

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	EDNY YADIRA GARCIA	3-8089
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: APRIL 14, 2026	



PLANNING DEPARTMENT

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: 3-8089
3/27/26

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

Upon the application of:

Name: Edny Yading Garcia

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>3/30/26</u>
Date Approved:	<u>/ /</u>	

Address: _____

205 Amarillo Rd
Sullivan City, TX

Water Supplier: Agua SUD

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

Phone: 956 599-7872 78595

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

El Pinto Road #2 PH1 Lot 4

[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 April 14, 2026 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



PLANNING DEPARTMENT

Rev. 12-21-23

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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-8089

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

Edny Yadira Garcia

Known to me [or proved to me in the oath of Texas Driver License or through
(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:

El Pinto Road #2 PH1 Lot 4"

[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."

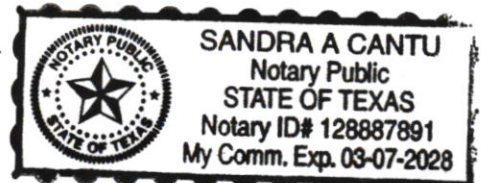
-OR-

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."

X Edny Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on March 30, 2024 to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



MV Comm. Exp. 03-07-2028
Notary ID# 12887891
STATE OF TEXAS
Notary Public
SANDRA A CANTU



**CHARGE TO: TOP TEXAS TITLE
GF NO. 25-0179 (RH)**

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.

CORRECTION WARRANTY DEED WITH VENDOR'S LIEN

Date: March 19, 2026
Effective Date: August 7, 2025

Grantor: ANGEL MARIO VELA, JR. and MARLENE VELA

Grantor's Mailing Address: 110 McAllen St.
Donna, Texas 78537
Hidalgo County

Grantee: MANUEL ALANIZ and EDNY YADIRA GARCIA

Grantee's Mailing Address: 16607 Date Palm Dr.
Penitas, Texas 78576
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of THIRTY THOUSAND AND NO/100THS DOLLARS (\$30,000.00) payable to the order of ANGEL MARIO VELA, JR. and MARLEN VELA, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which notes are secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to RANJIT LIDHAR, Trustee.

Property (including any improvements):

All of Lot 4, EL PINTO SUBDIVISION NO. 2, PHASE I, a subdivision in Hidalgo County, Texas, according to the Map or Plat thereof recorded in/under Volume 29, Page 200, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- a. Map filed in/under Volume 29, Page 200 of the Map/Plat Records of Hidalgo County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}.
- b. Building/setback lines, easements, and/or other matters as shown on plat recorded in/under Volume 29, Page 200, Map/Plat Records, Hidalgo County, Texas.
- c. A 1/2 of 1/8th non-participating royalty interest in and to all the oil, gas, and other minerals on, in, under or that may be produced from the subject property, as set forth in instrument recorded in/under Volume 541, Page 12, Official Public Records, Hidalgo County, Texas.
- d. An undivided 1/4th interest in all the oil, gas and other minerals on, in, under or that maybe produced from the subject property set forth in instrument recorded in/under Volume 907, Page 245, Official Public Records, Hidalgo County, Texas.
- e. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) recorded in/under Volume 1726, Page 572, Official Public Records, Hidalgo County, Texas.

