



OFFICE OF THE COUNTY JUDGE  
County Of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA**

**COMMISSIONERS' COURT AGENDA FOR February 12, 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>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
<b>TOTAL CERTIFICATES</b>	<u>11</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROEL AVILA	1-1149
2.	ALFONSO FLORES	1-1493
3.		
4.		
	COMM. COURT: February 12, 2019	

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	GUADALUPE MEDINA	N/A
2.	NATHANIEL PENA	1-1318
3.	MARIA AGUILAR	1-1485
	COMM. COURT: February 12,2019	

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Venancio Alvarez	4-1329
2.	Blanca Aguilar	4-356
3.	Sanben Realty, LLC	4-1164
4.	Rene Sanchez	4-1241
	COMM. COURT: February 12, 2019	

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Elizabeth M. Torres	4-1472
	COMM. COURT: February 12, 2019	

**PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS**

	APPLICANT	APPLICATION NO.
1.	JUAN R. GUERRA BRISENO	3-17580
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: FEBRUARY 12, 2019	

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROEL AVILA	1-1149
2.	ALFONSO FLORES	1-1493
3.		
4.		
	COMM. COURT: February 12, 2019	



PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

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PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Elizabeth M. Torres	4-1472
	COMM. COURT: February 12, 2019	

**PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS**

	APPLICANT	APPLICATION NO.
1.	JUAN R. GUERRA BRISENO	3-17580
2.		
3.		
4.		
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	COMM. COURT: FEBRUARY 12, 2019	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: 1-1149

### 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:

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature
Inspection/Permit No: Date Approved:	_____ 1 1	<u>existing septic</u> 11 31 119

Name: Ruel Avila & Krista J. Garcia

Address: 311 Via Sol Dr.  
Edinburg TX 78541

Water Supplier: NAWSC

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

Phone: 956-289-9462

Account/ESI No.: 10032789481657812  
 Temporary Pole  Permanent Service

regarding the land described as:

oak Hill Branch Ph 1 lot 44

on Feb 12, 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; (Date approved 3-28-07); (Alvessa Allen)
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Rubén F. Cuatrecasas  
Hidalgo County Judge

2/12/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2/12/19 [Signature]

ATTEST:  
Hidalgo County Clerk [Signature] 1-13-19  
Date 1-13-19 [Signature]



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Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1149

### 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: Krista J. Garcia

Address: 23414 Oak Hill DR.

Edcouver TX 78538

Phone: 956-289-9462

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

oak hill Ranch Ph 1 lot 44

#### 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)

1/31/19  
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:

1/31/19  
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.**

### WARRANTY DEED

Date: April 12, 2018

Grantor: JUAN J. RODRIGUEZ and wife, MARIA ELENA RODRIGUEZ  
Grantor's Mailing Address (including county): P. O. Box 2844  
Elsa, Texas 78543  
Hidalgo County, Texas

Grantee: KRISTA JOLENE GARCIA and ROEL AVILA  
Grantee's Mailing Address (including county): 311 Via Sol Drive  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 44, OAK HILL RANCH PHASE I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 1738991, Clerk's File No. 1739289, Clerk's File No. 1795479, Clerk's File No. 1833265, Clerk's File No. 1871706, Clerk's File No. 1882643, Clerk's File No. 2080709, Clerk's File No. 2423478 and corrected under Clerk's File No. 2646737, Clerk's File No. 2646738, and Clerk's File No. 2857066, Official Records and Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, recorded under Clerk's File No. 1572966, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed, and subsequent transfers thereof.

Reservation of water rights and/or other rights if any, as set forth in Deed dated October 25, 2007, recorded under Clerk's File No. 1829098, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in untitled instrument dated April 25, 1930, recorded in Volume 325, Page 211, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 12, 1969, recorded in Volume 1260, Page 823, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of Oak Hill Ranch Homeowners Association to secure payment of assessments, as set forth in instruments dated March 27, 2007, recorded under Clerk's File No. 1738991, dated March 27, 2007, recorded under Clerk's File No. 1739288, dated March 27, 2007, recorded under Clerk's File No. 1739289, dated August 15, 2007, recorded under Clerk's File No. 1795479, dated December 5, 2007, recorded under Clerk's File No. 1833265, dated March 12, 2008, recorded under Clerk's File No. 1871706, dated April 24, 2008, recorded under Clerk's File No. 1882643 and dated May 4, 2010, recorded under Clerk's File No. 2080709, Clerk's File No. 2423478 and corrected under Clerk's File No. 2646737, Clerk's File No. 2646738, Clerk's File No. 2793811, and Clerk's File No. 2857066, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of ENGELMAN IRRIGATION DISTRICT.

Minimum floor elevation; 100.00-foot minimum setback line along the front; 15.00-foot minimum setback line along the rear; 20.00-foot minimum setback line along the side; 20.00-foot minimum setback line along the side corner; 15.00-foot exclusive easement to North Alamo Water Supply Corporation on West side; 15.00-foot utility easement on East side; 10.00-foot exclusive easement to North Alamo Water Supply Corporation on East side; and, 10.00-foot additional right-of-way dedicated by this plat, as per map or plat thereof recorded in Volume 52, Page 164, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2018 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

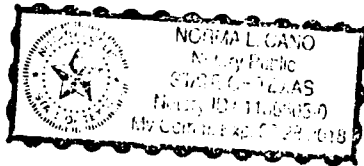
  
\_\_\_\_\_  
JUAN J. RODRIGUEZ

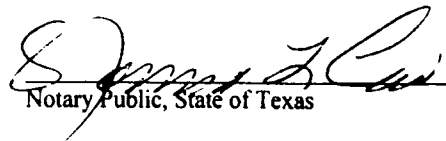
  
\_\_\_\_\_  
MARIA ELENA RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13<sup>th</sup> of April, 2018, by JUAN J. RODRIGUEZ and wife, MARIA ELENA RODRIGUEZ.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
KRISTA JOLENE GARCIA and ROEL AVILA  
311 Via Sol Drive  
Edinburg, Texas 78541

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 916948; NLC:lc



Chapter 232, Texas Local Government Code

9/26/2018 3:11:36 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-1149
Receipt No.: 004524
00557-01-000-0044-00

Main Office: 1304 South 25th Street, Edinburg, Texas 78542
Precinct No. 1 Substation: 1902 Joe Stephens Ave., Weslaco, Texas 78596
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, Texas 78572

GARCIA KRISTA J. & ROEL AVILA
311 VIA SOL DRIVE
EDINBURG, TX 78541
(956) 000-0000
(956) 000-0000

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 30', Side 20', Side 20', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1149
Price: \$30.00

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2701Sq.Ft.
[5] Legal Description: OAK HILL RANCH PH 1 LOT 44
[6] Location: FM 88 & FM 107
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$201000
[10] Flood Zone: Zone X

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

Cashier (Signature)

9/26/18
Date

Property ID# 700139

[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

9/26/18
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct (1) 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1493

### 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: Alfonso Flores

Address: 5243 N. Mile 4 1/2 W.  
Weslaco TX.  
78599

Phone: 956 463 8929

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:	<u>Plumbing Septics</u>	
Date Approved:	<u>02 Nov 17-19</u>	<u>1 1</u>

Water Supplier: NAWS C

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

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

regarding the land described as:

M.H. Lot B

on Feb 12, 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; (Date approved 7-11-18);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecina);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature  
Ricardo F. Cruz  
Hidalgo County Judge  
2/12/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
1-13-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2/12/19

1-13-19



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1493

### 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: Alfonso Flores

Address: 5243 N. Mile 4 1/2 W.  
Weslaco, TX. 78599

Phone: 956 463 8929

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

M.A. MOTZ

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alfonso Flores  
Requesting Party (Signature)

02/05/2019  
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:

2/6/19  
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.**

### **WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** September 9, 2010

**Grantor:** JOSE HERNANDEZ and wife, TERESA HERNANDEZ

**Grantor's Mailing Address:**

JOSE HERNANDEZ and TERESA HERNANDEZ  
P.O. Box 3870  
Plant City, Florida 33563  
Hillsborough County

**Grantee:** ALFONSO FLORES and wife, MARIA ELENA FLORES

**Grantee's Mailing Address:**

ALFONSO FLORES and MARIA ELENA FLORES  
5259 N. Mile 4-1/2 West  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00). 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 PHIL HARRIS, Trustee.

**Property (including any improvements):**

Being 5.00 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 99, Block 145, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 5.00 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.


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

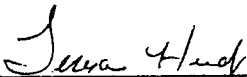
As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee

is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

**THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

  
\_\_\_\_\_  
JOSE HERNANDEZ

  
\_\_\_\_\_  
TERESA HERNANDEZ

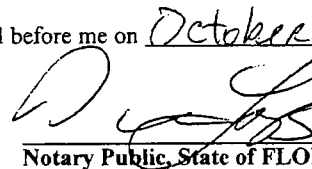
STATE OF FLORIDA §  
COUNTY OF HILLSBOROUGH §

This instrument was acknowledged before me on October 4, 2010, by JOSE HERNANDEZ.

  
\_\_\_\_\_  
Notary Public, State of FLORIDA

STATE OF FLORIDA §  
COUNTY OF HILLSBOROUGH §

This instrument was acknowledged before me on October 4, 2010, by TERESA HERNANDEZ.

  
\_\_\_\_\_  
Notary Public, State of FLORIDA

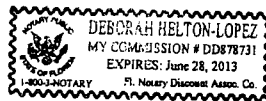
PREPARED IN THE OFFICE OF:

PHIL HARRIS, Attorney at Law  
420 South Missouri  
P.O. Box 8066  
Weslaco, Texas 78599-8066

Produced FLOL#S  
H655803708630  
H655421694680

AFTER RECORDING RETURN TO:

PHIL HARRIS, Attorney at Law  
P.O. Box 8066  
Weslaco, Texas 78599-8066





R. ROBLES &  
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 5.000 ACRES OF LAND  
OUT OF FARM TRACT 99, BLOCK 145  
WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Tract 3

Being 5.000 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 99, Block 145, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 5.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the east line of said Farm Tract 99 for the northeast corner of said tract herein described, said cotton picker spindle also being located on the centerline of Mile 4 1/2 West Road and bears South 165.00 feet from the northeast corner of said Farm Tract 99;

THENCE, South, 165.00 feet, with the east line of said Farm Tract 99 and with the centerline of said Mile 4 1/2 West Road to a cotton picker spindle set for the southeast corner of said tract herein described;

THENCE, West, at a distance of 30.00 feet pass a 1/2-inch iron rod set for reference on the west right of way line of said Mile 4 1/2 West Road, at a distance of 1260.00 feet pass a 1/2-inch iron rod set for reference and continuing for a total distance of 1320.00 feet to a point for the southwest corner of said tract herein described;

THENCE, North, 165.00 feet, with the west line of said Farm Tract 99 and along a drain ditch to a point for the northwest corner of said tract herein described;

THENCE, East, with a line that is parallel to the north line of said Farm Tract 99, at a distance of 60.00 feet pass a 1/2-inch iron rod set for reference, at a distance of 1290.00 feet pass a 1/2-inch iron rod set for reference on the west right of way line of said Mile 4 1/2 West Road and continuing for a total distance of 1320.00 feet to the POINT OF BEGINNING and containing 5.000 acres of land more or less.

