



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: 4-8941

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

Upon the application of:

Name: Fernando Garcia JR

Address: 6433 N Tower Rd
Edinburg, TX 78542

Phone: (956) 414-2768

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Pre-installed OSSF</u>
Date Approved:	<u>/ /</u>	<u>12/13/2024</u>

Water Supplier: North Alamo water supply

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

Account/ESI No.: 1000124166

Temporary Pole Permanent Service

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

Fernando Garcia JR - Santa Cruz gardens 5172.85' - N 691.4'
Lot 10, 11, 5172.85' - N 691.4' - E 90' Lot 12 BK 292.40 AC Net

[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 _____, 20____, 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.~~

[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: 4-8941

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

Fernando Garza JR

Known to me [or proved to me in the oath of _____ or through TXDL _____ (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 10, 11, 12, block 29, Santa Cruz Gardens, unit No 2
Santa Cruz Gardens 5172.85' - N 691.4' lot 10 + 11 + 5172.85' - N 691.4' lot 12 Bk 29
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] 2.42 AC net

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

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

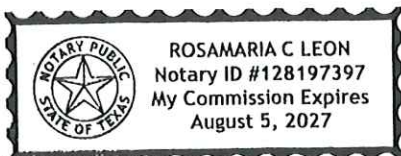
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on December 13, 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 4-8941
Receipt No.: 037155
S1700-02-029-0010-00

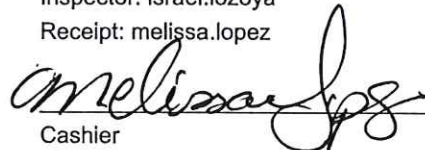
FERNANDO GARZA JR
3512 N TOWER RD
EDINBURG, TX 78542
(956) 414-2768
(956) 414-2768

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1586Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS S172.85'-N691.4'
LOT 10 & 11 & S172.85'-N691.4'-E90' LOT 12 BLK 29 2.40AC NET
- [6] Location: RAMSEYER RD & TOWER RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$177401
- [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 4-8941
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 18927
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: israel.lozoya
Receipt: melissa.lopez


Cashier

10/7/24
Date

10# 278247

[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

10/7/24
Date

General Warranty Deed

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: December 1, 2023

Grantor: FERNANDO GARZA and wife, LINDA GARZA A/K/A LINDA ZAVALA GARZA

Grantor's Mailing Address: 3512 N. Tower Rd.
Edinburg, Texas 78542
Hidalgo County

Grantee: FERNANDO GARZA, JR., a single person, as his sole and separate property and estate

Grantee's Mailing Address: 3512 N. Tower Rd.
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and to place title in Grantee since property was paid for by Grantee.

Property (including any improvements):

A tract of land out of Lots 10, 11 and 12, Block 29, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of said Lot 10 for the the Northeast corner of the following described tract of land. Said point being in 50.0 foot county road and located South 8 degrees 23 minutes West, 518.55 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lot 10, 11 and 12, North 81 degrees 37 minutes West, at 25.0 feet pass the West line of county road, as 240.0 feet pass the division line between Lots 10 and 11, at 540.0 feet pass the division line between Lots 11 and 12, and at 630.0 feet the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line of the East 3.0 acres of Lot 12, South 8 degrees 23 minutes West, 172.85 feet to a point for the Southwest corner hereof:

THENCE, parallel to the North line of Lot 12, 11 and 10, South 81 degrees 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 605.0 feet pass West line of 50.30 foot county road and at 630.0 feet a point on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, in county road, North 8 degrees 23 minutes East, 172.85 feet to the PLACE OF BEGINNING. Containing 2.5 acres of land, more or less, of which the East 25.0 feet, comprising 0.10 acre lies in county road right of way.

Reservations from Conveyance:
Subject To: None

Exceptions to Conveyance and Warranty:
Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2024 and all subsequent years.

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

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

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

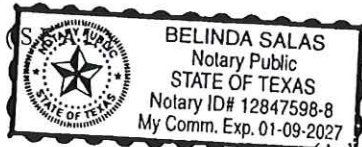

FERNANDO GARZA



LINDA GARZA A/K/A
LINDA ZAVALA GARZA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of December, 2023, by FERNANDO GARZA.

