

MAY 2025

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON 05/12/25	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
5/6/2026	DDE HOMES - EDGARDO GONZALEZ	EVERGREEN VALLEY EST 2	138		4-10192	UTILITIES	MC		



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: 4-10192

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:

DDE Homes LLC CO
C/O Name: Edgerdo Gonzalez

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>OSIF 096108</u>
Date Approved:	/ /	<u>9/29/26</u>

Address: 15314 E Davis Rd
Edinburg T.X 78542
Lot 138

Water Supplier: North Alamo Water

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

Phone: (956) 545-2816

Account/ESI No.: 10032789480768561
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Estates PH 2 Lot 138

on May 26th, 2026, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10/15/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Application No: 4-10192

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: DDE Homes LLC CO
C/O Edgerdo Gonzalez

Address: 15314 E Davis Rd
Edinburg T.X 78542

Phone: (956) 545-2816

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

Evergreen Valley Estates PH 2 lot 138

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edgerdo Gonzalez 4-29-26
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/05/26
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 4-10192
Receipt No.: 043497
E8250-02-000-0138-00

DDE HOMES LLC
4010 SHERMAN ST
EDINBURG, TX 78542
(956) 545-2816
(956) 545-2816

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2600Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 138
- [6] Location: davis rd and uredst
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$185000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-10192
Price: \$200.00
Total Amount.....\$200.00
Method of Payment: Check
Check/M.O.#: 1167
Payment: \$200
Change Due: \$0.00
Application: anitra.champion
Inspector: danny.sanchez
Receipt: anitra.champion

Angie Champion
Cashier

10/30/25
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.

Rogelio Gonzalez
Signature of Owner or Applicant

10-30-25
Date

CHARGE TO: TOP TEXAS TITLE
GF NO. 25-1446 (MM)

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

Date: September 11, 2025

Grantor: MARIA ELENA CEPEDA and spouse, INOCENTE CEPEDA

Grantor's Mailing Address: 3801 Santa Fe St.
Edinburg, Texas 78542
Hidalgo County

Grantee: DDE HOMES, LLC, a Texas limited liability company

Grantee's Mailing Address: 4010 Sherman St.
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):

All of Lpt 138, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85-97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in/under Volume 47, Pages 85-97 of the Map/Plat Records; and in/under Clerk's File No. 1432170, of the Official Public 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)

Building/setback lines, easements, and/or other matters as shown on plat recorded in/under Volume 47, Pages 85-97, Map/Plat Records, Hidalgo County, Texas.

Easements, building/setback lines, terms, conditions, provisions, and/or other matters set forth in instrument(s) recorded in/under Clerk's File No. 1432170, Official Public Records, Hidalgo County, Texas. Subject property is located within the boundaries of Hidalgo County Drainage District No. 1, and is subject to the terms, conditions and provisions thereof.

Subject property is located within the boundaries of Delta Lake Irrigation District, and is subject to the terms, conditions and provisions thereof.

Easements for canals, laterals and drainage ditches reserved in Deed dated February 1, 1928, from S. L. Gill to Owen H. Henson recorded in Volume 275, Page 498, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated August 9, 1938, recorded in Volume 448, Page 550, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated August 9, 1938, recorded in Volume 448, Page 552, Deed Records of Hidalgo County, Texas.

Water Rights Transfer Agreement executed by and between, Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, inc. as shown by instrument dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.

Agreement by and between Evergreen Farms and Pan American Petroleum Company as shown by instrument dated April 26, 1957, recorded in Volume 201, Page 234, Oil and Gas Records of Hidalgo County, Texas.

Agreement by and between Willacy County Water Control and Improvement District No. 1 and W.A. Harding et al as shown by instrument recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas

Right of way easement granted by F. P. Smith and wife to Willacy County Water Control and Improvement District No. 1, by instrument dated June 6, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.

Right of way easement granted by Nellie S. Hulett to Willacy County Water District No. 1, dated June 7, 1938 County recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.

Right of way easement granted by Wauneta Pratt Werth, Administratrix of the Estate of Nellie S. Hulett, Deceased to Wallace County Water District No. 1, by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.

Right of way easement dated April 26, 1976, recorded in Volume 1483, Page 647, Deed Records of Hidalgo County, Texas.