Surveyed: October 19, 1999

Basis of bearings: centerline of Mile 4 1/2 West Road

11618-3

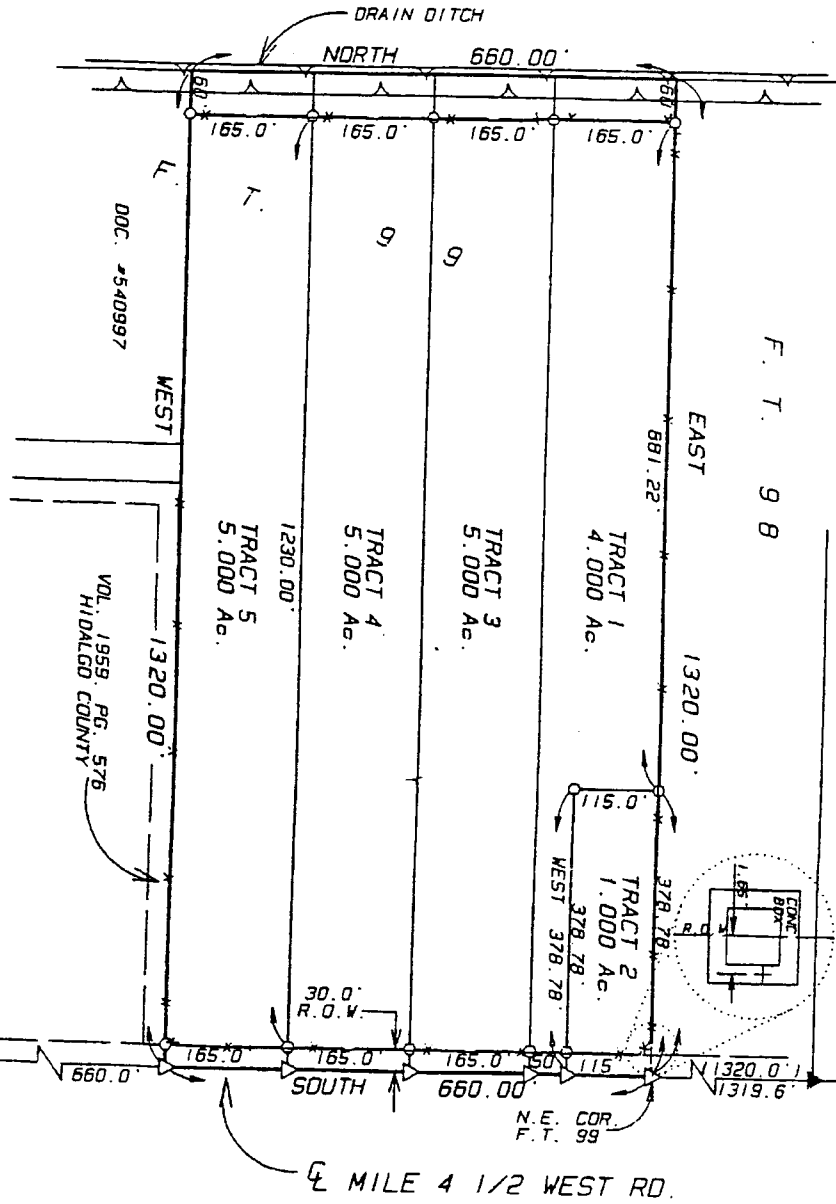
11-18-99

  
Reynaldo Robles, R.P.L.S. #4032

F. T. 113

I, RICHARD ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE MADE THIS SURVEY AND BOUNDARY LINE BY SUPERVISION.

*Richard Robles*  
 RICHARD ROBLES, R.P.L.S. #4032



F. T. 9 B

SURVEY PLAT OF  
 THREE-5.00 ACRE TRACTS, ONE  
 4.00 ACRE TRACT AND ONE 1.00 ACRE TRACT  
 OF LAND OUT OF  
 FARM TRACT 99, BLOCK 145  
 WEST TRACT SUBDIVISION  
 HIDALGO COUNTY, TEXAS

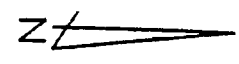
AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R.

VOL. 1959, PG. 576  
 HIDALGO COUNTY

DOC. #540997

F. T. 96

- LEGEND
- Set 1/2" iron rod w/ cap
  - + Set 1" cut in conc.
  - Map wire fence
  - ( ) Map call
  - ▲ Found cotton picker spindle
  - △ Set cotton picker spindle



BASIS OF BEARINGS:  
 CENTER LINE OF  
 MILE 4 1/2 W. RD.

NOTE:  
 PROPERTY SUBJECT TO ESMT.  
 GRANTED TO ROY H. BETTIS  
 BY DEED RECORDED IN VOLUME  
 980, PAGE 643

FAMILY PARTITION  
 PREPARED FOR: ALFONSO FLORES



R. ROBLES &  
 ASSOCIATES, PLLC  
 PROFESSIONAL LAND SURVEYORS

P.O. BOX 478  
 WESLACO, TEXAS 75598

PHONE (958) 988-5477

SURVEYED: 10-19-99	DRAWN BY: N. S/11-02-99
SCALE: 1" = 200'	JOB No. 11618
REVISED:	



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  
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 1-1493  
Receipt No.: 006019  
M0053-00-000-0002-00

- FLORES ALFONSO & MARIA ELENA  
 1703 CELESTE ST  
 WESLACO, TX 78599  
 (956) 463-8929  
 (956) 463-8929
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 44 Mobile homes
  - [4] Size of Structure: 980Sq.Ft.
  - [5] Legal Description: M. A. LOT 2
  - [6] Location: MILE 4 1/2 & MILE 11 N.
  - [7] Sewage: N/A
  - [8] Construction Type: Metal
  - [9] Est. Cost of Construction: \$15000
  - [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 40', Rear 30', Side 6', Side 15', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS & REGULATIONS  
 Description: Permit 1-1493  
 Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: leo.najera  
 Inspector: gilbert.pecina  
 Receipt: leo.najera

Cashier

Date

2/5/19

[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.

Alfonso Flores  
 Signature of Owner or Applicant

02/05/2019  
 Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: N/A

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>RRC</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>EXTRAS 20</u>
	<u>1 1</u>	<u>02 10 19</u>

Name: Guadalupe Medina

Address: 128 So. Whalen Rd.  
Alamo, TX. 78516

Phone: 956.373.8512

Water Supplier: NAWS

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:

Block No. 222, Hall-Fifield Tract,  
Hidalgo County, Texas.

[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 FEB. 12, 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.~~

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

2/12/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

1-13-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2/12/19

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 12 3 4

Application No: N/A

### 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

GUADALUPE MEDINA

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX DL 01596581 (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:

Block No. 222, Hall-Field TRACT, Hidalgo County, Texas

[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~~]

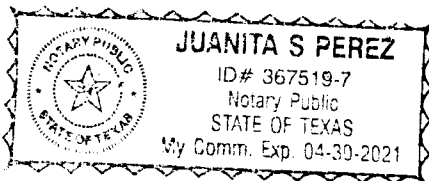
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Guadalupe Medina (Signature)

SUBSCRIBED AND SWORN TO before me on FEB. 4<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



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

10075

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

That I, Jerry T. Anthony, Administrator of the Estate of Theodore Ernest Anthony, deceased,

of the County of Hidalgo, State of Texas, acting under and as directed by an Order of the County Court of Hidalgo County, Texas, sitting in matters of probate, made on the 5th day of May, 1975, directing the sale of the land hereinafter mentioned, belonging to the estate of Theodore Ernest Anthony, deceased, which was then and is now pending in said court, pursuant to an application for an order to sell land belonging to said estate made to said court on the 23rd day of April, 1975, I, Jerry T. Anthony, did on the 5th day of May, 1975, sell at private sale, at Donna, in the County of Hidalgo, the said land to Guadalupe Medina and wife, Lydia Medina, for the sum of \$1,500.00, on these terms, viz.: Cash, in accordance with said order of sale; and Whereas the report of said sale, having been filed on the 6th day of May, 1975, and made to said court, such sale was, on the 12th day of May, 1975, in all respects confirmed by the decree of said court, and Whereas, such purchaser has complied with such terms of sale;

Now, Therefore, in consideration of the premises and of \$1,500.00 cash to me in hand paid by said Guadalupe Medina and wife, Lydia Medina, I, Jerry T. Anthony, Administrator as aforesaid, in accordance with said Order of Sale and Confirmation of Sale and in accordance with Section 177-b of the Texas Probate Code, granting the estate representative control of decedent's separate property and community property under exclusive control of the decedent;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Guadalupe Medina and wife, Lydia Medina,

of the County of Hidalgo, State of Texas all that certain real property situated in Hidalgo County, Texas, and described as follows, to-wit:

.172 acres of land, more or less, and being the East 150' (including the portion thereof in Whalen Road) of the South 50' of the North 442.96' of the East 10 acres of Block No. Two Hundred Twenty-Two (222), Hall-Fifield Tract, Hidalgo County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the East line of said Block 222, in the middle of Whalen Road, a distance of 392.96', South of the South Right-of-way line of U.S. Highway 83 Business; THENCE in a southerly direction along and with the east line of said block a distance of 50' for a corner; THENCE in a westerly direction along a line parallel with the south line of said Block (at 30' past West line of Whalen Road) a distance of 150' for a corner; THENCE in a northerly direction on a line parallel with the east line of said Block a distance of 50' for a corner; THENCE in a easterly direction on a line parallel with the south line of said block (at 120' past west line of Whalen Road) a distance of 150' to the point of beginning.

SUBJECT to any good, valid and effective reservations, easements and Oil and Gas Leases of record.