- f. Oil, gas and mineral lease(s) recorded in/under Volume 226, Page 306, Volume 226, Page 308, Volume 339, Page 899, Volume 339, Page 901, Volume 350, Page 53, Volume 350, Page 229, Volume 350, Page 255, Volume 350, Page 378, Volume 408, Page 692, Volume 2089, Page 580, Volume 2162, Page 300 and Volume 2096, Page 656. Official Public Records, Hidalgo County, Texas.
- g. Oil, gas and mineral lease(s) recorded in/under Volume 406, Page 684, Volume 406, Page 684, Volume 410, Page 249, Volume 410, Page 252, Volume 410, Page 255 and Volume 2071, Page 860. Official Public Records, Hidalgo County, Texas.
- h. Easement and/or Right-of-Way granted to J. O. Clark, Jr. and A. P. Clark, d/b/a Clark Fuel Producing Company, by instrument dated March 15, 1956, recorded in/under Volume 857, Page 285, Official Public Records, Hidalgo County, Texas.
- i. Easement and/or Right-of-Way granted to Tennessee Gas Transmission Company, A Delaware Corporation, by instrument recorded in/under Volume 857, Page 28, Official Public Records, Hidalgo County, Texas.
- j. All rights, titles and interests, in and to any and all portions of the subject property occupied or vested by or into any drainage district or irrigation district or other limited government district which includes any facilities, or improvements within such easement(s) including but not limited to drainage ditches, drainage pipes, drainage lines, canals and/or irrigation lines or irrigation improvements, as may be claimed by such drainage district, irrigation district or other limited government district as created pursuant to Article III, Section 52 of the Texas Constitution or Article XVI, Section 59 of the Texas Constitution, or the Texas Water Code.
- k. Any inclusion in Special Districts, as defined by the Texas Water Code, including any rights, easements, taxes, assessments and/or obligations pertaining thereto.
- l. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
- m. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- n. Rights, if any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after Date of Policy (said rights).
- o. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- p. Rights of parties in possession.
- q. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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.

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

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

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed with Vendor's Lien" ("Correction Warranty Deed with Vendor's Lien") dated August 7, 2025, filed August 13, 2025 and recorded under Document Numbers 3674602 in the Office of the County Clerk of Hidalgo County, Texas, to correct the following incorrect information:

Original Warranty Deed with Vendor's Lien erroneously showed an incorrect legal description as follows:

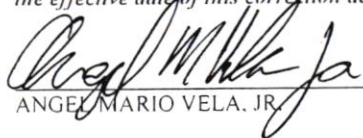
Lot 5, of PARADISE ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Map thereof recorded in Volume 44, Page 48, of the Map Records of Hidalgo County, Texas. In addition it included all the reservations and exceptions from conveyance and warranty pertaining to this subject lot.


When it should have shown the correct legal description below:

All of Lot 4, EL PINTO SUBDIVISION NO. 2, PHASE I, a subdivision in Hidalgo County, Texas, according to the Map or Plat thereof recorded in/under Volume 29, Page 200, Map Records, Hidalgo County, Texas.

In addition this correction deed references all correct reservations and exception from conveyance and warranty.

Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.


ANGEL MARIO VELA, JR.


MARLENE VELA

ACCEPTED BY GRANTEES:


MANUEL ALANIZ


EDNY YADIRA GARCIA

ACKNOWLEDGMENT

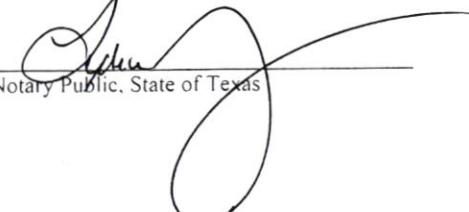
STATE OF TEXAS

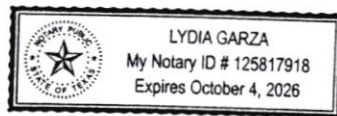
§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on the  day of March, 2026 by ANGEL MARIO VELA, JR. and MARLENE VELA.

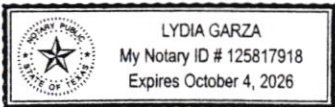

Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 23rd day of March, 2026 by MANUEL ALANIZ and EDNY YADIRA GARCIA.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
McMullan Lidhar, PLLC
1113 Nightingale
McAllen, Texas 78504
GF No. 25-0179/rh

AFTER RECORDING RETURN TO:
Manuel Alaniz and Edny Y. Garcia
205 Amarillo St.
Sullivan City, Texas 78595



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 3-8089
Receipt No.: 045852
E4640-02-000-0004-00

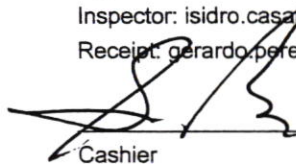
ALANIZ MANUEL & GARCIA EDNY YADIRA
16607 DATE PALM
PENITAS, TX 78576
(956) 599-7872
(956) 599-7872

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: EL PINTO ROAD #2 PH 1 LOT 4
- [6] Location: Amarillo St & El Pinto Rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.
Description: Permit 3-8089
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: gerardo.perez
Inspector: isidro.casanova
Receipt: gerardo.perez

