
THIS DOCUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY GRANTOR AND GRANTEE AND WITHOUT THE BENEFIT OF A SURVEY, TAX INVESTIGATION, TITLE INSURANCE POLICY OR TITLE EXAMINATION TO THE PROPERTY. PREPARER MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE TO THE PROPERTY OR THE SUFFICIENCY OF THE LEGAL DESCRIPTION.


ERIC JOEL REYNA


BELINDA ANN GARCIA REYNA

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of April, 2007, by ERIC JOEL REYNA and wife, BELINDA ANN GARCIA REYNA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HECTOR TREVINO
Rt. 16, Box 478-C
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF
LEWIS, MONROE & PENA
Attorneys At Law
208 W. CANO
EDINBURG, TEXAS 78539
FILE NO.: 032-3045

2762370
11-9-16

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: November 9, 2016

Grantor: HECTOR TREVINO and wife, MARTHA TREVINO

Grantor's Mailing Address:
1415 S. Valverde Road
Edinburg, Texas 78542
Hidalgo County

Grantee: ROSA IDALIA GARZA

Grantee's Mailing Address:
1501 S. Valverde Road
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of NAFT FEDERAL CREDIT UNION in the principal amount of THIRTY-SIX THOUSAND AND NO/100THS DOLLARS (\$36,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of NAFT FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to WILLIAM D. LOWRY, IV, Trustee.

Property (including any improvements):
See Attached Exhibit 'A'.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Restrictions recorded in Volume 34, Page 53, Map Records, Hidalgo County, Texas.
2. Taxes for the year 2017 and subsequent years.
3. Mineral and/or royalty grant and/or reservation in instruments dated May 20, 1943, recorded in Volume 511, Page 121, Deed Records, and dated January 17, 1964, recorded in Volume 1080, Page 253, Deed Records, Hidalgo County, Texas.
4. Oil, Gas and Mineral Lease dated April 10, 1951, recorded in Volume 113, Page 370, Oil and Gas Records, Hidalgo County, Texas.
5. Oil and Gas Lease dated August 4, 1952, recorded in Volume 132, Page 266, Oil and Gas Records, and unitized in instruments dated February 2, 1956, recorded in Volume 183, Page 427, and Volume 183, Page 548, Oil and Gas Records, and dated May 25, 1989, recorded in Volume 2774, Page 678, Official Records, Hidalgo County, Texas.

- 6. Right of Way Easement dated January 30, 1950, recorded in Volume 681, Page 281, Deed Records, Hidalgo County, Texas.
- 7. Right of Way Agreement dated March 29, 1955, recorded in Volume 826, Page 314, Deed Records, Hidalgo County, Texas.
- 8. Platting Exemption Affidavit dated May 17, 2000, recorded under Clerk's File No. 873222, Official Records, Hidalgo County, Texas.
- 9. Right of Way Easement dated July 2, 2001, recorded under Clerk's File No. 984305, Official Records, Hidalgo County, Texas.
- 10. Easement Agreement for Access dated November 9, 2016, recorded under Clerk's File No. 2762369, Official Records, Hidalgo County, Texas.
- 11. Easements, Rules, Regulations and Rights in favor of DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1.
- 12. Minimum floor elevation; 30.00-foot minimum setback line along the front; setback along the rear equal to 20.00 percent of lot depth; 6.00-foot minimum setback line along the sides; a portion of a 50.00-foot gas line easement and a gas line along the rear; 40.00-foot drainage swale easement; and, 15.00-foot utility easement, as per map or plat thereof recorded in Volume 34, Page 53, Map Records, Hidalgo County, Texas.
- 13. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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.

NAFT FEDERAL CREDIT UNION, 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 NAFT FEDERAL CREDIT UNION and are transferred to NAFT FEDERAL CREDIT UNION without recourse against Grantor.

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



 HECTOR TREVINO

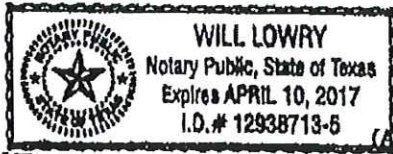


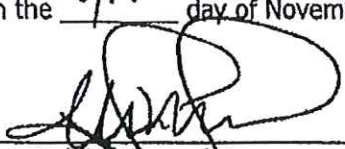
 MARTHA TREVINO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 9th day of November, 2016,
by HECTOR TREVINO.