59

Taxes for the year 1975 have been prorated and shall be paid by the Grantees herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Guadalupe Medina and wife, Lydia Medina, their

heirs and assigns forever and I do hereby bind myself, my successors, heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Guadalupe Medina and wife, Lydia Medina, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at San Juan, Texas  
this 12th day of May, 1975

*Jerry T. Anthony, Adm*  
\_\_\_\_\_  
(Jerry T. Anthony, Administrator  
of the Estate of Theodore  
Ernest Anthony, deceased.)

Witness at request of Grantor:  
\_\_\_\_\_  
\_\_\_\_\_

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
Jerry T. Anthony

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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 12th day of May A. D. 1975.

(L.S.) LUCILLE SNUGGS  
Notary Public, in and for  
Hidalgo County, Texas

*Lucille Snuggs*  
\_\_\_\_\_  
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the day of A. D. 19

(L.S.)

10075

121

**Warranty Deed**

FROM

TO

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk

By \_\_\_\_\_ Deputy

FILED FOR RECORD THIS DATE

At 1:30 o'clock P. M., A. D. 19\_\_\_\_

In MAY 15 1975 County Records

In Book \_\_\_\_\_ on Page \_\_\_\_\_

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas County Clerk

By S. Serrano Deputy  
Deputy

Recording Fee \$ .....

This instrument should be filed immediately with the County Clerk for Record

*W L Lomen*

The Odey Company, Publishers, Dallas

*San Juan, Texas*

# Hidalgo CAD

Property Search Results > 185179 MEDINA GUADALUPE for year 2019

## Property

### Account

Property ID: 185179      Legal Description: HALL FIFIELD BLK 222 .138 AC OF E 10 AC  
 Geographic ID: H0800-00-222-0000-10      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

### Location

Address: 128 S WHALEN TX      Mapsco:  
 Neighborhood: HALL FIFIELD      Map ID:  
 Neighborhood CD: H080000

### Owner

Name: MEDINA GUADALUPE      Owner ID: 123460  
 Mailing Address: 128 S WHALEN RD      % Ownership: 100.0000000000%  
 ALAMO, TX 78516-1275  
 Exemptions: HS

(+) Improvement Homesite Value:	+	\$26,020	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$10,959	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$36,979	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$36,979	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$36,979	

## Tax Assessor

Owner: MEDINA GUADALUPE  
 % Ownership: 100.0000000000%  
 Total Value: \$36,979

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$36,979	\$36,979	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$36,979	\$36,979	\$35.17
FD4	EMS DIST #04	0.025200	\$36,979	\$36,979	\$9.32
GHD	HIDALGO COUNTY	0.580000	\$36,979	\$36,979	\$214.48
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$36,979	\$36,979	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.178000	\$36,979	\$36,979	\$65.82
R07	ROAD DIST 07	0.000000	\$36,979	\$36,979	\$0.00
SDN	DONNA ISD	1.258200	\$36,979	\$11,979	\$150.72
SST	SOUTH TEXAS SCHOOL	0.049200	\$36,979	\$36,979	\$18.19
Total Tax Rate:		2.185700			

Taxes w/Current Exemptions: \$493.70

Taxes w/o Exemptions: \$808.25

Improvement / Building

**Improvement #1:** RESIDENTIAL State Code: A1 Living Area: 1600.0 sqft Value: \$26,020

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDFA - 3P	DWD	1983	1248.0
ENC	ENCLOSED ADD	WDFA - 3P	DWD	1983	352.0
POR	PORCH (COVERED)	*		1983	78.0
STG	STORAGE	*		1983	96.0
CPT	CARPORT	*		1983	384.0
CPT	CARPORT	*		2007	192.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.1380	6011.28	0.00	0.00	\$10,959	\$0

Property History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$26,020	\$10,959	0	36,979	\$0	\$36,979
2018	\$28,252	\$10,959	0	39,211	\$0	\$39,211
2017	\$28,808	\$10,959	0	39,767	\$0	\$39,767
2016	\$25,446	\$10,959	0	36,405	\$0	\$36,405
2015	\$26,406	\$10,959	0	37,365	\$0	\$37,365
2014	\$31,584	\$10,959	0	42,543	\$0	\$42,543
2013	\$30,738	\$10,959	0	41,697	\$0	\$41,697
2012	\$31,775	\$10,959	0	42,734	\$0	\$42,734
2011	\$28,703	\$10,959	0	39,662	\$0	\$39,662
2010	\$25,155	\$12,975	0	38,130	\$0	\$38,130
2009	\$26,062	\$12,975	0	39,037	\$0	\$39,037
2008	\$28,304	\$12,975	0	41,279	\$0	\$41,279
2007	\$32,043	\$5,738	0	37,781	\$0	\$37,781
2006	\$31,091	\$5,738	0	36,829	\$0	\$36,829
2005	\$30,901	\$5,738	0	36,639	\$0	\$36,639

Deed History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		CONV	CONVERSION	UNKNOWN	MEDINA GUADALUPE			

Property Tax Information as of 02/04/2019

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-1318

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

Upon the application of:

Name: Nathaniel Peña

Address: 2400 Clavel Ave  
Weslaco TX 78596

Phone: 956-532-5616

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>11/31/19</u>

Water Supplier: Military

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

Account/ESI No.: 10032789451757020  
 Temporary Pole  Permanent Service

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

Villa Verde #1 Lot 3 B&K 5

[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 Feb. 12, 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: 2/12/19

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
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956-318-2840  
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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1318

### 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

NATHANIEL <sup>Asst.</sup> Peña

Known to me [or proved to me in the oath of 21763572 TXDL 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:

Villa Verde #1 LOT 3 BLK 5."

[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~~]

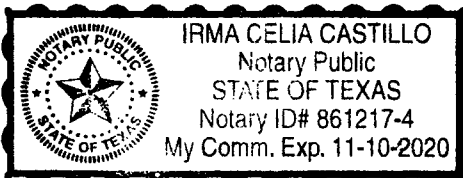
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 JAN. 31, 2019, to certify which, witnesses my hand and seal of office.



Irma Celia Castillo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**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.**

**GIFT WARRANTY DEED**

**Date:** April 28, 2018

**Grantor:** MARIA DE JESUS ALVAREZ PEÑA joined herein by my husband, PAUL PEÑA, JR. pro forma

**Grantor's Mailing Address (including county):**

2400 S. Clavel Ave.  
Weslaco, Texas 78596  
Hidalgo County

**Grantee:** NATHANIEL AUSTIN PEÑA, a single man

**Grantee's Mailing Address (including county):**

2400 S. Clavel Ave.  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:** ONE AND NO/100 DOLLARS and all the love and affection Grantees have for Grantor

**Property (including any improvements):**

Lot No. Three (3), Block No. Five (5), of the Villa Verde Subdivision, Weslaco, Texas, being a Subdivision of the North 33.57 acres of Farm Tract No. 735, Block 165, West Tract Subdivision, Hidalgo County, Texas, said map or plat being recorded in Book No. 16, Page No. 54, of the Map Records of Hidalgo County, Texas;

**SUBJECT TO:** Reservation of all Oil, Gas and Other Minerals, in and under said land, which is expressly excepted from this conveyance and reserved herein, their heirs, and assigns.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

**SUBJECT TO** mineral reservations of record;

**SUBJECT TO** Oil, Gas and Mineral Leases of record, if any;

**SUBJECT TO** rules, regulations, rights of way and easements in favor of water district which property is located;

**SUBJECT TO** all easements and restrictions of record and all visible easements.

Taxes for 2017 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.

No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title and/or taxes to this property.

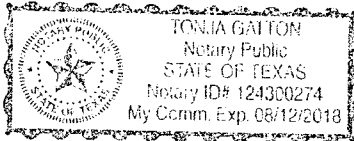
*Maria de Jesus Alvarez Peña*  
MARIA DEJESÚS ALVAREZ PEÑA

*Paul Peña Jr.*  
PAUL PEÑA, JR.

ACKNOWLEDGMENT

STATE OF TEXAS     §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2018 by MARIA DE JESUS ALVAREZ PEÑA.

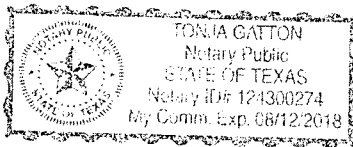


*Tonia Gatton*  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS     §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2018 by PAUL PEÑA, JR..



*Tonia Gatton*  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**  
Law Office of Ciro Ochoa, Jr.  
6013 N. 10<sup>th</sup> St.  
McAllen, Texas 78504  
File #12-17-5906;rg

**AFTER RECORDING RETURN TO:**  
Nathaniel Austin Peña  
2400 S. Clavel Ave.  
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

12/4/2018 12:34:19 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-1318

Receipt No.: 005341

V3700-01-005-0003-04

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

PENA NATHANIEL AUSTIN  
2400 S CLAVEL AVE  
WESLACO, TX 78596  
(956) 686-7636  
(956) 686-7636

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1583Sq.Ft.
- [5] Legal Description: VILLA VERDE #1 BLK 5 LT 3
- [6] Location: mile 5 1/2 w & mile 5 n.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$55405
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1318  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 10348  
Payment: \$30  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo najera  
Receipt: leo najera