Right of way easement dated April 14, 1976, recorded in Volume 1483, Page 887, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Esenjay Petroleum Corporation as shown by instrument dated May 23, 1995, filed May 31, 1995 under Clerk's File No. 455110, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Margaret B. Ufford, et al to Pantano Petroleum Company, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Sara K. Gill and husband, S.L. Gill to La Gloria Corporation, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Esenjay Petroleum Corporation, filed November 18, 1994 under Clerk's File Nos. 420798 through 420806, filed April 22, 1996 under Clerk's File No. 518064; filed May 13, 1996 under Clerk's File No. 523124 and 523125, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, filed September 17, 1993 under Clerk's File No. 344186, Official Records of Hidalgo County, Texas. Ratification of Oil and Gas Lease dated September 26, 1995, filed October 19, 1995 under Clerk's File No. 481571, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Glenn W. Harding, Individually and as Independent Executor of the Estate of and Testamentary Trustee under the will of R.E. Harding, deceased and Nola M. Harding, deceased et al to Hacienda Energy, L.L.C., dated filed December 6, 2002 under Clerk's File No. 1146920, Official Records of Hidalgo County, Texas..

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Glenn W. Harding, Individually and as Independent Executor of The Estate of and Testamentary Trustee under the to The Harding Foundation and Hacienda Energy, L.L.C., filed December 6, 2002 under Clerk's File No. 1148173, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Bill Foran, dated October 6, 1989, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Texas Fuel Company as shown by instruments recorded in Volume 2630, Pages 478, 481 and 484, recorded in Volume 2643, Page 149, recorded in Volume 2634, Page 98, Volume 2670, Page 243, Volume 2839, Page 514, Volume 2839, Page 257, Volume 2864, Page 785, Volume 2616, Page 978, Volume 2617, Page 1, Volume 2885, Page 748 and Volume 2839, Pages 517 and 529, all in the Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by C.J. Powell and H.B. Dillon to McCollom Oil Company, a Corporation, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of La Gloria Corporation, dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Agreement executed by Glenn W. Harding, Individually and as Independent Executor of the Estates of and Testamentary Trustee under the Wills of R.E. Harding, deceased and Nola M. Harding, deceased, Vivian Harding, Dorothy Jean Parr and Robert W. Parr and The Harding Foundation "Lessor" to Rio Grande Royalty Company, Inc., "Lessee" dated April 8, 1998, filed April 24, 1998 under Clerk's File No. 672377, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Robert L. Teal and wife, Wilma L. Teal to Rio Grande Royalty Inc., dated August 12, 2002, filed August 22, 2002 under Clerk's File No. 1113832, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Buckaroo Fuel Company LLC, filed July 31, 2006 under Clerk's File No. 2006-1645064 and 2006-1645065, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership dated March 13, 2006, filed May 11, 2006 under Clerk's File No. 2006-1614578, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Southern Land Co LLC, filed July 17, 2006 under Clerk's File Nos. 2006-1639728; 2006-1639729 and 2006-1639730, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated March 1, 1999, filed April 5, 1999 under Clerk's File No. 761765, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated May 7, 2007, filed June 8, 2007 under Clerk's File No. 2007-1768597, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds dated August 25, 1936, recorded in Volume 18, Page 377; Volume 160, Page 468, Oil and Gas Records; dated December 5, 1927, recorded in Volume 407, Page 565; Volume 548, Page 283; Volume 670, Page 549; dated August 21, 1980, recorded in Volume 1687, Page 481; dated August 21, 1980, recorded in Volume 1687, Page 489; and dated May 7, 2007, filed June 8, 2007 under Clerk's File No. 2007-1768597, Official Records of Hidalgo County, Texas.

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.

Any inclusion in Special Districts, as defined by the Texas Water Code, including any rights, easements, taxes, assessments and/or obligations pertaining thereto.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.

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.

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).

Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

Rights of parties in possession.

Taxes for 2025 and subsequent years which Grantee assumes and agrees to pay.

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.

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



MARIA ELENA CEPEDA

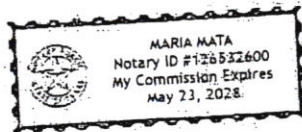
INOCENTE CEPEDA

INOCENTE CEPEDA

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of September, 2025 by MARIA ELENA CEPEDA.



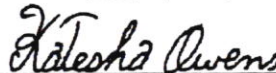


Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF Texas §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 11th day of September, 2025 by INOCENTE CEPEDA.

 09/11/2025

Notary Public, State of Texas KaTasha Owens ID #13170071-0
Notary Public, State of Texas, Harris County
Electronically signed and notarized online using the Proof platform.

PREPARED BY:
McMULLAN LIDHAR PLLC
1113 Nightingale
McAllen, Texas 78504
GF NO. 25-1446/MM

AFTER RECORDING RETURN TO:
DDE Homes LLC
4010 Sherman St.
Edinburg, Texas 78542

