

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	CALIXTO OLVERA ALMAZAN	3-1001
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 15, 2019	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3/4

Application No:

3-1001
12/11/18

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

Upon the application of:

Name: Calisto Chera Almazan

Address: 1902 Citrus groves st.
mission tx 78574

Phone: (956) 533 9145

Approved by Environmental Health:	Temporary Service _____	Final Service <u>antons</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>ETI...</u>
Date Approved:	<u>1 1</u>	<u>1 17 19</u>

Water Supplier: sparyland

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

Account/ESI No.: 10032789461106723
[] Temporary Pole [x] Permanent Service

Emailed
1/22/19

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

CJRS unit A lot 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 Jan 15, 2019, 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.

Sandra Cantu 1/7/19
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

1/15/19
Date

Attilio Hernandez
Hidalgo County Clerk

1/17/19
Date

RECEIVED

APPROVED BY
COMMISSIONERS COURT
1/15/19

JAN 22 2019

Hidalgo County
Planning Dept



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3 100 /
12/11/18

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

Calixto Olvera Almazan

Known to me [or proved to me in the oath of Texas Driver License or through IDL# 12242335 (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:

CJRS Unit A Lot 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-

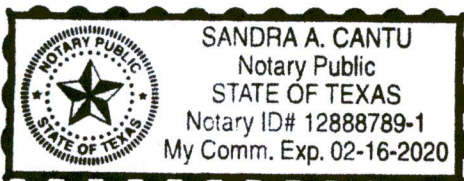
3B. "The land was on ~~August 31, 1999~~, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Calixto Olvera (Signature)

SUBSCRIBED AND SWORN TO before me on January 7, 2019, to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



NOTE OF CONFIDENTIAL RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: April 1, 2016

Grantor: Manuel A. Murillo

Grantor's Mailing Address:

16500 N. Eubanks Rd.
Edinburg, Texas 78541
Hidalgo County

Grantee: Calixto Olvera Almazan

Grantee's Mailing Address:

215 N. Missouri
Alton, Texas 78573
Hidalgo County

Consideration:

ONE THOUSAND THREE HUNDRED-TWENTY TWO DOLLARS AND ZERO CENTS (\$1,322.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED THOUSAND DOLLARS AND ⁰⁰/₁₀₀ (\$100,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Melisandra Mendoza, trustee.

Property (including any improvements):

C J R S Unit A Lot 2 Hidalgo County, Texas, and C J R S Unit A Lot 4 Hidalgo County, Texas.

from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal from any liability for environmental problems affecting the property arising as the result of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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



Manuel Murillo
Manuel Murillo
Calixto Olvera Almazan
Calixto Olvera Almazan

STATE OF TEXAS §

COUNTY OF HIDALGO §

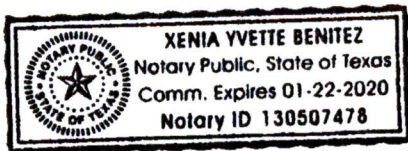
This instrument was acknowledged before me on April 1, 2016, by Manuel Murillo.

Xenia Yvette Benitez
Notary Public, State of Texas
My commission expires:

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 1, 2016, by Calixto Olvera Almazan.



Xenia Yvette Benitez
Notary Public, State of Texas
My commission expires:



Chapter 232, Texas Local Government Code

12/11/2018 2:40:05 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. 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 3-1001
Receipt No.: 005453
C0150-01-000-0002-00

OLVERA CALIXTO ALMAZAN

215 N MISSOURI

ALTON, TX 78573

(956) 533-9145

(956) 533-9145

[1] Contractor: self

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 768Sq.Ft.

[5] Legal Description: C J R S UNIT A LOT 2

[6] Location: MOOREFILED RD AND 8 1/2 MILE

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$12000

[10] Flood Zone: Zone X

Community Panel Number: 4803340295D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side ', Side 6', Corner 25'

Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**

Description: Permit 3-1001

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: roy.cantu

Inspector: roy.cantu

Receipt: sandra.cantu

Sandra Cantu 12/11/18
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.