Cashier

Date

12/4/18

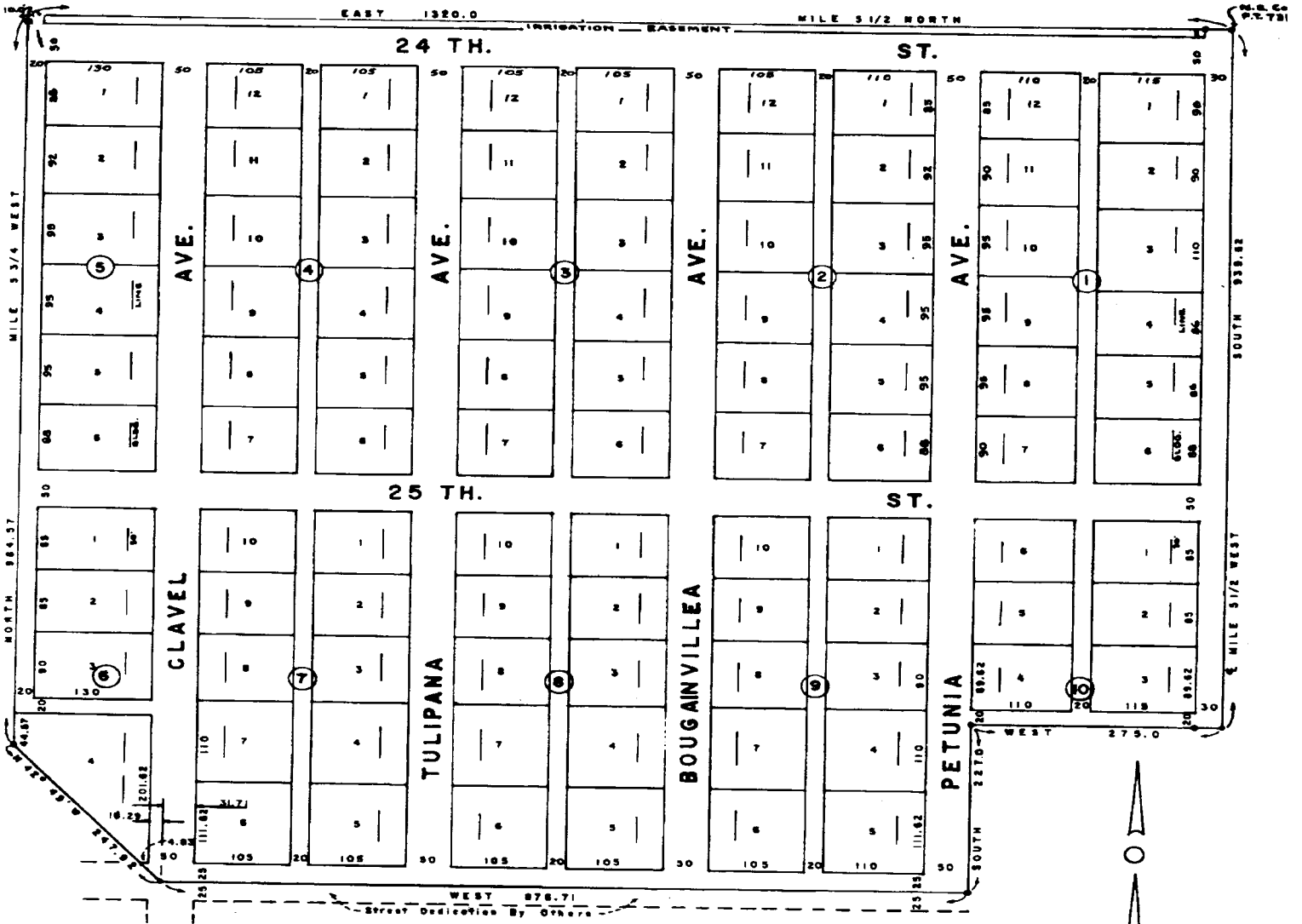
[NOTICE]

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

12-4-18  
Date

11324



WELDED FOR THIS DATE  
11:40 o'clock A.M.

JUL 29 1969

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
*M. Headley*

BEING A SUBDIVISION OF THE NORTH 33.57 ACRES OF FARM TRACT 735  
BLOCK 165, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS, TO THE BEST OF MY KNOWLEDGE A FULL, TRUE AND COMPLETE REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBDIVIDED BY ME HEREOF.

WITNESS MY HAND AND SEAL THIS 15<sup>TH</sup> DAY OF MAY 1969.

*William R. Shea*  
WILLIAM R. SHEA, P.E. No. 24573



STATE OF TEXAS  
COUNTY OF HIDALGO

SWORN AND SUBSCRIBED TO BEFORE ME THIS 15<sup>TH</sup> DAY OF MAY 1969.

*Bessie A. Rank*  
NOTARY PUBLIC, HIDALGO CO., TEXAS



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CLIFFORD V. JONES AND VIRGINIA F. JONES, OWNERS OF THE ABOVE DESCRIBED PROPERTY HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND ALLEYS AS SHOWN ABOVE TO BE KNOWN AS VILLA VERDE SUBDIVISION TO THE CITY OF WESLACO, TEXAS, AND DO HEREBY DEDICATE SAID STREETS AND ALLEYS INVOLVED TO THE PUBLIC USE FOREVER.

EXECUTED THIS 16<sup>TH</sup> DAY OF May 1969.

*Clifford V. Jones Virginia F. Jones*  
CLIFFORD V. JONES AND VIRGINIA F. JONES

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16<sup>TH</sup> DAY OF May 1969.

*Oris Eisher*  
NOTARY PUBLIC, HIDALGO CO., TEXAS

THIS PLAT APPROVED BY THE WESLACO PLANNING AND ZONING BOARD  
THIS DAY OF 1969.

*Elsie King*  
CHAIRMAN

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO,  
HIDALGO COUNTY, TEXAS, THIS DAY OF 1969.

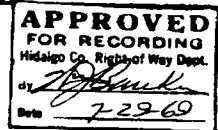
*John J. Stephens*  
MAYOR OF WESLACO, TEXAS

attested: *Mabel A. Foster*  
City Secretary

APPROVED FOR RECORDING

BY  
COMMISSIONERS' COURT  
This the 29<sup>th</sup> day of July 1969  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas

*Thomas W. Banks* Deputy





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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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: 1-1485

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

Upon the application of:

Name: Maria G. Aguilar

11500 Mile 19 N.  
Edcouch, TX

78538  
(956) 473-5191

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	_____	Water Only <u>[Signature]</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	<u>1 1</u>	No Septics
		<u>2 14 19</u>

Water Supplier: North Alamo

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

Account/ESI No: 100.327894 42840652  
 Temporary Pole  Permanent Service

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

Engelman lot 22

[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 Feb. 12, 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.

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

2/12/19  
Date

ATTEST: [Signature]  
(Hidalgo County Clerk)

1-13-19  
Date

APPROVED BY COMMISSIONERS COURT ON: 2/12/19 ms

1-13-19 [Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1485

### 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

Maria Guadalupe Aguilar

Known to me [or proved to me in the oath of D# 08924773 or through Texas Drivers 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:

Engelman Lot 22"

[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."~~

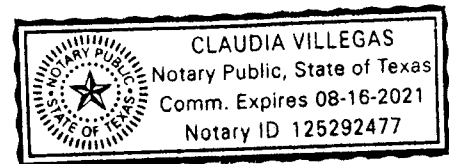
-OR-

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."

Maria G. Aguilar (Signature)

SUBSCRIBED AND SWORN TO before me on February 4<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.

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



**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:** December 03, 2018

**Grantor:** La Cuesta Sol Development, Ltd.

**Grantor's Mailing Address:**

1210 E. Tyler  
Harlingen, TX 78550  
Cameron County

**Grantee:** Maria Guadalupe Aguilar

**Grantee's Mailing Address (including county):**

22079 Mile 7 W  
Monte Alto, TX 78538  
Hidalgo County

**Consideration:** Cash and a Note of even date executed by Grantee payable to the order of Grantor in principal amount of Twenty Nine Thousand Four Hundred and 00/100 Dollars (\$29,400.00), (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed by a first-lien deed of trust of even date from Grantee to David Crook, Trustee.

**Property (including any improvements):**

Lot 22, Engelman Resubdivision as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 6, Page 41 Map Records.

**Reservations from Conveyance:**

1. 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 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;

2. For Grantor and Grantor's successors, a reservation of all of the groundwater, being all underground water, percolating water, artesian water, and other waters from any and all depths and reservoirs, formations and any appurtenant property rights, real or personal, hereditaments, licenses, and contracts, if any, related to or pertaining to the groundwater under and that may be produced from the Property (Groundwater), including, but not limited to, the right to use Groundwater in conjunction with any oil, gas or mineral lease or other mineral exploration agreement, together with any permits now or hereafter issued by any governmental authority related to the Groundwater, including the proceeds of the sale of any the Groundwater whether paid as a royalty or in any other manner. The right to execute such conveyances of the Groundwater is reserved to Grantor.

**Exceptions to Conveyance and Warranty:**

1. The following Restrictive Covenant: All lots must be used for single-family residential purposes only.

2. Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 claim is by, through or under Grantor, but not otherwise.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN ANY INSTRUMENT PRECEDENT OR RELATED TO THIS INSTRUMENT TO THE CONTRARY, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, (A) THE WATER, SOIL, VEGETATION AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION


WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, THE GRANTEE IS RELYING SOLELY UPON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR. THE GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED BY GRANTOR WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NO DUTY TO MAKE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF THAT INFORMATION AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION. THE PROPERTY IS CONVEYED IN "AS IS" CONDITION, AFTER INSPECTION OF THE PREMISES BY GRANTEE. THIS PROVISION IS PART OF THE CONSIDERATION FOR THE EXECUTION OF THIS WARRANTY DEED BY THE GRANTOR AND THIS WARRANTY DEED WOULD NOT BE EXECUTED AND DELIVERED WITHOUT THE INCLUSION OF THIS PROVISION. THE RECORDATION OF THIS INSTRUMENT BY THE GRANTEE, OR ANYONE ACTING IN HIS BEHALF, CONCLUSIVELY EVIDENCES THE ACCEPTANCE OF THIS CONVEYANCE SUBJECT TO THE PROVISIONS OF THIS PARAGRAPH.

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

**GRANTOR:**

La Cuesta Sol Development, Ltd.

By: S.R. Campbell Properties, LLC., General Partner

By:   
 Scot Campbell, President



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

2/4/2019 9:04:50 AM

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 1-1485  
Receipt No.: 005995  
E6290-00-000-0022-00

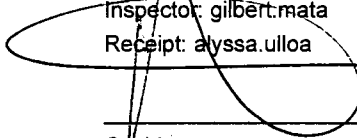
AGUILAR MARIA G  
22079 MILE 7 W.  
MONTE ALTO, TX 78538  
(956) 472-5191  
(956) 472-5191

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 936Sq.Ft.
- [5] Legal Description: ENGELMAN LOT 22
- [6] Location: FM 493 & ML 19
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$19000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks and regulations  
Description: Permit 1-1485  
Price: \$30.00

**Total Amount.....\$30.00**

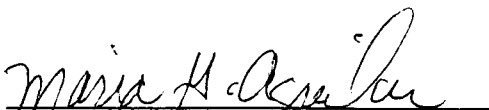
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.mata  
Receipt: alyssa.ulloa

  
\_\_\_\_\_  
Cashier

2/4/19  
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

2-4-19  
Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1329

### 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: Benancio Alvarez

Address: 112 W Amy Dr  
Apt D, San Juan Tx  
78589

Phone: 956-784-0166

Approved by Environmental Health:	Temporary Service	Final Service
	<u>R. P. [Signature]</u> Authorized Signature	
Inspection/Permit No:	<u>FOR WATER ONLY</u>	Authorized Signature
Date Approved:	<u>02 10 19</u>	<u>1 1</u>

Water Supplier: North Alamo Water Supply Corp.

