



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3 **4**

Anthony Uresti
Director of Planning

Application No: 4-8179

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: Francisco Garza

Address: 9114 Cibola Dr
Edinburg TX
78542

Phone: 956-733-1619

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>Mart Ramirez</u>
Inspection/Permit No:		<u>Existing</u>
Date Approved:	<u>/ /</u>	<u>3/19/24</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as: Santa Cruz Ranchos #2 Lot #100,

on April 2, 2024, 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

- no 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 09-14-04);
 (verified by [Signature]);
 (verified by M Ramirez);
 (verified by M Ramirez);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8179

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: Francisco Garza

Address: 9114 Cibola Dr
Edinburg TX 78542

Phone: 956-733-1619

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

L Santa Cruz Ranches #2 Lot 100

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)

3-19-24
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:

03/27/24
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 4-8179
Receipt No.: 033407
S1753-02-000-0100-00

GARZA FRANCISCO
818 TUMBLEWEED TRAIL
PHARR, TX 78577
(000) 000-0000
(956) 382-1144

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2300Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 100
- [6] Location: brushline and mile 22 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$230000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-8179
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1262
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez

Melissa Lopez
Cashier

2/6/24
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.

Claudia Tijena
Signature of Owner or Applicant

2-6-24
Date

CHARGE San Jacinto Title Services-McAllen

GF# 222444134 Closer ME

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 13, 2022

Grantor: HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC

Grantor's Mailing Address: 2201 W. DOVE AVE
MCALLEN, TX 78504
HIDALGO COUNTY

Grantee: FRANCISCO GARZA, a married man

Grantee's Mailing Address: 9114 CIBOLO DR.
EDINBURG, TX 78542
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of ONE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$104,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot One Hundred (100), SANTA CRUZ RANCHES NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 46, Pages 133-137, 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 Volume 46, Page 133-137, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records of Hidalgo County, Texas.
- d. Right-of-Way Easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34 and Volume 619, Page 635, both in the Deed Records of Hidalgo County, Texas.
- e. Right-of-Way Easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records of Hidalgo County, Texas. Assigned to Celanese Corporation of America by Assignment recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas. Further assigned to Valero Transmission, L.P., a limited Partnership by Assignment and Bill of Sale dated December 13, 1994, filed January 10, 1995, under Document No. 429782, Official Records, Hidalgo County, Texas.

- f. Right-of-Way Easement granted to Magnolia Petroleum Co., recorded in Volume 130, Page 378, Oil and Gas Lease Records of Hidalgo County, Texas, and recorded in Volume 832, Page 441, Volume 843, Page 480, both in the Deed Records of Hidalgo County, Texas.
- g. Right-of-Way Easement granted to Celanese Corporation, recorded in Volume 905, Page 104, Deed Records of Hidalgo County, Texas.
- h. Right-of-Way Easement granted to Central Power and Light Company, recorded in Volume 978, Page 433, Deed Records of Hidalgo County, Texas.
- i. Right-of-Way Easement granted to Western Natural Gas Co., recorded in Volume 1036, Page 183, Deed Records of Hidalgo County, Texas.
- j. Right-of-Way Easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records of Hidalgo County, Texas. Assigned to Wainco Oil and Gas Company by Assignment of Right of Way Easement recorded in Volume 1750, Page 338, Deed Records, Hidalgo County, Texas.
- k. Agreement dated November 14, 1983, by and between Gilbert L. Skloss and Virginia R. Skloss and Atlantic Richfield Company, recorded in Volume 1929, Page 610, Deed Records of Hidalgo County, Texas.
- l. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- m. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- n. Oil and Gas Lease dated March 27, 1934, recorded in Volume 2, Page 47, Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- o. Oil and Gas Lease dated March 27, 1934, recorded in Volume 11, Page 109, Oil and Gas Lease Records of Hidalgo County, Texas. Unitized by instrument recorded in Volume 122, Page 293, Volume 70, Page 252, Volume 106, Page 14, Volume 112, Page 155, Volume 135, Page 117, and Volume 281, Page 101, all in the Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- p. Oil and Gas Lease dated January 1, 1988, recorded in Volume 2951, Page 826, Volume 2951, Page 830, Volume 2951, Page 841, all in Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- q. Oil and Gas Lease dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- r. Oil and Gas Lease dated June 25, 1990, recorded in Volume 2960, Page 749 and Volume 2960, Page 755, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- s. Oil and Gas Lease dated August 9, 1990, recorded in Volume 2965, Page 601, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- t. Oil and Gas Lease dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- u. Memorandum of Oil and Gas Lease dated June 30, 1999, recorded under Document No. 790309, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- v. Memorandum of Oil and Gas Lease dated April 15, 2001, recorded under Document No. 962311, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- w. Memorandum of Oil and Gas Lease dated May 1, 2001, recorded under Document No. 996716, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- x. All oil, gas, and other minerals reserved in Deed recorded in Volume 444, Page 1, Volume 448, Page 36, Volume 525, Page 177, Volume 1241, Page 629, all in the Deed Records of Hidalgo County, Texas, and Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 27, 2003, under Clerk's File No. 1259194, together with all rights incident to the owners and lessees of the minerals.
- y. All water rights reserved in Deed dated March 7, 2005, under Document No. 1449572, Official Records, Hidalgo County, Texas.
- z. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- aa. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- bb. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

