



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: 4-7843

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: Jesus Ramirez

Address: 34657 Axis Ln,
Edinburg, Tx 78542

Phone: 956 789 5724

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>8/23/24</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 1000115761
 Temporary Pole Permanent Service

regarding the land described as: ph.4
Los Venados Lot 444

on _____, 20____, 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 9/29/24);
- 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 WRamirez);
- 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 WRamirez);
- 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 WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[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: 4-7843

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: Jesus Ramirez

Address: 34657 Axis Ln, Edinburg Tx
78542 Los Venados Lot 444

Phone: 956 789 5724

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

Subdivision Los Venados ^{ph.4} Lot 444

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus Ramirez
Requesting Party (Signature)

8/23/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/23/24
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 4-7843
Receipt No.: 031866
L6446-04-000-0444-00

RAMIREZ JESUS & MAYRA
404 FOSHEE ST
MISSION, TX 78572
(000) 000-0000
(956) 929-0069

- [1] Contractor: NEXTERA CONSTRUCTION INC
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2673Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 4 LOT 444
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 250', Rear 15', Side 10', Side 10', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-7843
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1337
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons


Cashier

10/12/23
Date

ID# 488654

[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.

DAMIAN LOPEZ
Signature of Owner or Applicant

10/12/23
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

Conforms to State Bar of Texas Form

Date: April 4, 2023

Grantor: JOSE GARCIA and spouse, BERLINDA GARCIA

Grantor's Mailing Address: 10322 N. 23rd Lane
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: JESUS A. RAMIREZ and MAYRA A. RAMIREZ, husband and wife

Grantee's Mailing Address: 404 Foshee St.
Mission, Texas 78572
Hidalgo County, 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 a note of even date that is in the principal amount of **One Hundred Forty-Four Thousand and 00/100 Dollars (\$144,000.00)** and is executed by Grantee, payable to the order of **Security Service Federal Credit Union**. The note is secured by a vendor's lien retained in favor of **Security Service Federal Credit Union** in this deed and by a deed of trust of even date from Grantee to **Ruth W. Garner**, Trustee.

Property (including any improvements):

Lot 444, **LOS VENADOS SUBDIVISION PHASE IV**, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Pages 25 through 34, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Easements granted to Southwestern Bell Telephone Co., filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632, and Volume 1072, Page 349, Deed Records Hidalgo County, Texas.

- 2. Easements granted to Tennessee Gas and Transmission Company, filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 612, Page 534 and in Volume 619, Page 164, Deed Records Hidalgo County, Texas.
- 3. Right of way easement granted to Tennessee Gas and Transmission Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 164, Deed Records Hidalgo County, Texas.
- 4. Right of way easement granted to Humble Oil and Refining Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1019, Page 38, Volume 1019, Page 39, and Volume 1019, Page 40, Deed Records Hidalgo County, Texas.
- 5. A one-hundred feet by two-hundred feet (100'X 200") Ground Water drilling Easement as set out in instrument dated January 1, 2004, filed for record on January 1, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1405101.
- 6. Ten feet (10.0') electrical and utility easement along the North and South lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 7. Fifteen feet (15.0') electrical and utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 8. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 9. Easements or claims of easements which are not a part of the public record.
- 10. Fifty feet (50.0') building set back line along the front line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 11. Fifteen feet (15.0') building set back line along the rear line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 12. Six feet (6.0') building set back line along the side lines or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.

- 13. No building permitted over any easements and no fill or permanent structures allowed over or within any swale easements, according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
- 14. Terms, conditions, covenants and provisions as set forth in that certain Oil, gas and mineral Lease, dated September 26, 1933, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1, Page 122, Oil and Gas Records Hidalgo County, Texas.
- 15. Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, filed for record on February 25, 2008, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1859700 and 1859701.
- 16. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from L.M.B. Partnership, Ltd. to Garco, Ltd., a Texas Limited Partnership, a, dated July 20, 2004, filed for record on March 10, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1366173, reference to which instrument is made for all intents and purposes.
- 17. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Garco, Ltd., a Texas Limited Partnership, to Nancy Morales and Mario Morales, dated January 12, 2005, filed for record on March 9, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1444817, reference to which instrument is made for all intents and purposes.
- 18. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Nancy Morales and Mario Morales, wife and husband to Roberto J. Dinger, dated February 2, 2018, filed for record on March 13, 2018 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2896577, reference to which instrument is made for all intents and purposes.
- 19. Water rights reserved in Deed from Garco, Ltd., a Texas Limited Partnership, to Nancy Morales and Mario Morales, dated January 12, 2005, filed for record on March 9, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1444817.
- 20. Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, and filed on May 2, 2005, under Clerk's File No. 1465875, by instrument filed on July 18, 2012, under Clerk's File No. 2326928.

- 21. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- 22. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 23. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

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.

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 described. The vendor's lien and the 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 on Grantor.

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



 JOSE GARCIA

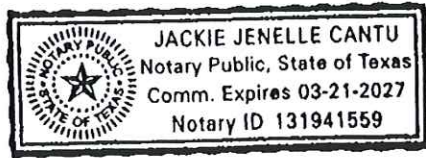


 HERLINDA GARCIA

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of April, 2023, by Jose Garcia.

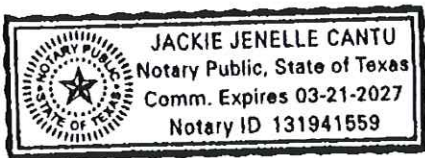


Jackie J. Cantu
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of April, 2023, by Herlinda Garcia.



Jackie J. Cantu
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
JESUS A. RAMIREZ and MAYRA A. RAMIREZ
404 Foshee St.
Mission, Texas 78572

PREPARED BY:
LESLIE L. EANES
Attorney at Law
4740 S. Jackson Rd.
Edinburg, Texas 78539
File/GF No. 501220