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as:

Victory Estates Lot 11

on Feb. 12, 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; (Date approved 3/31/00);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature [Signature] Hidalgo County Judge [Signature] Date 2/12/19

APPROVED BY COMMISSIONERS COURT ON 2/12/19 ATTEST: [Signature] Hidalgo County Clerk Date 1-13-19

113-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1329

### 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: Venancio Alvarez

Address: 112 W Amy Dr, Apt D  
San Juan Tx, 78589

Phone: 956-784-0678

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

Victory Estates Lot 11

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

(x) Alvarez  
Requesting Party (Signature)

2/9/19  
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:

2/6/19  
Date

(Signature)  
County Official

**WARRANTY DEED WITH VENDOR'S LIEN**

DATE: March 5, 2016

GRANTOR: JOSE ANGEL GARZA and wife, SANDRA YVETTE GARZA

GRANTOR'S MAILING ADDRESS INCLUDING COUNTY:

218 Encino Drive  
San Juan, Texas 78589  
Hidalgo County

GRANTEE: VENANCIO ALVAREZ

GRANTEES' MAILING ADDRESS (INCLUDING COUNTY):

112 West Amy Drive, Apt. D  
San Juan, Texas 78589  
Hidalgo County

CONSIDERATION: Ten (10) dollars and other valuable considerations

PROPERTY DESCRIPTION: (INCLUDING ANY IMPROVEMENTS):

**All of Lot 11 (Eleven), Victory Estates Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas, according to map records recorded in Volume 35, Page 174, Map Records, Hidalgo County Records, Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations From and Exceptions to Conveyance and Warranty:

Grantor, for the valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions and warranty contained in this instrument, 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 the property 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.

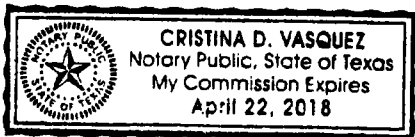
*Jose Angel Garza*  
JOSE ANGEL GARZA, Seller

*Sandra Yvette Garza*  
SANDRA YVETTE GARZA, Seller

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 5th day of March, 2016, by JOSE ANGEL GARZA, and wife, SANDRA YVETTE GARZA, Sellers.



*Cristina D. Vasquez*  
Notary Public in and for the  
State of Texas  
Commission expires: 04/22/2018

Forward Document to:

JOSE ANGEL GARZA and wife,  
SANDRA YVETTE GARZA  
218 Encino Drive  
San Juan, Texas 78589



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 4-1329  
Receipt No.: 005307  
V3410-00-000-0011-00

- ALVAREZ VENANCIO
- 112 W AMY DR APT D
- SAN JUAN, TX 78589
- (956) 784-0678
- (956) 802-0795
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2397Sq.Ft.
- [5] Legal Description: VICTORY ESTATES LOT 11
- [6] Location: cesar chavez and el dora
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$155000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 35', Side WS25', Side ES7', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1329  
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: danny.sanchez  
Receipt: alex.antonis

  
\_\_\_\_\_  
Cashier

11/30/18  
Date

*Prop. 10# 6021743*

[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.

*Alvarez Venancio*  
Signature of Owner or Applicant

11/30/2018  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-356

### 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: Blanca Aguilar

Address: 9201 Viznaga Dr  
Ranchitos Escondidos  
Edinburg, TX 78542

Phone: 956 607-4630

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRam</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>1/25/19</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789426600255  
 Temporary Pole  Permanent Service

regarding the land described as:

Ranchitos Escondidos Plt. 1-A lot #  
10

on Feb. 12, 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; (Date approved 4/16/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRam);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRam);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRam);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge  
2/12/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON 2/12/19

ATTEST: [Signature]  
Hidalgo County Clerk  
1-13-19  
Date

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-354

### 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: Blanca Aguilar  
Address: 9201 Viznaga Drv.  
Ranchitos Escondidos  
Phone: 956-607-4630

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

Ranchitos Escondidos Pft. 1-A lot # 64

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Blanca Aguilar  
Requesting Party (Signature)

1-25-19  
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:

2/6/19  
Date

[Signature]  
County Official

2654026

RE: Lot 66 Ranchitos Escondidos Subd Ph 1-A recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

**NOTICE OF CONFIDENTIALITY RIGHTS**

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

**Special Warranty Deed with Vendor's Lien**

1. Date: September 3, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MIGUEL ANGEL AGUILAR AND BLANCA YADIRA AGUILAR
5. Grantee's Mailing Address: 1716 N. 34<sup>th</sup> St., McAllen, Hidalgo County, Texas 78501
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty Six Thousand Nine Hundred and No/100ths Dollars (\$56,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Sixty-Six (66), Ranchitos Escondidos Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
  - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
  - B. All right, title and interests of the minerals and mineral estate owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, without limitation by the foregoing enumeration, all other minerals and ores of every kind and character, whether similar or dissimilar, including all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, even through such production may damage or destroy the surface estate, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.
  - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

RE: Lot 66 Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. **Exceptions to Conveyance and Warranty:** This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
  - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
  - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
  - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  - e) Easements or claims of easements that are not recorded in the public records.
  - f) 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.
  - g) Standby fees and taxes for the year 2015 and subsequent years.
  - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
  - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. **Condition of the Property:** This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. **Prior Liens:** None.
12. **Granting Clause:** Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
13. **Special Warranty of Title:** To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. **Vendor's Lien:** The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. **Non-examination of Title:** **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

RE: Lot 66 Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

- 16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
  - A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
  - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
  - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
  - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED  
By: THREE, L.L.C.

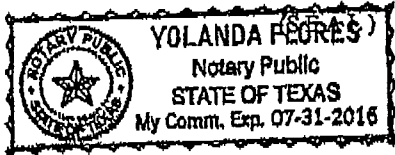
*[Signature]*  
Forrest N. Kunnels, VP

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 28th day of Sept, 2015, by Forrest N. Kunnels Vice Pres of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



*[Signature]*  
Yolanda Flores  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.

After Recording Return To: CWL LIMITED, 506 E. Canton, Edinburg, Texas 78539

RE: Lot 66 Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420 Map Rec Hid Cty. TX.

Exhibit "B"

- A. Reservation and/or conveyance of all executory rights relating to any and all oil, gas, and other minerals, including but not limited to uranium, coal, lignite, caliche and any and all fissionable and nonfissionable minerals, as set forth in instrument(s) dated October 31, 1977, recorded in Volume 1553, Page 703, Deed Records, Hidalgo County, Texas.
- B. Mineral and/or royalty grant and/or reservation (including but not limited to oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including but not limited to uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals or ores, irrespective of depth) and grant and/or reservation of rights to underground high temperature waters and other underground substances providing heat sources suitable for use in producing geothermal energy, as set forth in instrument(s) dated November 8, 1977, recorded in Volume 1553, Page 748, Deed Records, and dated November 23, 1977, recorded in Volume 1554, Page 30, Deed Records, Hidalgo County, Texas.
- C. Mineral and/or royalty grant and/or reservation in instrument dated December 16, 1999, recorded in Clerk's File No. 831865, Official Records, Hidalgo County, Texas
- D. Oil, Gas, and Mineral Lease dated February 3, 1938 recorded in Volume 505, Page 405, Oil and Gas Records, Hidalgo County, Texas.
- E. Basement Deed dated February 20, 1943, recorded in Volume 505, Page 331, Deed Records, Hidalgo County, Texas. (BLANKET)
- F. Basement and/or other rights, if any, as set forth in untitled instrument dated July 20, 1955, recorded in Volume 836 Page 528, Deed Records, Hidalgo County, Texas.
- G. Memorandum of Right of Way Basement dated June 13, 2005, recorded under Clerk's File NO. 1487856, Official Records, Hidalgo County, Texas.
- H. Memorandum of Right of Way Basement dated June 13, 2005, recorded under Clerk's File No. 1487857, Official Records, Hidalgo County, Texas
- I. Basement and/or other rights, if any, as set forth in Special Warranty Deed dated October \_\_, 2013, recorded under Official Records, Hidalgo County, Texas.
- J. A 10.00 inch diesel/gasoline pipeline along the South boundary line - Nustar Logistics LP Gas Pipeline Co. (361-249-9417); a 30.00' gas easement to Magnolia Petroleum Pipeline Co., recorded in Volume 836, Page 528, Deed, Records, Hidalgo County, Texas, as shown the plat recorded under Instrument No. 2603420, Map records, Hidalgo County, Texas.



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 4-356  
Receipt No.: 001491  
R0941-1A-000-0066-00

- AGUILAR MIGUEL ANGEL & BLANCA YADIRA
- 1716 N 34TH ST
- MCALLEN, TX 78501
- (956) 607-4630
- (956) 607-4630
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 817Sq.Ft.
- [5] Legal Description: RANCHITOS ESCONDIDOS PH 1-A LOT 66
- [6] Location: CESAR CHAVEZ & 2812
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$27000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0325 D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 85', Rear 30', Side 15', Side 15', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS**  
Description: Permit 4-356  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: maria.cerda

*[Signature]*  
Cashier

*[Signature]* 3/1/18  
Date

**PROP. ID# 1013364**

[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]*  
Signature of Owner or Applicant

*[Signature]*  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1164

### 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: Siraben Realty LLC

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing</u> <u>1128119</u>

Address: 1710 Bilbao St Mercedes tx 78577

Water Supplier: CITY OF EDINBURG

19703 Fallow Ln

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

Edinburg tx 78539

Account/ESI No.: 338373-001

Phone: (956) 331 8124

Temporary Pole  Permanent Service

regarding the land described as:

PH.4  
LOS VENADOS CT 459

on FEB., 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 9/26/2009);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

2/12/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/12/19

ATTEST: [Signature]  
Hidalgo County Clerk

1-13-19  
Date

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-318-2844

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1164

### 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: Sanben Realty LLC.

Address: 19703 Follow Ln  
Edinburg Tx 78539

Phone: (956) 331 81 24.