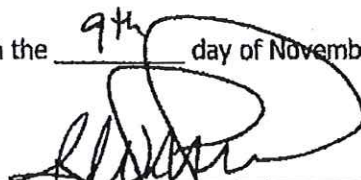
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 9th day of November, 2016,
by MARTHA TREVINO.





Notary Public, State of Texas

PREPARED BY:

The Law Offices of Mark Freeland
806 Pecan / P.O. Box 2586
McAllen, Texas 78502

AFTER RECORDING RETURN TO:

The Law Offices of Mark Freeland
806 Pecan / P.O. Box 2586
McAllen, Texas 78502

File/GF Number: F #2353.169 / GF #905870

Exhibit 'A'

A 2.50 acre tract of land out of Lot 3, Val Verde Meadows, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 34, Page 53, Map Records, Hidalgo County, Texas, and according to Assumption Deed recorded under County Clerk's Document Number 1753743, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod for the Northwest Corner of Lot 3 and the Northwest corner of this tract,

THENCE; N 89° 36' E, along the North line of Lot 3, a distance of 640.79 feet to a 1/2" iron rod with cap stamped RPLS 4856 set for the Northeast corner of this tract,

THENCE; S 03° 04' 48" W, a distance of 167.79 feet to a 1/2" iron rod with cap stamped RPLS 4856 set on the South line of Lot 3 for the Southeast corner of this tract,

THENCE; S 89° 36' W, along the South line of Lot 3, a distance of 657.88 feet to a 1/2" iron rod found for the Southwest corner of Lot 3 and the Southwest corner of this tract,

THENCE; N 08° 51' E, along the West line of Lot 3, a distance of 169.69 feet to the Point of Beginning and containing 2.50 acres of land, more or less.



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

Anthony Uresti
Assistant Director

Precinct 1 2 3 4

Application No: 4-7982

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: Miguel Garcia
Address: 111 Magnolia Village
Edinburg, Tx 78542
Phone: (956) 373-4584

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

Magnolia Village lot 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

[Signature]
Requesting Party (Signature)

11-22-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

.....
This part to be filled out by receiving county official:

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

12/5/23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-7982
Receipt No.: 032510
M0547-00-000-0005-00

GARCIA MIGUEL
8302 ASUCENA ST
DONNA, TX 78537
(956) 373-4584
(956) 373-4584


- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1792Sq.Ft.
- [5] Legal Description: MAGNOLIA VILLAGE LOT 5
- [6] Location: FM 107
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$136900
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 30', Side SS7', Side NS15', Corner '
 Special Conditions: must comply with all setbacks and regulations
 required by the hcpd
 Description: Permit 4-7982
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: melissa.lopez
 Inspector: danny.sanchez
 Receipt: melissa.lopez

 11/22/23
 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.



 Signature of Owner or Applicant

11/22/23
 Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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: February 1, 2013

2583901

Grantor: RABE-YORK, INC.

Grantor's Mailing Address (including county): P. O. Box 6416
McAllen, Texas 78502
County of Hidalgo, Texas

Grantee: MIGUEL GARCIA

Grantee's Mailing Address (including county): 8302 Asucena St.
Donna, Texas 78537
County of Hidalgo, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$28,000.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to DAVID CROOK, Trustee.

Property (including any improvements):

Lot 5, Magnolia Village Subdivision, Hidalgo County, Texas, according to subdivision plat recorded in Volume 33, Page 121, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals in and under said land.

Reservations from and Exceptions to Conveyance and Warranty:

1. Magnolia Village Subdivision Building Restrictions recorded as Document No. 704224 in the Official Records of Hidalgo County, Texas, and building restrictions shown on recorded subdivision plat.
2. Reservation of all mineral interest by predecessors in title.
3. Taxes for current year and subsequent years.
4. Easements and reservations shown on recorded subdivision plat and dedication.
5. Subdivision platting regulations of Hidalgo County and building and zoning ordinances of any city having extraterritorial jurisdiction over the property.
6. Easements, liens, rights, rules and regulations of Hidalgo County Irrigation District No. 1.

- 7. Easement grants of record in Hidalgo County, Texas.
- 8. Unreleased oil, gas and mineral leases of record in Oil & Gas Lease Records of Hidalgo County, Texas.
- 9. Habitation of more than one dwelling on this lot is prohibited.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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 shall become absolute.

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

RABE-YORK, INC.