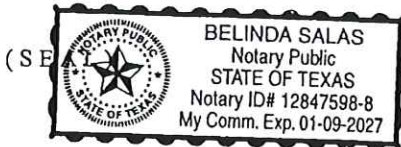



Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of December, 2023, by LINDA GARZA A/K/A LINDA ZAVALA GARZA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
FERNANDO GARZA, JR.
3512 N. Tower Rd.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th St.
McAllen, Texas 78501
File No.: 2023-420;BS

169966

2252

Prepared by the State Bar of Texas for use by lawyers only
Revised 10/85

VOL 2939 PAGE 320

ASSUMPTION
WARRANTY DEED
(Long Form)

Date: July 6, 1990

Grantor: Rogelio Guerra and wife, Mary H. Torres Guerra

Grantor's Mailing Address (including county): 224 N. 28th Street,
Edinburg, Hidalgo County, Texas 78539

Grantee: Ramon Olguin and wife, Juanita Olguin

Grantee's Mailing Address (including county): 2002 Lindberg Circle,
McAllen, Hidalgo County, Texas 78501

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and for the further consideration that Grantees hereby assume and promise to pay, according to the terms thereof, all principal and interest now remaining unpaid and that Grantors are obligated to pay on that one certain promissory note in the original principal sum of \$8,500.00, dated April 11, 1987, executed by Grantors herein, payable to the order of Harold Munal, and secured by vendor's lien retained in deed of even date therewith, recorded in Volume 2457, Page 862, Official Records of Hidalgo County, Texas, and additionally secured by deed of trust of even date therewith recorded in Volume 2457, Page 867, Official Records of Hidalgo County, Texas, and Grantees also assume and promise to keep and perform all covenants and obligations that are required to be performed by Grantors herein and which are named in said deed of trust.

The herein assumed note and the liens securing same were assigned by Harold Munal to L. M. B. Corporation by instrument dated April 11, 1987 and recorded in Volume 2536, Page 78, Official Records of Hidalgo County, Texas.

2.50 acre of land out of Lots Ten (10), Eleven (11) and Twelve (12), Block Twenty-nine (29), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 18, Map Records of Hidalgo County, Texas, being more fully described as follows, to-wit:

BEGINNING at a point on the East line of said Lot 10 for the Northeast corner of the following described tract of land. Said point being in 50.0 foot county road and located South 8 degrees 23 minutes West, 518.55 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lots 10, 11 and 12, North 81 degrees 37 minutes West, at 25.0 feet pass the West line of county road, at 240.0 feet pass the division line between Lots 10 and 11, at 540.0 feet pass the division line between Lots 11 and 12, and at 630.0 feet the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line of the East 3.0 acres of Lot 12, South 8 degrees 23 minutes West, 172.85 feet to a point for the Southwest corner hereof;

THENCE, parallel to the North line of Lots 12, 11 and 10, South 81 degrees 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 605.0 feet pass the West line of 50.0 foot county road and at 630.0 feet a point on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, in county road, North 8 degrees 23 minutes East, 172.85 feet to the PLACE OF BEGINNING. CONTAINING 2.50 acres of land, more or less, of which the East 25.0 feet, comprising 0.10 acre lies in county road right of way.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all of the oil, gas and other minerals in, under and that may be produced from the subject property which are herefrom excepted in instruments dated February 28, 1955, recorded in Volume 826, Page 177, dated June --, 1964, recorded in Volume 1091, Page 192 and dated November 2, 1976, recorded in Volume 1506, Page 55, Deed Records of Hidalgo County, Texas.

SUBJECT TO:

1. Oil, gas and mineral lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
2. Subdivision regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extra-territorial jurisdiction of said property.
3. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
4. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
6. Visible and apparent easements on or across property herein described.
7. Taxes for the year 1990 and all subsequent years which grantees herein hereby assume and agree to pay.

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 conveyance and warranty.

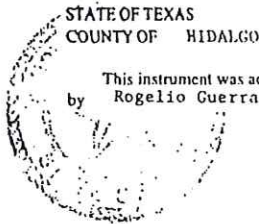
When the context requires, singular nouns and pronouns include the plural.

But it is expressly agreed that the grantors herein expressly reserve for themselves, their heirs and assigns, the vendor's lien, as well as the superior title in and to the above described premises and improvements until the note and indebtedness herein assumed by the grantees has been fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute, and to additionally secure the grantors herein in the payment of the note and indebtedness so assumed, the grantees have executed and delivered a deed of trust to secure assumption of even date herewith conveying the herein described property to David H. Guerra, Trustee.

Rogelio Guerra
Rogelio Guerra

Mary H. Torres Guerra
Mary H. Torres Guerra

(Acknowledgment)



This instrument was acknowledged before me on the 4th day of July, 19 90
by Rogelio Guerra and Mary H. Torres Guerra.

Edwin D. Gray
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires: SEP 22 1991

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

AFTER RECORDING RETURN TO:
Mr. & Mrs. Ramon Olguin
2002 Lindberg Circle
McAllen, Tx. 78501

PREPARED IN THE LAW OFFICE OF:
KING, GUERRA, DAVIS AND GARCIA
a Professional Corporation
P. O. Box 1025
Mission, Tx. 78572
#23,649

FILED FOR RECORD
'90 JUL 11 PM 3 48
WILLIAM BILLY LEO
COUNTY CLERK
DALLAS COUNTY TEXAS

169966