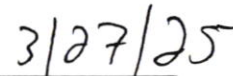

Cashier


Date

[NOTICE]

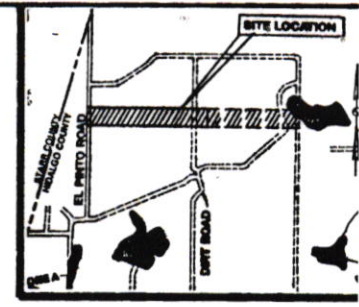
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant


Date

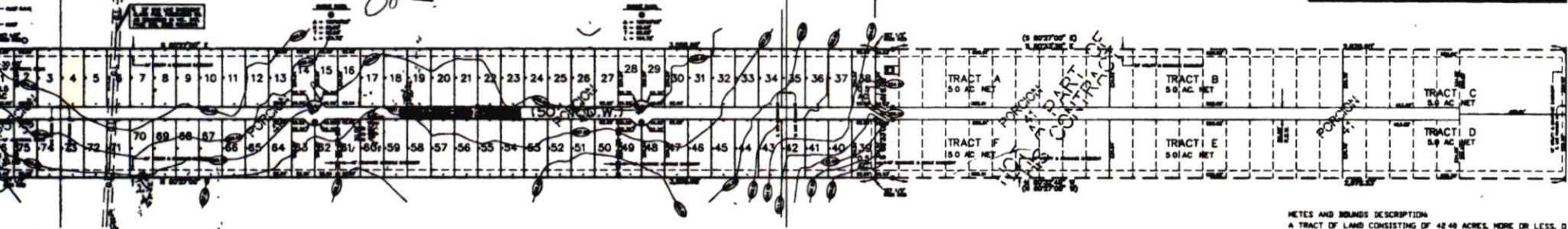
43529G

FILED
FEB 10 1975
COUNTY CLERK
HIDALGO COUNTY TEXAS



SCALE: 1" = 200'

END OF PHASE I



EL PINTO ROAD SUBDIVISION No. 2 PHASE I

HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVED FROM THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OUT OF W.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM FRONTYARD SETBACK LINE = 25.0 FEET;
MINIMUM REARYARD SETBACK LINE = 30.0 FEET;
MINIMUM SIDEYARD SETBACK LINE = 5.0 FEET;
MINIMUM SIDEYARD SETBACK LINE FOR CORNER LOTS = 10.0 FEET.
- LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT LIE IN ZONE "C" AS PER THE FIRM FOR THIS AREA DATED JANUARY 02, 1968, COMMUNITY PANEL NO. 480334 0275 B.
- LOCAL U.S.G.S. BENCHMARK ELEV. = 2986.6 AND IS LOCATED AT THE TOP OF A COTTON PICKER SPINDLE LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION LYING IN EL PINTO ROAD.
- MINIMUM FINISHED FLOOR ELEVATION = 20 INCHES ABOVE THE CENTER OF THE ROADWAY LOCATED AT THE CENTER OF EACH LOT.
- NO POTABLE WATER WELL EXISTS WITHIN A 1500 FOOT RADIUS FROM THIS SUBDIVISION.
- ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT.
- BUILDINGS OR OTHER DWELLING IMPROVEMENTS SHALL NOT BE PERMITTED ON ANY PORTION OF THE GAS LINE CASEMENT SHOWN ON LOTS 6 & 71 RESPECTIVE LOT OWNERS ARE RESPONSIBLE FOR CONTACTING THE GAS LINE COMPANY AND REQUEST LOCATION OF THE GAS LINE PRIOR TO ANY DWELLING CONSTRUCTION.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 54977 CUBIC FEET OF 1.50 ACRE FEET OF DRAINAGE RUNOFF EACH LOT RESPECTIVELY SHALL BE REQUIRED TO DETAIN 7750 CUBIC FEET OF DRAINAGE RUNOFF.
- ALL CORNER CLIPS ARE LAID OUT AT A 45 DEGREE ANGLE FROM THE RESPECTIVE PROPERTY LINES.
- NO CONSTRUCTION OF ANY KIND SHALL BE PERMITTED WITHIN ANY DRAINAGE SWALES; THE LOT OWNER SHALL NOT FILL IN OR OTHERWISE ALTER THE DRAINAGE SWALES; LOT OWNERS SHALL BE REQUIRED TO MAINTAIN ALL DRAINAGE SWALES.
- INGRESS-EGRESS ONTO LOTS 1 AND 76 SHALL NOT BE GAINED FROM EL PINTO ROAD. ALL LOTS SHALL ACCESS TO BOLLWER DRIVE.
- THIS PLAT DOES NOT FALL INTO THE JURISDICTION OF ANY HDBQ.00 COUNTY OR ANY OTHER IRRIGATION DISTRICT.
- LOTS 14,15,62,63,68,29,48, & 49 ARE 21781 26 50 FT.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONSISTING OF 42.40 ACRES, MORE OR LESS, OF THAT CERTAIN 75.09 (75.12) GROSS ACRES, MORE OR LESS, CARVED FROM THAT CERTAIN TRACT OF LAND DESCRIBED AS A 34915 ACRE TRACT OUT OF W.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OUT OF PORCIONES 39 AND 40, SHARE 3 OF PORCION 41, OUT OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS IN A CERTAIN DEED FROM ANTONIO DIAZ, ET AL TO ELEAZAR SALINAS, SAID DEED BEING RECORDED IN VOLUME 1298, PAGE 683, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 42.40 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET IN THE CENTER OF EL PINTO ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING THIS HEREIN DESCRIBED TRACT; SAID CORNER BEARS NORTH 09° 13' 30" MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID TRACT A DISTANCE OF 3160.76 FEET FROM THE SOUTHWEST CORNER OF TRACT 126.