✓ onsite done by Beto

Calixto Olvera
Signature of Owner or Applicant

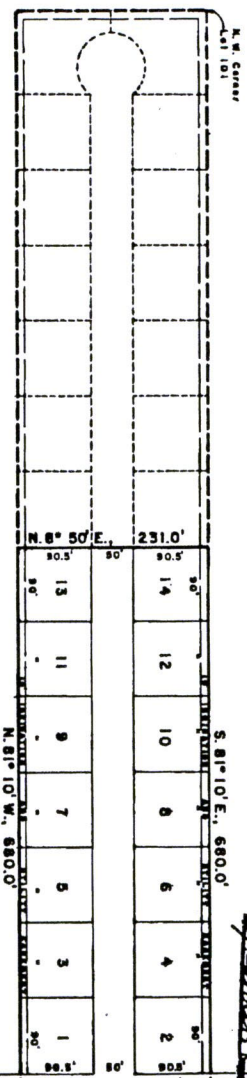
12-11-18
Date

Calixto Olvera

SCALE
=100'

"CJRS SUBDIVISION, UNIT A"
Being A Resubdivision Of The East 3.61 Acres Of The North 7.00
Acres Of Lot 101, Block 3, Le Hams Ranch Citrus Groves Units No
2, Hidalgo County, Texas.

MAP OF 15734



FILED FOR RECORDING THIS DATE
JUN 8 1976
DAVID H. C. SULLIVAN
Notary Public

I, JOHN V. WHEEL, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT
THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE
PROPERTY THEREON DESCRIBED AS PLATED BY ME FROM A SURVEY OF THE
EXTERIOR LINES OF SAID PROPERTY AS MADE BY ME ON THE GROUND.
MARCH 19, 1976
MISSION, TEXAS

John V. Wheel
JOHN V. WHEEL
REGISTERED PUBLIC SURVEYOR
MISSION, TEXAS

Moore Field Drive (F.M. 601) S. 8° 50' W., 231.0' N.E. Corner Lot 101

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, acting in my position as General Partner of CJRS PARTNERSHIP, owner of the land shown on this Map and designated thereon as "CJRS SUBDIVISION, UNIT A", do hereby dedicate, adopt and confirm said Map and do hereby dedicate to the Public the road and easements thereon shown.

John J. Sullivan
John J. Sullivan
General Partner
CJRS PARTNERSHIP

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, the undersigned authority, on this day personally appeared John J. Sullivan, 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 and in his position as therein stated.
Given under my hand and seal of office this 2nd day of June, A.D. 1976.

Notary Public In And For
Hidalgo County, Texas.

DAVID H. C. SULLIVAN, Notary Public
IN AND FOR THE COUNTY OF HIDALGO
MY COMMISSION EXPIRES JUNE 1, 1977

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 6th day of April 1976
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: *Santos Saldana* Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Highway Dept.
By: *[Signature]*
Date: 4-6-76

4/6/76



OFFICE OF THE COUNTY JUDGE

County Of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS' COURT AGENDA FOR January 15, 2019

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	<u>5</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EDEISY CHAPA	1-1401
	COMM. COURT: JANUARY 15, 2019	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1401

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: Edeisy Chapo

Address: P.O. Box 1338
Donna, TX
78537

Phone: 956-325-8450

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>MRamirez</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>1 / 18 / 19</u>

Water Supplier: DAW

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

TROPICAL PALMS EST. #2 LOT 36

on Jan. 15, 2019, 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;
- yes 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10/24/2019;
(Amy Salazar))

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge
Date 1/15/19

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/17/19

APPROVED BY
COMMISSIONERS' COURT
ON: 1/15/19



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1401

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: Edelisy Chapa
Address: P.O. Box 1338
Donna, TX 78537
Phone: 956-325-8450

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

Tropical Palms Est No. 2 lot 3b

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11/2/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/8/19
Date

[Signature]
County Official

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.