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

PH.4  
LOS VENADOS LOT 459

#### 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)

1/29/19  
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:

1/29/19  
Date

[Signature]  
County Official

913817-127

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

Re: Lot 459, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

Special Warranty Deed

1. Date: September 14, 2017
2. Grantor: Garco, Ltd., a Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
4. Grantee: SANBEN REALTY, LLC
5. Grantee's Mailing Address: 1701 S. Bilbao Street, McAllen, Hidalgo County, Texas 78501
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.
7. Property: Lot Four Hundred Fifty Nine (459), Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. Restrictive covenants of record under Clerk's File Nos. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101 and 1465875, Official Records and Volume 46, Pages 25-34, Map Records, Hidalgo County, Texas.
  - B. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
  - C. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years.
  - D. Mineral and/or royalty grant and/or reservation in instrument dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated July 20, 2004, recorded on August 4, 2004, under Clerk's File No. 1366173, Official Records, Hidalgo County, Texas.
  - E. Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas.
  - F. Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File No. 2364582, dated February 7, 2012, recorded under Clerk's File No. 2364583, dated February 7, 2012, recorded under Clerk's File No. 2364584, Official Records, and dated December 16, 2011, recorded under Clerk's File No. 2364585, Official Records, Hidalgo County, Texas.
  - G. Memorandums of Oil and Gas Lease dated November 17, 2005, recorded under Clerk's File No. 1576041, dated February 1, 2006, recorded under Clerk's File No. 1587827, 1602909, 1611001, dated March 10, 2006, recorded under Clerk's File No. 1605424, 1605425, 1605426, 1605952, dated March 25, 2006, recorded under Clerk's File No. 1641790, 1654167, 1654168, dated September 18, 2006, recorded under Clerk's File No. 1683992, 1683993, dated September 22, 2008, recorded under Clerk's File No. 1683994, dated September 15, 2006, recorded under Clerk's

Re: Lot 459, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

File No. 1685207, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, Official Records, Hidalgo County, Texas.

H. Memorandum of Oil and Gas Lease(s) dated October 22, 2012, recorded under Clerk's File No. 2364587, dated October 8, 2012, recorded under Clerk's File No. 2364588, dated October 12, 2012, recorded under Clerk's File No. 2364589, dated October 5, 2012, recorded under Clerk's File No. 2364590, dated October 2, 2012, recorded under Clerk's File No. 2364591, dated October 1, 2012, recorded under Clerk's File No. 2364592, dated May 29, 2012, recorded under Clerk's File No. 2364593, dated September 15, 2012, recorded under Clerk's File No. 2364594, dated September 17, 2012, recorded under Clerk's File No. 2364595, dated September 17, 2012, recorded under Clerk's File No. 2364596, dated September 14, 2012, recorded under Clerk's File No. 2364598, dated March 21, 2012, recorded under Clerk's File No. 2364599, dated March 30, 2012, recorded under Clerk's File No. 2364600, dated April 5, 2012, recorded under Clerk's File No. 2364601, dated April 5, 2012, recorded under Clerk's File No. 2364602, dated April 6, 2012, recorded under Clerk's File No. 2364603, dated March 9, 2012, recorded under Clerk's File No. 2364604, dated March 8, 2012, recorded under Clerk's File No. 2364605, dated March 24, 2012, recorded under Clerk's File No. 2364606, dated April 11, 2012, recorded under Clerk's File No. 2364607, dated March 27, 2012, recorded under Clerk's File No. 2364610, dated April 3, 2012, recorded under Clerk's File No. 2364611, dated March 23, 2012, recorded under Clerk's File No. 2364612, dated March 7, 2012, recorded under Clerk's File No. 2364613, dated April 4, 2012, recorded under Clerk's File No. 2364614, dated March 28, 2012, recorded under Clerk's File No. 2364615, dated February 14, 2012, recorded under Clerk's File No. 2364616, dated January 30, 2012, recorded under Clerk's File No. 2364617, dated January 26, 2012, recorded under Clerk's File No. 2364618, dated February 23, 2012, recorded under Clerk's File No. 2364619, dated February 17, 2012, recorded under Clerk's File No. 2364623, dated January 19, 2012, recorded under Clerk's File No. 2364624, dated January 17, 2012, recorded under Clerk's File No. 2364625, dated January 17, 2012, recorded under Clerk's File No. 2364626, Official Records, Hidalgo County, Texas.

I. 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 whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

J. Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Volume 612, Page 534 and Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

K. Easement dated April 16, 1935, recorded in Volume 400, Page 632, dated October 10, 1953, recorded in Volume 785, Page 568, Volume 785, Page 569, and dated October 1, 1963, recorded in Volume 1072, Page 349, Deed Records, Hidalgo County, Texas.

L. Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

M. Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

N. Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

O. Reservation of water rights and/or other rights if any, as set forth in instrument dated June 29, 2013, recorded under Clerk's File No. 2429123, Official Records, Hidalgo County, Texas.

P. Lien and other rights, if any, in favor of Los Venados Property Owners' Association to secure payment of assessments, as set forth in instrument(s) dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004 recorded under Clerk's File No. 1326322, dated June 22, 2004, recorded under Clerk's File No. 1349572, dated November 17, 2004, recorded under Clerk's File No. 1405101, and dated July 13, 2012, recorded under Clerk's File No. 2326928, Official Records, Hidalgo County, Texas.

Q. Fifty foot (50') minimum setback line along the front; six foot (6') minimum setback line along the sides; fifteen foot (15') minimum setback line along the rear; ten foot (10') utility and electrical easement along the South side; fifteen foot (15') electrical and utility easement along the Northerly side; ten foot (10') electrical easement along the Westerly and Easterly sides, as per map or plat recorded in Volume 46, Pages 25-34, Map Records, Hidalgo County, Texas.


R. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

S. 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.

Re: Lot 459, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

- T. The as-is physical condition of the Property, see Exhibit "A", attached hereto and made a part hereof for all purposes.
- 9. **Granting Clause:** Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
- 10. **Special Warranty of Title:** To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 11. **Miscellaneous:** When the context requires, singular nouns and pronouns include the plural.
- 12. **Signature:**

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company


By:  \_\_\_\_\_  
Richard A. Garza, President

The State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 14th day of Sept, 2017, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company.



  
Notary Public, State of Texas  
My Commission Expires: 7-31-2020

After Recording Return To: Sanben Realty, LLC, 1701 S. Bilbao Street, McAllen, Texas 78501

Exhibit "A"

As a material part of the consideration, Grantor (Seller) and Grantees (Buyer) agree that:

- A. Grantee is accepting the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS", including latent defects, including buried pipes, pipelines or debris. GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in the warranty of title) INCLUDING, BUT NOT LIMITED TO: ZONING AND TAX CONSEQUENCES; PHYSICAL OR ENVIRONMENTAL CONDITIONS; AVAILABILITY OF ACCESS, INGRESS OR EGRESS; OPERATING HISTORY OR PROJECTIONS; VALUATION; GOVERNMENTAL APPROVALS, GOVERNMENTAL LAW AND/OR REGULATIONS; THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:
  - 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY,
  - 2) SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY;
  - 3) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY;
  - 4) THE MANNER, QUALITY, AND/OR STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; and
  - 5) THE PERFORMANCE OF THE WORK BY CONTRACTORS AND CONSULTANTS - ACCEPTED BY GRANTEE SOLELY BASED UPON GRANTEE'S INSPECTION, TESTING AND/OR SOLE JUDGMENT AFTER GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO INSPECT AND TEST THE WORK AND THE PROPERTY FOR WHATEVER PURPOSE DEEMED NECESSARY OR APPROPRIATE BY GRANTEE AND GRANTEE HAS SATISFIED ITSELF IN REFERENCE TO SAME.
  
- B. GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR; GRANTEE REPRESENTS THAT:
  - 1) GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE;
  - 2) GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND INSPECTIONS IN PURCHASING THE PROPERTY;
  - 3) GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND RELIES SOLELY ON SAME;
  
- D. THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES AND/OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY;
  
- E. THE TERMS AND CONDITIONS OF THIS SECTION WILL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND WILL BE INCORPORATED INTO THE DEED;
  
- F. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON;
  
- G. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.
  
- H. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.



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

9/19/2018 1:29:35 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 4-1164  
Receipt No.: 004429  
L6446-05-000-0459-00

SANBEN REALTY, LLC  
1710 S BILBOA ST  
PHARR, TX 78577  
(956) 250-3484  
(956) 739-4401

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2652Sq.Ft.
- [5] Legal Description: LOS VENADOS PH IV Lot 459
- [6] Location: north edinburg
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$184314
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1164  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 1057  
Payment: \$30.00  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: alex.antonis

Cashier

9/19/18  
Date

Prefix # L6446-05

[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]  
Signature of Owner or Applicant

9/19/18  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1241

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

*MR Ramirez ok  
for water too 1/31/19*

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rene Sanchez</u>	_____	<u>R Rio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>EXISTING SITE</u>
	<u>1 1</u>	<u>01 28 19</u>

*FOR LIGHT BUY MR 1/31/19*

5703 Lakota Dr.  
Edinburg, Tx  
78542  
(956) 457-6907

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: # 129743-002  
 Temporary Pole     Permanent Service

regarding the land described as:

Subdivision Seminole Valley #2 Lot #2

on Feb 12, 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; (Date approved 8/12/98);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R Rio);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by R Rio);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature    Rio Hidalgo County Judge    2/12/19 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/12/19

ATTEST: [Signature] Hidalgo County Clerk    1-13-19 Date

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1241

### 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:

[REDACTED] Rene Sanchez  
[REDACTED] 5703 Lakota Dr.  
Edinburg, Tex 78542  
[REDACTED] (956) 437-6407

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

Seminole Valley #2 Lote #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rene Sanchez  
Requesting Party (Signature)

4-28-19  
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:

2/6/19  
Date

[Signature]  
County Official

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: December 12, 2006

Grantor: JACK MCCLELLAND, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead

Grantor's Mailing Address (including county): 2614 W. Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: RENE SANCHEZ

Grantee's Mailing Address (including county): 2009 Loma Alta St.  
San Juan, Texas 78589-3300  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of TEXAS STATE BANK in the principal amount of TWENTY TWO THOUSAND EIGHT HUNDRED SIXTY FIVE AND NO/100THS DOLLARS (\$22,865.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS STATE BANK and by a first-lien deed of trust of even date from Grantee to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

Lot Two (2), Seminole Valley No. 2, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 115, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 33, PAGE 115, MAP RECORDS AND DOCUMENT NO. 701551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated March 31, 1998, recorded under Document No. 668259, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

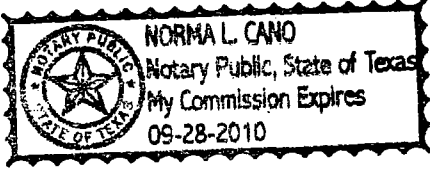
Oil, Gas and Mineral Lease dated January 9, 1989, recorded in Volume 2712, Page 473, and dated October 29, 1999, recorded under Clerk's File No. 805461, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

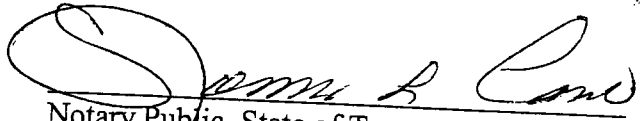
Seismic-Lease Option Agreement dated October 28, 1997, filed December 30, 1997, under Document Number 645212, and extended under Clerk's File No. 735219, Official Records, Hidalgo County, Texas, executed by John H. Sanders, Trustee of the John H. and Dorothy F. Sanders Family Living Trust and Dorothy F. Sanders, Individually and as Trustee of the John H. and Dorothy F. Sanders Family Living Trustee, in favor of Samson Lone Star Limited Partnership.