BY: John W. Rabe
 JOHN W. RABE
 Secretary

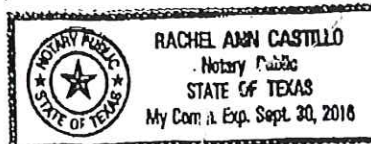
ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on March 28, 2013, by JOHN W. RABE, acting in his capacity as Secretary of RABE-YORK, INC., a Texas corporation, on behalf of the corporation as its act and deed.

Rachel Ann Castillo
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:
 RABE-YORK, INC.
 P. O. BOX 6416
 McALLEN, TX 78502





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 B 4

Anthony Uresti
Assistant Director

Application No: 2-319

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: Lizbett Martinez

Address: 1812 Piedras Negras
Ave San Juan TX
78589

Phone: (956) 510-8511

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	12/6/23

Water Supplier: N/A

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

Account/ESI No.: 1000095821
[] Temporary Pole [x] Permanent Service

regarding the land described as: Piedras Negras lot 11

on December 12, 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; (Date approved 12/11/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by MRamirez);
- 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; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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956-318-2844

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: _____

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: Liebett Martinez

Address: 1812 Piedras Negras Ave.
San Juan TX 78589

Phone: 956-510-8511

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

Piedras Negras Subdivision, Lot #11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12-04-2023
~~04-12-2023~~
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of pmh.

.....
This part to be filled out by receiving county official:

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

12/5/23
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

5/11/2023 12:39:43 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 2-319
Receipt No.: 029538
P6560-00-000-0011-00

MARTINEZ ADRIAN & LIZBETT
3600 N AMARETTI DR
PHARR, TX 78577
(956) 510-8511
(956) 510-8511

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3438Sq.Ft.
- [5] Legal Description: PIEDRAS NEGRAS LOT 11
- [6] Location: ridge and cesar chavez
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 2
Certification of Elevation Required: No
Setbacks: Front 25', Rear 45', Side NS6', Side SS35', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 2-319
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda


Cashier

05/11/23
Date

ID#593614

[NOTICE]

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Signature of Owner or Applicant

May 11 2023
Date

14426545

YR

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Warranty Deed with Vendor's Lien

Date: MAY 2, 2014

Grantor: MARIA A. DE ANDA DE SALINAS

Grantor's Mailing Address: 933 N. FM 492
PALMVIEW, TEXAS 78572

Grantee: ADRIAN MARTINEZ and wife, LIZBETT MARTINEZ

Grantee's Mailing Address: 801 E. MINNESOTA RD.
SAN JUAN, TEXAS 78589-0000

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of MARIA A. DE ANDA DE SALINAS in the principal amount of THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$32,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, Trustee.

Property (including any improvements):

Lot Eleven (11), PIEDRAS NEGRAS SUBDIVISION, an addition to the City of San Juan, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 34, Pages 129 and 130, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 841588, Official Records and Volume 34, Page 129 and 130, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 34, Pages 129 and 130, Map Records, Hidalgo County, Texas.
- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 4, 1953, recorded in Volume 140, Page 2, and unitized in instrument dated April 9, 1953, recorded in Volume 141, Page 527, Oil and Gas Records of Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 7, 1953, recorded in Volume 140, Page 54, and unitized in instrument dated April 9, 1953, recorded in Volume 141, Page 527, Oil and Gas Records of Hidalgo County, Texas.
- h. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 23, 1953, recorded in Volume 773, Page 173, Deed Records of Hidalgo County, Texas.

- i. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 13, 1998, recorded under Document No. 734824, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas, and other minerals not previously reserved in and under and that may be produced from the above described property, but Grantors bind themselves that any future leases upon said property will contain a non-drilling agreement, intending thereby that any development of the mineral estate be done through off-site drilling, and shall not disturb the surface of the property conveyed by this deed".
- j. 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.
- k. Zoning and building ordinances in favor of the City of San Juan.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

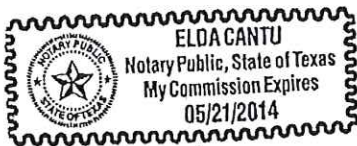
When the context requires, singular nouns and pronouns include the plural.

Maria Adela De Anda Salinas
 MARIA A. DE ANDA DE SALINAS

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 5th day of May, 2014, by MARIA A. DE ANDA DE SALINAS.



[Signature]

 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH, STE. F-3
 McALLEN, TEXAS 78504
 GF#142426545

AFTER RECORDING, RETURN TO:
 ADRIAN MARTINEZ
 LIZBETT MARTINEZ