(1) THENCE NORTH 09 DEGREES 33 MINUTES EAST, CONTINUING IN THE WEST LINE OF SAID TRACT 126, A DISTANCE OF 519.98 FEET COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE DESCRIBED TRACT;

(2) THENCE SOUTH 80 DEGREES 27 MINUTES EAST, A DISTANCE FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON A FENCE CORNER CONTAINING GENERALLY WITH A BARS WIRE FENCE TO TOTAL DIS. 3508.68 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ADJACENT SAID BARS WIRE FENCE FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE SOUTH 09 DEGREES 33 MINUTES SECOND WEST, A DISTANCE OF 519.98 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE LINE OF SAID TRACT 126, A DISTANCE OF 3488.21 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE NORTH 09 DEGREES 27 MINUTES WEST COINCIDENT THE SOUTH LINE OF SAID 75.09 ACRE TRACT ALONG A BARS WIRE LINE, A DISTANCE OF 3538.68 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON A FENCE CORNER AT A TOTAL DISTANCE OF 3488.21 TO THE POINT OF BEGINNING, CONTAINING 42.40 ACRES OF LAND, OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER TO THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL PINTO ROAD SUBDIVISION No. 2 PHASE I TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY HEREGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, SWAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

[Signature]
DURAN ROBERTO SALINAS

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of Feb. 1975
JOSE BLOY PULIDO County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO SALINAS, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF FEBRUARY, 1975.

[Signature]
Dana M. Mingo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES Oct-31-97



STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

[Signature]
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973



APPROVED
Hidalgo County Health Dept.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
RICARDO R. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2000



I, RICARDO R. SALINAS, P.E., HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR EL PINTO ROAD SUBDIVISION NO. 2 PHASE I, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THIS SUBDIVISION.

[Signature]
RICARDO R. SALINAS, P.E.
LA JOYA WATER SUPPLY CORPORATION ENGINEER

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
DATE 2-11-75

Recorded in Volume 29 Page 200
the map records of Hidalgo
County Surveys
John and Hunt, Inc.

EL PINTO ROAD SUBDIVISION No. 2 PHASE I

PREPARED BY SALINAS & ASSOCIATES, P.C.
DATE OF PREPARATION: JAN. 24, 1975
OWNER ROBERTO SALINAS
801-B E 9TH
MISSION, TEXAS 78572

SA
SALINAS & ASSOCIATES
CONSULTING ENGINEERS & SURV.
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