General Warranty Deed

Date: December 20, 2018

Grantor: DANIEL PERALEZ, JR., a single man; and GUADALUPE GARCIA, a single woman

Grantor's Mailing Address:

DANIEL PERALEZ, JR. and GUADALUPE GARCIA
1706 E. Hernandez Rd.
Donna, TX 78537

Grantee: EDEISY CHAPA, a single person

Grantee's Mailing Address:

ARMANDO PALACIOS and ESPERANZA R. PALACIOS
EDEISY CHAPA
P.O. Box 1338
Donna, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot 36, TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 41, Pages 15 and 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

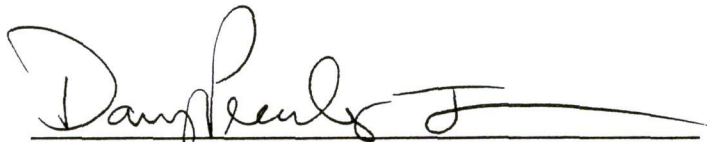
- 1) Covenants Dated October 31, 2002, filed November 1, 2002 under Document Number 1136712; dated November 5, 2002, filed November 6, 2002 under Document Number 1137964, Official Records and Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- 2) Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No.1.
- 3) Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Tropical Palms Estates No.2 Subdivision, recorded in Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas.
- 4) Easement for roadways, canals, drainage ditches, etc. in favor of C.H. Swallow and Company as shown by instrument dated September 25, 1922, recorded in Volume 153, Page 154, Deed Records of Hidalgo County, Texas.
- 5) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Helen Engelman Stagle to Texas & Oil Corp., dated July 18, 1978, recorded in Volume 376, Page 149, Oil and Gas Records of Hidalgo County, Texas.
- 6) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Pablo Jacinto and wife, Guadalupe R. Jacinto, as Lessor, and Texas Oil and Gas Corp., as Lessee, dated August 21, 1978, recorded in Volume 377, Page 185, Oil and Gas Records of Hidalgo County, Texas.
- 7) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 23, 2000, filed November 2, 2000 under Document Number 917921; dated January 15, 2002, filed January 30, 2002 under Document Number 1046741 and dated January 15, 2002, filed January 30, 2002 under Document Numbers 1046742, 1046743 and 1046744, all in the Official Records of Hidalgo County, Texas.
- 8) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 2005, filed September 2, 2005 under Document Number 1516718, dated June 8, 2006, filed October 3, 2006, under Document Number 1670233, and amended dated October 13, 2006, filed December 8, 2006, under Document Number 1695726 dated June 8, 2006, filed October 3, 2006, under Document Number 1670234, and amended dated October 9, 2006, filed December 8, 2006, under Document Number 1695727, dated June 8, 2006, filed October 3, 2006, under Document Number 1670235, and amended dated November 9, 2006, filed December 8, 2006, under Document Number 1695728, dated June 8, 2006, filed October 3, 2006, under Document Number


- 1670236, and amended dated October 12, 2006, filed December 8, 2006, under Document Number 1695729, Official Records of Hidalgo County, Texas.
- 9) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 207, Deed Records of Hidalgo County, Texas.
 - 10) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 209, Deed Records of Hidalgo County, Texas.
 - 11) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 211, Deed Records of Hidalgo County, Texas.
 - 12) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 214, Deed Records of Hidalgo County, Texas.
 - 13) Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated February 13, 2003, filed May 16, 2003 under Document Number 1200021 and amended dated February 15, 2003, filed November 18, 2004 under Document Number 1405369, both in the Official Records 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 Grantees 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

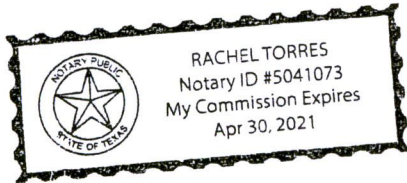

DANIEL PERALEZ, JR.


GUADALUPE GARCIA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on Dec 20, 2018, by DANIEL PERALEZ, JR.



Rachel Torres
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on Dec 20, 2018, by GUADALUPE GARCIA.



Rachel Torres
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard
Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	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 1-1401
Receipt No.: 005711
T7920-02-000-0036-00

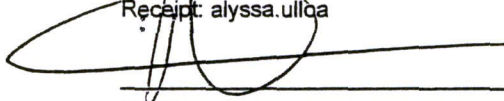
PALACIOS ARMANDO & ESPERANZA R. PALACIOS & EDEISY
CHAPA
P.O. BOX 1338
DONNA, TX 78537
(956) 325-8450
(956) 325-8450

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2100Sq.Ft.
[5] Legal Description: TROPICAL PALMS ESTATES #2 LOT 36
[6] Location: fm 493 & ML 12 1/2
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$60000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1401
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 9005
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