SECURITY SERVICE 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 SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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

HOLLYWOOD DEVELOPMENT &
CONSTRUCTION, LLC

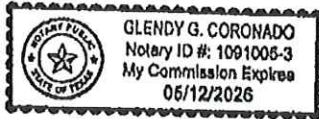
BY: 
JORGE VALDEZ, MANAGER

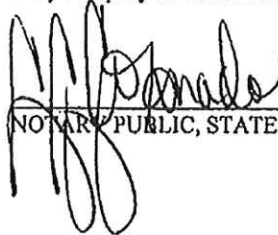
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26 day of September, 2022, by JORGE VALDEZ, MAANGER of HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC, a Texas limited liability company on behalf of said company.





NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
[GF#222444134](#)

AFTER RECORDING RETURN TO:
FRANCISCO GARZA
9114 CIBOLO DR.
EDINBURG, TX 78542



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8259

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: Sergio Garza III

Address: 23611 Goldwing Way
Edcouch TX 78538

Phone: (956) 381-2014

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>M Ramirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u> / /</u>	<u>03/19/24</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789428541871
[] Temporary Pole [] Permanent Service

regarding the land described as:

Angle Subdivision Lot 1

on April 2, 2024, 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; 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 09-21-06);
 (verified by Mama Ceval);
 (verified by [Signature]);
 (verified by M Ramirez);
 (verified by M Ramirez);
 (verified by Mama Ceval);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 12-21-23

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8259

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: Sergio Garza III

Address: 23611 Goldwing Way
Edwch Tx 78538

Phone: 956 381 2014

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

Angle Subdivision 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

[Signature]
Requesting Party (Signature)

3/19/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

03/27/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Permit No.: Permit 4-8259

Receipt No.: 033861

A5330-00-000-0001-00

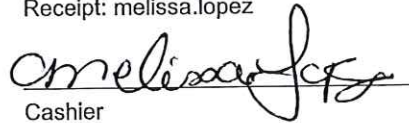
GARZA SERGIO III & PAULA PENA
23611 GOLDING WAY
EDCOUCH, TX 78538
(956) 381-2014
(956) 381-2014

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2100Sq.Ft.
- [5] Legal Description: ANGLE LOT 1
- [6] Location: FM 2812 & BENITO A. RAMIREZ RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$220000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 60', Side 6', Side ', Corner 20'
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-8259
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

3/7/24
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

3/7/24
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 12, 2023

Grantor: Edgar Pacheco and Alejandra Pacheco
Grantor's Mailing Address:
23502 Goldwing Way
Edcouch, Texas 78538
Hidalgo County, Texas

Grantee: Sergio Garza, III and Paula Pena
Grantee's Mailing Address:
11972 Pablo Contreras
Lasara, Texas 78561
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, Trustee.

Property (including any improvements):

Lot 1, Angle Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 51, Pages 109-110, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

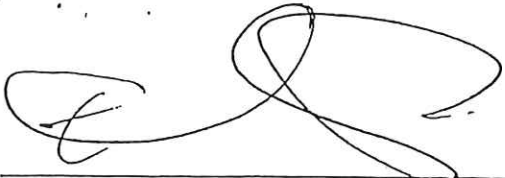
Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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



Edgar Pacheco



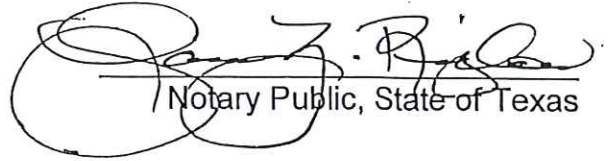
Alejandra Pacheco

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12th day of June, 2023, by Edgar Pacheco and Alejandra Pacheco.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Edgar Pacheco and Alejandra Pacheco
23502 Goldwing Way
Edcouch, Texas 78538