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 20<sup>th</sup> of December, 2006, by  
JACK MCCLELLAND.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RENE SANCHEZ  
2009 Loma Alta St.  
San Juan, Texas 78589-3300

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
208 West Cano  
Edinburg, Texas 78539  
GF#: 749220; NLC:lc



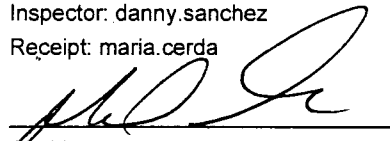
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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 4-1241  
Receipt No.: 004754  
S2440-02-000-0002-00

- SANCHEZ RENE
- 2009 LOMA ALTA DR
- SAN JUAN, TX 78589
- (956) 457-6907
- (956) 457-6907
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #2 LOT 2
- [6] Location: raul longoria and owassa
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone AH


Community Panel Number: 4803340425C  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 30', Rear 35', Side 7', Side 7', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-1241  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: alex.antons  
 Inspector: danny.sanchez  
 Receipt: maria.cerda

  
 Cashier  
 Date 10/15/18

*Prop. ID# 583142*

[NOTICE]

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

  
 Signature of Owner or Applicant

10-15-18  
 Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 (4)

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1472

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

Upon the application of:

Approved by Environmental Health:	Temporary Service water only Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	1/27/19	1/1

Name: Elizabeth M. Torres

Address: 3706 Lafferty Lane  
McAllen, Texas  
78504

Phone: 956-777-2972

Water Supplier: Sharyland Water Supply Corp.

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

Account (ESI) No.: 10032789405966260  
[x] Temporary Pole [x] Permanent Service

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

Elizabeth Torres

3706 Lafferty Lane, Los Padres Lot 20, McAllen, TX 78504

[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),  
or Feb 12, 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.

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

2/12/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

1-13-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2/12/19

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-1472

### 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

Elizabeth M. Torres

Known to me [or proved to me in the oath of 14877385 TX 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:

Lot 20<sup>185</sup> Padres, 3706 Lafferty Lane, McAllen, TX 78504

[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]

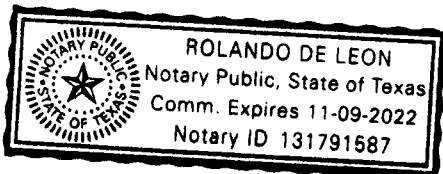
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Elizabeth M. Torres (Signature)

SUBSCRIBED AND SWORN TO before me on January 25, 2019, to certify which, witnesses my hand and seal of office.



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

SIERRA TITLE  
STG/MC GF# 3178790

**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: January 14, 2019

Grantor: FRANCISCO GONZALEZ and wife, ELIZABETH GONZALEZ

Grantor's Mailing Address: 2100 Umar Ave.  
McAllen, Texas 78504  
Hidalgo County

Grantee: ELIZABETH MARGOT TORRES, a married woman

Grantee's Mailing Address: 1115 W. Harvey St.  
McAllen, Texas 78501  
Hidalgo County

Consideration: THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS (\$148,000.00), 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 20, LOS PADRES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 20, Page 116, Map Records of Hidalgo County, Texas.

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

Restrictions recorded in Volume 1594, Page 795, Deed Records of Hidalgo County, Texas.

Water Service Agreement dated July 2, 1981, between Citrus City Lake Development Corp. and Sharyland Water Supply Corporation recorded in Volume 1744, Page 470, Deed Records of Hidalgo County, Texas.

A five feet (5') Utility and Irrigation Easement along the North side of subject property and a ten feet (10') Utility Easement along the South side of subject property as shown on plat recorded in Volume 20, Page 116, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 20, Page 116, Map Records 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 a part of the public record.

Oil and Gas Lease dated October 13, 1980, from Don R. Curl, et al to J. M. Huber Corporation recorded in Volume 397, Page 563, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 484, Page 630, Volume 499, Page 497 Volume 531, Page 88, and Volume 1594, Page 810, all in

Deed Records of Hidalgo County, Texas.

Lien for assessments as set out by Restrictions contained in Deed for record in the Office of the County Clerk of Hidalgo County, Texas, recorded in Volume 1594, Page 810, Deed Records of Hidalgo County, Texas.

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 2019 and all subsequent years.

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

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

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

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 \$35,000.00 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.

*Francisco Gonzalez*  
FRANCISCO GONZALEZ

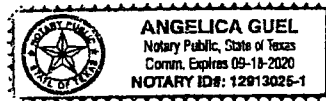
*Elizabeth Gonzalez*  
ELIZABETH GONZALEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of January, 2019, by FRANCISCO GONZALEZ.

(SEAL)



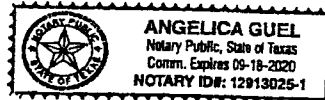
*Angelica Guel*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of January, 2019, by ELIZABETH GONZALEZ.

(SEAL)



*Angelica Guel*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ELIZABETH MARGOT TORRES AND AGUSTIN TORRES  
1115 W. Harvey St.  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10th, Suite 100  
McAllen, Texas 78501  
File No.: CF#3178790 YLlh



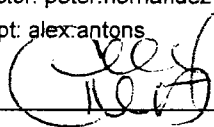
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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 4-1472  
Receipt No.: 005908  
L6350-00-000-0020-00

- TORRES ELIZABETH MARGOT
- 1115 W HARVEY ST
- MCALLEN, TX 78501
- (956) 292-6972
- (956) 720-0280
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2071Sq.Ft.
- [5] Legal Description: LOS PADRES LOT 20
- [6] Location: WARE RD AND 6 MILE LINE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$134615
- [10] Flood Zone: Zone X

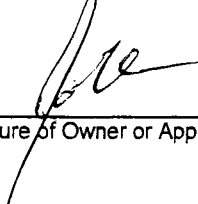
Community Panel Number: 4803340295D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD  
 Description: Permit 4-1472  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 1971  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: peter.hernandez  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

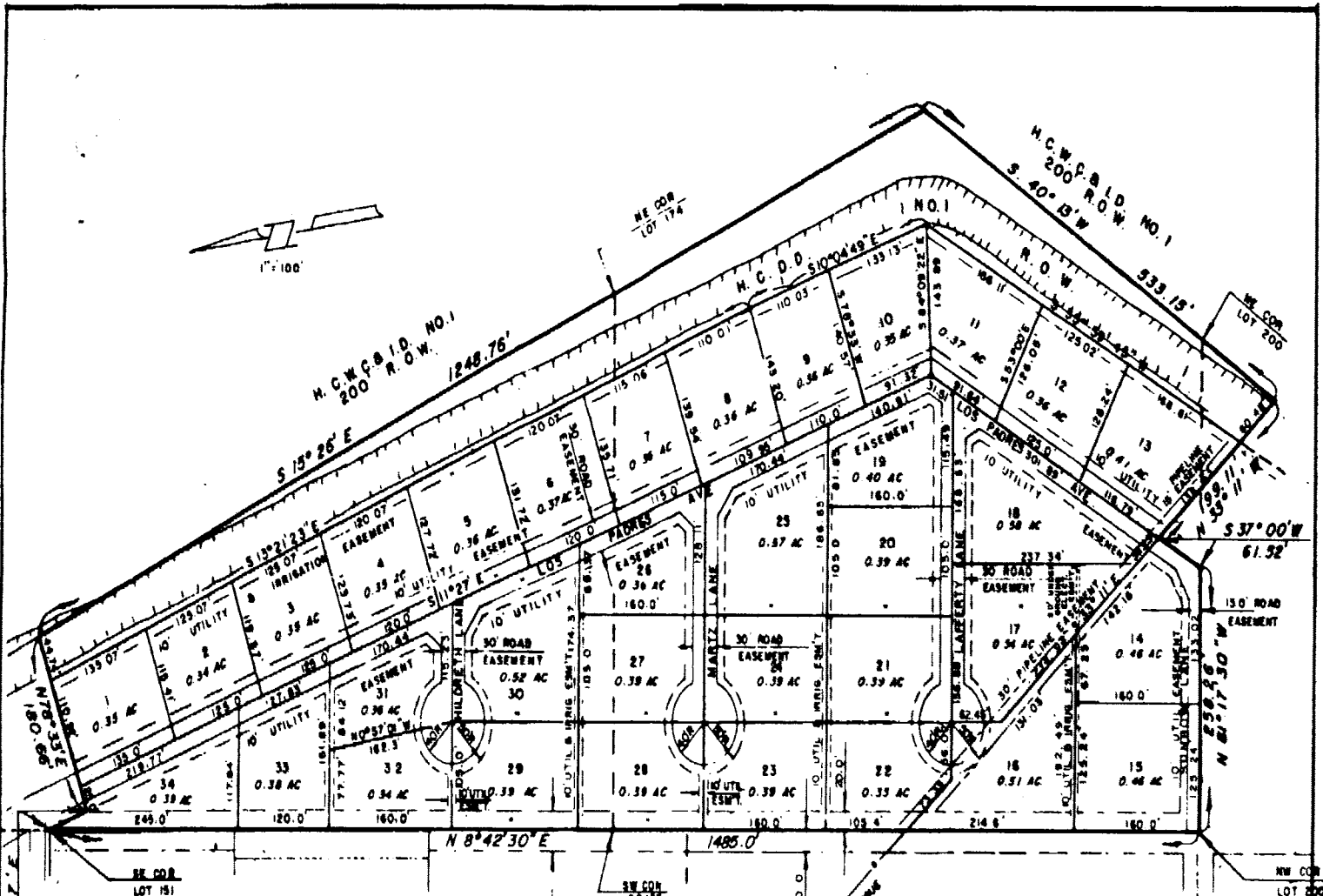
1/25/19  
 \_\_\_\_\_  
 Date

[NOTICE]