1/8/19
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

1/8/19
Date

AI-68415

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Irma Gonzalez	4-11215
	COMM. COURT: January 15, 2019	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-11215

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: Gonzalez
Irma Vasquez / Israel Vasquez

Address: 1013 S 3rd St
Hearlingen, TX 78550

Phone: 956-342-4696

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: North Alamo 01-23-19

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

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

regarding the land described as: Evergreen valley Estates Ph.3 lot 81.

on Jan 15, 2019, 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;
- yes 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/16/19);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rigoberto F. Cruz
Hidalgo County Judge

1/15/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

1/17/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 1/15/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-11215

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: Gonzalez

Name: Irma Vasquez

Address: 1013 South 3rd St
Harlingen, TX 78550

Phone: 956-342-4696

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

Evergreen Valley Estates Pt. 3 lot 81

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Irma Gonzalez
Irma Vasquez
Requesting Party (Signature) 1-08-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

1/8/19
Date

[Signature]
County Official

EDWARDS ABSTRACT

GF # 201103421

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

Date: February 22, 2011

Grantor: Martin C. Ramirez and wife, Rosa I. Ramirez

Grantor's Mailing Address (including county):

5121 W. Sycamore Avenue
McAllen, Texas 78501
Hidalgo County

Grantee: Israel Vasquez and Irma Gonzalez

Grantee's Mailing Address (including county):

1505 S. Grassmere
Bad Axe, MI 48413

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Michael R. Ezell, Trustee.

Property (including any improvements): Lot Eighty-one (81), EVERGREEN VALLEY ESTATES, PHASE III, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

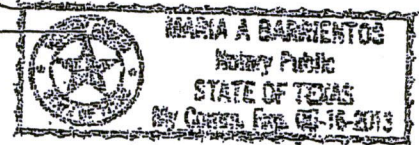
- 1) Restrictions recorded in Volume 52, Pages 135-144, Map Records, and Clerk's File No. 1731025, Official Records in Hidalgo County, Texas.
- 2) All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated June 22, 1927, recorded in Volume 246, Page 17, Deed Records, and dated August 21, 1980, recorded in Volume 1687, Page 485, Deed Records, Hidalgo County, Texas.
- 3) Oil, Gas and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instrument dated April 19, 1935, recorded in Volume 9, Page 61, Oil and Gas Records, Hidalgo County, Texas.

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on the 25 day of February, 2011
by Martin C. Ramirez.

[Handwritten Signature]

Notary Public, State of Texas



THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on the 25 day of February, 2011
by Rosa I. Ramirez.

[Handwritten Signature]

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Israel Vasquez and Irma Gonzalez
1505 S. Grassmole
2nd Ave, mt 484/3

PREPARED IN THE LAW OFFICE OF:
Michael R. Ezell
Attorney At Law
312 E. Van Buran
Harlingen, Texas 78550

WARRANTY DEED WITH VENDOR'S LIEN

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11215

Jan. 10, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E8250-03-000-0081-00

[1] OWNER: VASQUEZ, ISRAEL & IRMA GLZ.

1505 S. GRASSMERE
BAD AVE. MI. 48413

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #3
LOT 81

LOCATION: 0 MILE 20 & SKINNER

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$115,000

[5] SIZE OF STRUCTURE: 3,367 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES X-25

Special Conditions: No construction allowed over any easements.

UST COMPLY WITH ALL COUTNY SETBACKS & REGULATIONS
FRONT50' REAR35' NSIDE 60' S SIDE 6'
FINISH FLOOR ELEV 18" ABOVE CENTER LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0350C Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[Signature] _____ 1-10-12 _____
Prepared by Date

Approved by Date

[Signature] _____ 1-10-12 _____
Signature of Owner or Applicant Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Marcelo Salinas Hernandez	4-1012
2.	
COMM. COURT: January 15, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 4 2 3 4
Application No: 4-1012

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1012

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

Upon the application of:

Name: Marcelo Salinas Hernandez

Address: Woodland Heights
Lot 27, 27 Ponciana
Edinburg, TX 78542

Phone: 956-874-5297

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>W. Kain</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No septic - to be installed.</u>	Authorized Signature
Date Approved:	<u>1 13 19</u>	<u>1 1</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

Marcelo Salinas Hernandez, Property Owner
Woodland Heights Lot 27, 27 Ponciana, Edinburg TX.

