

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Rene Montes	4-8556
2.	Antonio Hernandez Zuniga	4-7967
	COMM. COURT: JULY 23, 2024	



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: 4-8554

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

Upon the application of:

Name: Rene Montes

Address: 2010 S Cesar Chavez
Edinburg TX 78542

Phone: 956 239 7295

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u>6 / 24 / 24</u>

Water Supplier: N/A

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

Account/ESI No.: 1000112802
 Temporary Pole Permanent Service

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

Alamo Land & Sugar Co 2140' N 110-5550
Lot 10 Blk 1 Tower 6 Flor Ave.

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 23, 2024, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 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:

4-85510

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Rene Mantos

Known to me [or proved to me in the oath of NDL or through
(description of federal or state government ID card with photo, ID and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Alamo land & sugar Co 240 - N110 5550 lot
Tower & Fair Ave. 10

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Rene Mantos (Signature)

SUBSCRIBED AND SWORN TO before me on June 24, 2024, to certify which, witnesses my hand and seal of office.



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

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

CONSTABLE'S TAX DEED

STATE OF TEXAS X

X **KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF HIDALGO X

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

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

for the sum of **\$15,557.72**, Rene Montes being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Constable aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

TRACT 1: 0.35 ACRE, MORE OR LESS, OUT OF LOT 10, BLOCK 61, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS; AND AS DESCRIBED IN DEED DATED FEBRUARY 27, 1978, FROM DONALD V. RATCLIFF TO ADAM TETZ, ET UX, IN CLERK'S FILE #1978-10703, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

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

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

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

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

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

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

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

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

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



Lazaro Gallardo Jr.

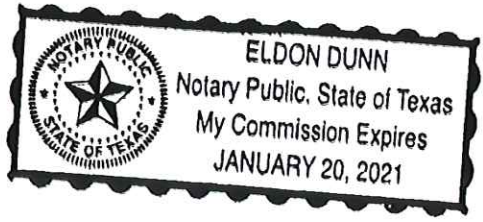
Lazaro (Larry) Gallardo, Jr.
Constable, Precinct 3
Hidalgo County, Texas

[Signature]
By: Deputy

STATE OF TEXAS X
COUNTY OF HIDALGO X

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

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



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

After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP
Attorneys at Law
1512 S. Lone Star Way
Edinburg, Texas 78539

15689
10703

The State of Texas,

} Know All Men by These Presents:

County of HIDALGO

That I, Donald V. Ratcliff, the premises herein conveyed not being my homestead

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

~~XXXXXX~~

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

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Adam Tetz and/or Kathleen Tetz as joint tenants with full right of survivorship as at common law and not as tenants in common of the Province of Saskatschewan, Canada all that certain real property situated in Hidalgo County, Texas, and described as follows to-wit:

A 0.35 tract of land, being a 140.0 foot by 110.0 foot tract of land out of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, Block 61, Alamo Land and Sugar Company Subdivision, of Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to the map or plat thereof in Volume 1, Page 24-26 Map Records, Hidalgo County, Texas, reference to which record is here made for all purposes, the tract herein conveyed being described by metes and bounds as follows, to-wit:

COMMENCING at the Southeast corner of said Lot 10; said point being in the center of Tower Road; THENCE, with the East line of Lot 10, in Tower Road; North 8°45' East, 440.0 feet to the Southeast corner of the

North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, for the Southeast corner of the following described tract of land and POINT OF BEGINNING of this survey.

THENCE, with the South line of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10; North 81°51' West, at 30.0 feet pass an iron pipe set for the West line of Tower Road, and at 110.0 feet a point, for the Southwest corner hereof.

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

THENCE, parallel to the South line of Lot 10, along the center of proposed 30 foot road easement; South 81°15' East, at 110.0 feet pass the West line of Tower Road and at 140.0 feet a point on the East line of Lot 10, for the Northeast corner hereof.

THENCE, with the East line of Lot 10, in Tower Road; South 8°45' West, 110.0 feet to the PLACE OF BEGINNING. Containing 0.35 acre of land more or less, of which the North 15.0 feet of the West 110.0 feet, comprising 0.038 acre lies in proposed private road easement and the East 30.0 feet, comprising 0.08 acre, lies in Tower Road right-of-way.

There is also hereby conveyed to the Grantees herein, their heirs and assigns a private road easement and right-of-way in a 30.0 foot by 960.0 foot strip of land out of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, Block 61 and BEING "the North 30.0 feet of the South 125.0 feet of the East 960.0 feet thereof", for benefit of and as an easement appurtenant to the real estate herein conveyed; such easement being also usable by the owners of other realty in said North 220 feet of the South 660.0 feet of the East 990 feet of said Lot 10.

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

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

heirs and assigns forever and I do hereby bind myself and my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantees herein, their

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

WITNESS my hand at San Juan, Texas
this 27th day of February, 1978.

Donald V. Ratcliff
Donald V. Ratcliff

Witness at request of Grantor:

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HIDALGO

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 1st day of March A. D. 19 78



Herlinda P. Gomez
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

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

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

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

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

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

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

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, }
COUNTY OF

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

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

(L. S.)

County Clerk County, Texas

By Deputy.

10703
125

Warranty Deed

FROM

TO

FILED FOR RECORD

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

at o'clock M.

County Clerk

By Deputy

FILED FOR RECORD THIS DATE

At 1:57 o'clock 1 M., A. D. 19.....

In MAR 30 1978 County Records

In Book SANTOS SALDANA on Page.....

County Clerk, Hidalgo County, Texas County Clerk

By [Signature] Deputy

By Deputy

Recording Fee \$.....

This instrument should be filed immediately with the County Clerk for Record.