[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 Jan. 15, 2019, 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

APPROVED BY
COMMISSIONERS' COURT
ON: 1/15/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-10/2

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

Marcelo Salinas Hernandez

Known to me [or proved to me in the oath of TXID# 23247515 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:

Woodland Heights Lot 27, 27 Ponciana, Edinburg TX."

[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."

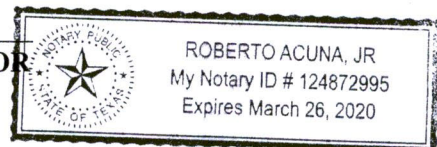
-OR-

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."

Mario [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Dec. 31, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

8/1/2018 1:33:54 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
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Weslaco, Texas 78596
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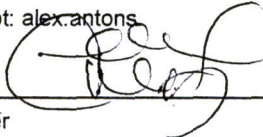
Permit No.: Permit 4-1012
Receipt No.: 003822
W7380-00-000-0027-00

- HERNANDEZ MARCELO S & BRENDA E HUERTA
- 801 EAST SIOUX RD NO. 194
- PHARR, TX 78577
- (956) 961-6588
- (956) 961-6588
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2573Sq.Ft.
- [5] Legal Description: WOODLAND HEIGHTS LOT 27
- [6] Location: SCHUNIOR RD. & ALAMO RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$174964
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side ', Side 7', Corner 10'
 Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.
 Description: Permit 4-1012
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40.00
 Change Due: \$10.00
 Application: maria.cerda
 Inspector: guillermo.rodriquez
 Receipt: alex.antonis



 Cashier

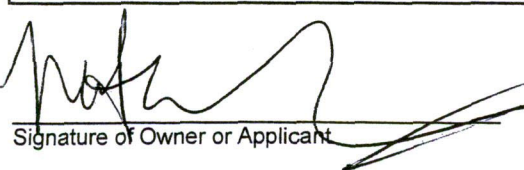
8/1/18

 Date

Prop. 10# 535781

[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

8/1/18

 Date

SIERRA TITLE
STG/ MC GF# 3176860 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: June 29, 2018

Grantor: LUPITA S. TIJERINA, a single person

**Grantor's Mailing Address: P.O. Box 838
Elsa, Texas 78543
Hidalgo County**

**Grantee: MARCELO SALINAS HERNANDEZ and wife, BRENDA ESPINOZA
HUERTA**

**Grantee's Mailing Address: 801 East Sioux Rd. No. 194
Pharr, Texas 78577
Hidalgo County**

Consideration: FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED SIXTY-SEVEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$167,100.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

**Property (including any improvements):
Lot 27, WOODLAND HEIGHTS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County Texas.**

**Reservations from and Exceptions to Conveyance and Warranty:
Subject To:**

Restrictions set out on plat recorded in Volume 29, Page 104 Map Records of Hidalgo County, Texas, and as filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 9, 1994, under Clerk's File No. 402367, and Correction thereof filed for record on March 6, 1995, under Clerk's File No. 439076.

Seven and one-half foot (7.5') proposed utility easement along the East side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not recorded in the public record.

Twenty-five foot (25') minimum setback line along the front, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

Fifteen foot (15') minimum setback line along the rear, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

Seven foot (7') minimum setback line along the south side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

Ten foot (10') minimum setback line along the North side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 171, Page 338, Oil and Gas Lease Records of Hidalgo County, Texas, and Volume 778, Page 441 Volume 1158, Page 238, and Volume 1330, Page 871, all in the Deed Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 9, 1994, under Clerk's File No. 424270.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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.

All ad valorem taxes for the year 2018 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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, and plural nouns and pronouns include the singular.

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$44,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

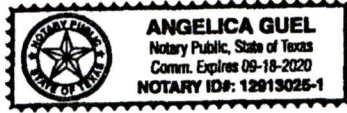

LUPITA S. TIJERINA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of June, 2018, by
LUPITA S. TIJERINA.

(SEAL)



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Marcelo Salinas Hernandez and Brenda Espinoza Huerta
801 East Sioux Rd. No. 194
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3176860;AG/la

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	OSCAR MARTINEZ	1-1239
	COMM. COURT: JANUARY 15,2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1239

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

Upon the application of:

Name: Oscar Martinez Jr.

Address: 8633 Mel C Grey
Weslaco, TX 78596

Phone: 956-249-2077

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R Rio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>INSTALL</u> <u>01/02/19</u>

FOR
G.W.A.
ONLY

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

West Tract FT290

[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 Jan 15, 2019, 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

Ricardo F. Carter
Hidalgo County Judge

1/15/19
Date

ATTEST: Patricia Hernandez
Hidalgo County Clerk

1/17/19
Date

APPROVED BY:
COMMISSIONERS' COURT
ON: 1/15/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Edinburg, Texas 78542
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1239

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

Oscar Martinez JR

Known to me [or proved to me in the oath of 02713055 or through Texas Driver License (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:

West Tract W661.91 - S156.25' - N439' FT 290 A/K/A Tract 122.37A.S

[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]

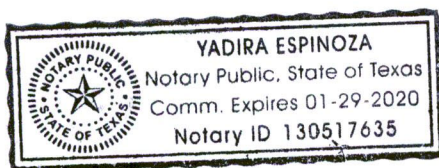
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on January 02, 2019, to certify which, witnesses my hand and seal of office.



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

Charge to: VLTC

GF# 151627

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.

General Warranty Deed

Date: April 26, 2017

Grantor: SARA CALVO a/k/a SARA CONTRERAS CALVO, a single person

Grantor's Mailing Address:

421 S. Salinas Blvd.
Donna, Texas 78537
Hidalgo County

Grantee: OSCAR MARTINEZ, JR. and ADALAILA Y. CASTILLO, a married couple

Grantee's Mailing Address:

1455 S. Tio Avenue
Weslaco, Texas 78596
Hidalgo County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 2.37 acre tract of land out of Farm Tract 290, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

Beginning at a point for the Northeast corner of this Tract on the West Line of a 50.00 foot access road easement, said point bears North 488.75 feet, East 658.09 feet to the Northeast corner of Farm Tract 290, West Tract Subdivision;

Thence, South, 156.25 feet to a 1/2" iron rod set on the West line of a 50.00 foot access road easement for the Southeast corner of this Tract;

Thence, West, first passing a 1/2" iron rod set at 624.41 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet for the Southwest corner of this Tract;

Thence, North, 156.25 feet to a point for the Northwest corner of this tract and center line of a 75.00 foot drain ditch;

Thence, East, first passing a 1/2" iron rod set at 37.50 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 2.37 Acre Tract of land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

Subject to any portion of subject property described herein lying in canal right of way.

Easement for pipelines and ditches as shown by instrument dated September 10, 1918, recorded in Volume 76, Page 325, Deed Records of Hidalgo County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated August 23, 1946, recorded in Volume 596, Page 341, Deed Records of Hidalgo County, Texas.

Right of Way easement in favor of Texas Eastern Transmission Corp. as shown by instrument dated November 16, 1956, recorded in Volume 875, Page 457, Deed Records of Hidalgo County, Texas.

Road easement as disclosed by instrument dated November 11, 1996, filed November 14, 1996 recorded under Document Number 562627, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1953, by and between Marcella K. Frost and husband, John E. Frost, as Lessor, and G.A. Gacke, as Lessee, recorded in Volume 151, Page 457, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 9, 1958, by and between Marcella K. Frost, as Lessor, and G.A. Gacke, as Lessee, recorded in Volume 219, Page 479, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 1, 1961, recorded in Volume 266, Page 591, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1974, by and between Marcella K. Frost, as Lessor, and Lawrence E. Hoover, as Lessee, recorded in Volume 351, Page 307, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1974, by and between Southwest Farm & Ranch, Inc., as Lessor, and Lawrence E. Hoover, as Lessee, recorded in Volume 351, Page 310, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 3, 2001, by and between Kimberlee Brannan, as Lessor, and El Paso Production Oil & Gas USA,LP., as Lessee, filed on July 18, 2001, under Document Number 989838, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in Deed dated October n. 28, 1955, recorded in Volume 845, Page 185 and dated November 1, 1955, recorded in Volume 845, Page 188, Deed Records of Hidalgo County, Texas.