CHARGE & RETURN

W. L. LYVEN

The Odell Company, Publishers, Dallas
SAN JUAN, TEXAS 78589



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: 4-79607

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

Upon the application of:

Name: Antonio Hernandez Zuniga

Address: 2801 Benito A. Ramirez Rd.
Edinburg TX, 78542.

Phone: 956-310-9578

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>7 / 5 / 24</u>

Water Supplier: North Alamo

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

Account/ESI No.: 10032789456149170
[] Temporary Pole [] Permanent Service

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

Lot 14, Block 21, Santa Cruz Gardens Unit No.2

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on July 23, 2024, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 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: 4-7967

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Antonio Hernandez Zuniga

Known to me [or proved to me in the oath of _____ or through
Tx DL (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 14, Block 21, Santa Cruz Gardens Unit No. 2."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

-OR-

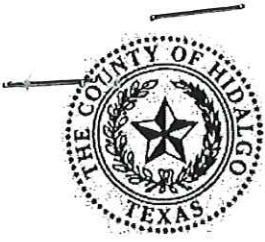
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Antonio Hernandez Zuniga (Signature)

SUBSCRIBED AND SWORN TO before me on July 05, 2024, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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 4-7967
Receipt No.: 032466
S1700-02-021-0014-00

HERNANDEZ ANTONIO ZUNIGA
2300 SONADOR TRAILS
EDINBURG, TX 78541
(956) 340-9578
(956) 340-9578

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 640Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 ALL LOT 14
BLK 21 9.88 ACS NET
- [6] Location: DOOLITTLE & BENITO A. RAMIREZ
WOODFRAME
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [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 COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-7967
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: aaron.hernandez
Receipt: melissa.lopez

Melissa Lopez 11/20/23
Cashier Date

10#278114

[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.

Antonio Zuniga
Signature of Owner or Applicant

11/20/23
Date

Capital Title
GF# 23-735431-MC

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 26, 2023

Grantor: Armando Gomez Jr., who acquired title as Armando Gomez and Marilu C. Gomez, a married couple

Grantor's Mailing Address: 2900 E. Ingle Rd. Edinburg, Tx 78542

Grantee: Antonio Hernandez Zuniga, a married man

Grantee's Mailing Address: 2300 Sonador Trl Edinburg Tx 78541

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of \$183,750.00 (One Hundred Eighty Three Thousand Seven Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas National Bank and by a first-lien deed of trust of even date from Grantee to Joe Quiroga, trustee.

Property (including any improvements):

Lot 14, Block 21, SANTA CRUZ GARDENS UNIT NO. 2, an Addition to Hidalgo County, Texas, according to the Map recorded in Volume 8, Pages 28-29, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hidalgo County, Texas.

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

230945

Prepared by the State Bar of Texas for use by lawyers only. Revised 10-85. © 1985 by the State Bar of Texas. 3139 PAGE 333

nd
5

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 23, 1991

Grantor: HENRY/ LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER

Grantor's Mailing Address (including county): 811 Oakhill Drive
Killeen, Texas 76541

Grantee: DORA RUANO

Grantee's Mailing Address (including county): 183 Winchester Street
Brookline, Massachusetts 02167

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY-THREE THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$23,800.00) and is executed by Grantee, payable to the order of HENRY/ LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER. It is secured by a vendor's lien retained in favor of HENRY/ LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER in this Deed and by a Deed of Trust of even date from Grantees to JOSEPH PRESTIA, Trustee.

Property including any improvements:

All of Lot Fourteen (14), Block Twenty-One (21), SANTA CRUZ GARDENS UNIT #2, Hidalgo County, Texas, as per map and plat thereof recorded in Volume 8, Pages 18-19 and Amended in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty

1. Easements and reservations as shown according to the map and plat thereof records in Volume 8, Pages 18-19 and Amended in Volume 8, Pages 28-29 all in Map Records, Hidalgo County, Texas.
2. Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.
3. Statutory rights, rules, regulations, easements and liens in favor of ..Santa Cruz Irrigation District No. 15.
4. Right of Way Easement to North Alamo Water Supply Corporation recorded in Volume 2582, Page 494, Official Records, Hidalgo County, Texas.
5. all of the Oil, Gas and Other Minerals in and under the herein described property reserved in instrument recorded in Volume 1159, Page 891, Deed Records, Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes. EXCEPT there is conveyed to Grantee herein 1/8th of the usual and customary non-participating royalty interest. Title to said interest has not been investigated subsequent to the date of aforesaid instrument.
6. Estate created in Oil and Gas Lease to Magnolia Petroleum company, recorded in Volume 54, Page 93, Oil and Gas Lease Records, Hidalgo County, Texas, together with all terms conditions and stipulations contained therein. Title to said Lease has not been investigated subsequent to the date thereof.
7. Visible or apparent easements on or across subject 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 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 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 shall become absolute.
When the context requires, singular nouns and pronouns include the plural.

Henry C. Lucksinger, Jr.
HENRY C. LUCKSINGER, JR.

Annette Lucksinger
ANNETTE LUCKSINGER

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Coryell

This instrument was acknowledged before me on the 3rd day of September, 1991, by Henry Lucksinger, Jr. and Annette Lucksinger, C.



Dee Ann Chambers
Notary Public, State of Texas
Notary's name (printed): Dee Ann Chambers
Notary's commission expires: 07-02-95

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO
PRESTIA & ORNELAS
P. O. BOX 876
EDINBURG, TEXAS 78540

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. BOX 876
EDINBURG, TEXAS 78540

OFFICIAL RECORD
MAY 27 PM 2 09
CLLC
DESK
1111

2010-05