Any claim or allegation that the land, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

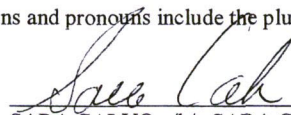
Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2017, and 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.

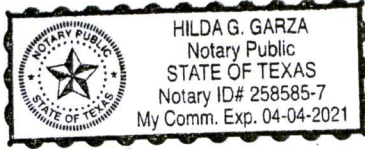

SARA CALVO a/k/a SARA CONTRERAS CALVO

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared SARA CALVO a/k/a SARA CONTRERAS CALVO, proved to me through Valid Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SARA CALVO a/k/a SARA CONTRERAS CALVO executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of April, 2017.



Hilda G. Garza
Notary Public, State of Texas
Notary Public ID: 258585-7

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Email: CantuR@valleylandtitleco.com
File/GF No.: 8855-17/151,627vltc

AFTER RECORDING RETURN TO:
OSCAR MARTINEZ, JR.
1455 S. Tio Avenue
Weslaco, Texas 78596

WARRANTY DEED
(Long Form)

562627

Date: November 11, 1996

Grantor: Mel C. Gray

Grantor's Mailing Address (including county): P.O. Box 3858
South Padre Island, Texas 78597
Cameron County

Grantee: Agustin & Olga Martinez

Grantee's Mailing Address (including county): P.O. Box 931
Weslaco, Texas 78596
Hidalgo County

Consideration: Ten dollars (\$10.00 and other good and valuable consideration).

Property (including any improvements): See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

Any and all conditions, rules, easements, restrictions, mineral reservations and other conditions of record in the office of deeds and records of Hidalgo County, Texas, if any, affecting the above described property.

Visible and apparent assessments on or across the property herein described in which a survey was and or physical inspection would disclose.

Taxes for the year 1989 and subsequent years, and subsequent assessments 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, 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.



Exhibit "A"

METES AND BOUNDS

TRACT 12

Field notes for a 2.37 Acre Tract of land out of Farm Tract 290, West Tract Subdivision, as recorded in Volume 1, Page 4, of the Plat Records in Hidalgo County, Texas, said 2.37 Acres being more particularly described by metes and bounds as follows:

Beginning at a point for the Northeast corner of this Tract on the West Line of a 50.00 foot access road easement, said point bears North 488.75 feet, East 658.09 feet to the Northeast corner of Farm Tract 290, West Tract Subdivision;

Thence, South, 156.25 feet to a $\frac{1}{4}$ " iron rod set on the West line of a 50.00 foot access road easement for the Southeast corner of this Tract;

Thence, West, first passing a $\frac{1}{4}$ " iron rod set at 624.41 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet for the Southwest corner of this Tract;

Thence, North, 156.25 feet to a point for the Northwest corner of this Tract and center line of a 75.00 foot drain ditch;

Thence, East, first passing a $\frac{1}{4}$ " iron rod set at 37.50 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 2.37 Acre Tract of land.



Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Nov 14, 1996 at 01:45P

As a
Recording

Document Number: 562627
Total Fees : 13.00

Receipt Number - 62102
By,
Jennifer Castillo

BY: Mel C. Gray
MEL C. GRAY

(Acknowledgment)

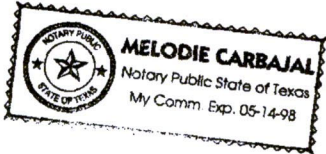
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12TH day of NOVEMBER, 19 96
by MEL C. GRAY

Melodie Carabajal
Notary Public, State of Texas

Notary's name (printed): MELODIE CARBAJAL

Notary's commission expires: 5-14-98



(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:

PREPARED IN THE LAW OFFICE OF:



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

11/1/2018 3:56:02 PM

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-1239
Receipt No.: 004951
W3800-00-290-0000-09

MARTINEZ OSCAR JR & ADALAILA Y CASTILLO
1455 S TIO AVE
WESLACO, TX 78596
(956) 249-2077
(956) 249-2077

Community Panel Number: 4803340450C
Precinct: 1
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 1-1239
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

Date

11/1/18

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3350Sq.Ft.
- [5] Legal Description: WEST TRACT W661.91'-S156.25'-N639' FT
290 A/K/A TRACT 12 2.37AC
- [6] Location: MILE 6 W. & MILE 12 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

[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

11-1-18
Date