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 \_\_\_\_\_  
 Signature of Owner or Applicant

1-25-2019  
 \_\_\_\_\_  
 Date



**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 by *Dora Walker*  
 Date **5-30-79**

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS COURT  
 This the *15th* day of *May* 1978  
 SANTOS SALBANA County Clerk  
 Hidalgo County Texas  
 by *[Signature]*

MAP OF  
**LOS PADRES SUBDIVISION**

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 28.44 ACRES OUT OF LOTS 173, 174 AND 200  
 PRIDE O' TEXAS SUBDIVISION  
 HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

*[Signature]*  
**LARRY L. SMITH**  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 SURVEYED: MARCH 15, 1977  
 T155-P26-30  
 JOB NO. 780308 May 17, 1978

STATE OF TEXAS :  
 COUNTY OF HIDALGO :

KNOW ALL MEN BY THESE PRESENTS:  
 THAT, CITRUS CITY LAKE DEVELOPMENT CORPORATION, ACTING THROUGH ITS CHAIRMAN OF THE BOARD, MR. W. T. ELLS, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOS PADRES SUBDIVISION" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY RESERVE THE RIGHT TO GRANT USE OF STREETS, ALLEYS, AND EASEMENTS TO SUCH UTILITIES AND SERVICES AS MAY HEREAFTER APPLY TO OWNERS FOR SUCH, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED USE AND THE RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS,

CITRUS CITY LAKE DEVELOPMENT CORPORATION

FILED FOR RECORD THIS DATE  
 IN *LOT 116*  
 MAY 30 1978  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS

Approved to Book *20* Page *116*  
 of the map records of Hidalgo  
 County, Texas  
 Charles L. Griffin  
 County Clerks



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 B 4

Application No: 3-17580  
5/26/17

### 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:

Approved by Environmental Health:	Temporary Service	<del>Final Service</del>
Inspection/Permit No:	Authorized Signature	<u>R Rio</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>EXISTING SYSTEM</u> <u>01/30/19</u>

Name: Juan Raul Guerra  
Briseño.

Address: 1517 Paris La Mission  
Tx 78573.

Phone: 956-391-81-40

Water Supplier: Sherry land

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

Account/ESI No.: 334112-001  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

International Village #2 Lot #33.

on Feb 12, 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 5/10/99);

(verified by Sandra Canter);  
Sandra Canter

(verified by R Rio);  
01-30-19

(verified by R Rio);

(verified by 01-30-19);

Sandra Canter 1/3/19  
Planning Department Authorized Signature Hidalgo County Judge

2/12/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/12/19

ATTEST: 1-13-19  
Hidalgo County Clerk Date

1-13-19



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-17580  
5/26/17

### 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: Juan Raul Guerra Briseno.

Address: 1517 Paris Ln Mission

Tx 78573

Phone: 956-391-81-40.

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

International Village #2 Lot 33

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan R. Guerra  
Requesting Party (Signature)

1-31-19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe)

Copy of Record # 3-17580

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

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

1/31/19  
Date

Sandra Cantu  
County Official

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

**WARRANTY DEED**

Date: 23<sup>rd</sup> January 2015 2580605  
Grantor: SERGIO ROJAS MACIEL

Grantor mailing address: 7700 N MOOREFIELD RD  
ALTON TEXAS 78574  
HIDALGO COUNTY

Grantee: **JUAN R GUERRA BRISENO**

Grantee's mailing address: 1515 PARIS LANE  
MISSION TEXAS 78574  
HIDALGO COUNTY.

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

**PROPERTY (including any improvements)**

Lot 33, INTERNATIONAL VILLAGE UNIT NO 2, as shown by the map or plat thereof recorded in Volume 34, Pages 100 of the Records of Hidalgo County.

**RESERVATIONS FROM CONVEYANCE:** NONE

Exceptions to Conveyance and Warranty:

**Lies described as part of the Consideration and any other lies described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of way and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantor assume and agrees to pay for this year, Grantee will assumed for the prior years due to change in land usage, ownership or both, the payment of which Grantee assumes.**

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 way belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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.

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

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY

Witness the hand and seal of said Grantor on this 23<sup>rd</sup> day of January, 2015

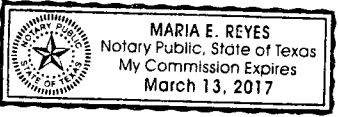
BY: Sergio Rojas Maciel  
SERGIO ROJAS MACIEL  
(Grantor)

Acknowledgment

STATE OF TEXAS            )  
COUNTY OF HIDALGO    )

This instrument was acknowledged before me on this 23<sup>rd</sup> day of January, 2015 by SERGIO ROJAS MACIEL.

WITNESS my hand and seal



Maria Reyes  
Maria E. Reyes, Notary Public  
State Of Texas, County of Hidalgo.

My Comm exp. 03/13/2017

After Recording Mai to:  
Juan R Guerra Briseno  
1515 PARIS LANE  
MISSION TEXAS 78574  
HIDALGO COUNTY.

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17580

May. 26, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

I6048-02-000-0033-00

[ 1 ] OWNER: GUERRA, JUAN

1517 PARIS LN.
MISSION TX

Telephone No. 391-8142

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
INTERNATIONAL VILLAGE UT 2
LOT#33
C-25

LOCATION: 0 6 & 3/4 N. LOS EBANOS

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 1,772 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO
[checked] NO

[ 6 ] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.

F 25 R 15 S6

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 5/26/17

Approved by B. Cantu Date 5/5/17

Signature of Owner or Applicant [Signature] Date 5-26-17

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 02950 Pct: 3

Community No.: 480334

Certification of Elevation Required: YES [checked] 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.

[ 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 DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1194

### 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: Ruel Avila & Krista J. Garcia

Address: 311 Via Sol Dr.

Edinburg TX 78541

Phone: 956-289-9462

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing sept</u>
Date Approved:	<u>1 1</u>	<u>11 31 19</u>

Water Supplier: NAUSE

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

Account/ESI No.: 10032789481657312  
 Temporary Pole  Permanent Service

regarding the land described as:

oak Hill Branch Ph 1 lot 44

on Feb. 10, 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 yes 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 3-28-07);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

ATTEST:

Hidalgo County Clerk

Date

Date

2/12/19

2/12/19

1-13-19

1-13-19



# PLANNING DEPARTMENT

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: \_\_\_\_\_

### 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: Alfonso Flores  
Address: 5243 N. Little 4<sup>th</sup> St.  
Weslaco TX.  
78599  
Phone: 956 463 8429

Approved by	Temporary Service	Final Service
Environmental Health: _____	_____	_____
Inspection/Permit No: <u>Planning Septics</u>	Authorized Signature _____	Authorized Signature _____
Date Approved: <u>02 Dec 1919</u>	_____	_____

Water Supplier: N/A WSC  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: \_\_\_\_\_  
 Temporary Pole  Permanent Service

regarding the land described as:

plot 102

on Feb 12, 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 7-11-18);  
Gilbert Peciner  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature  
[Signature]  
Hidalgo County Judge  
ATTEST: [Signature]  
Hidalgo County Clerk

2/12/19  
Date  
1-13-19  
Date

2/12/19 me

1-13-19 [Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

Upon the application of:

Name: Guadalupe Medina

Address: 128 So. Whalen Rd.  
Alamo, TX. 78516

Phone: 956.373.8512

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>RR</u> Authorized Signature
Inspection/Permit No:		<u>EXISTING</u>
Date Approved:	<u>1 1</u>	<u>02 10 19</u>

Water Supplier: NAWS

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:

Block No. 222, Hall-Field TRACT,  
Hidalgo County, TEXAS

[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 FEB. 12, 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

ATTEST:

Hidalgo County Clerk

Date

2/12/19

Date

1-13-19

2/12/19

1-13-19



# PLANNING DEPARTMENT

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1315

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

Upon the application of:

Name: Nathaniel Perez

Address: 2400 Old 1 Ave

Weslaco TX 78596

Phone: 956-536-5616

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>1 1</u>	<u>11/31/19</u>

Water Supplier: MWH

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

Account/ESI No.: 10032789451757020  
[ ] Temporary Pole [ ] Permanent Service

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

Villa Verde #1 Lot 3 BKS

[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 11/12/19, 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. Lopez  
Hidalgo County Judge

11/12/19  
Date

ATTEST:

Hidalgo County Clerk

1-13-19  
Date

11/12/19

1-13-19



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1488

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

Upon the application of:

Name: Yara E Aguilar

Address: 11500 Park 14N

Edinburg, TX

78238

Phone: (956) 413-5191

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		No Septics
Date Approved:	<u>1 1</u>	<u>2 14 19</u>

Water Supplier: 11-4-19 P...

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

Account/ESI No.: 100029187-488-11-19  
 Temporary Pole  Permanent Service

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

Engelman lot 22

[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 Feb 12, 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 Rafael F Cuatrecasas Hidalgo County Judge

2/12/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

1-13-19  
Date

2/12/19

1-13-19



# PLANNING DEPARTMENT

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-13-19

### 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: Vernon...

Address: 1016 Hwy 29

Phone: 956-318-2844

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:	<u>1-13-19</u>	
Date Approved:	<u>02-10-19</u>	<u>1 1</u>

Water Supplier: [Signature]

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

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

regarding the land described as:

Vernon...

on Feb. 10, 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; (Date approved 3/31/00);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature [Signature] Hidalgo County Judge [Signature]

2/12/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

1-13-19  
Date

1-13-19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Edinburg, Texas 78542  
956-318-2840  
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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: 4-356

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	1 / 25 / 19

Name: Blanca Aguilar

Address: 1201 Vizcaya Dr

Ranchitos Escondido

Edinburg, TX 78542

Phone: 956 607 4630

Water Supplier: N/A

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

Account/ESI No.: 10032709426600255

[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Ranchitos Escondido Plat. 1-A lot # 1-1

on Feb 12, 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;

(Date approved 4/16/19);

yes

A plat has been reviewed and approved by the Commissioners Court;

(verified by [Signature]);

yes

water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

no

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature]);

yes

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]

Hidalgo County Judge

Ricardo F. Cuiter

Date

2/12/19

ATTEST:

Hidalgo County Clerk

[Signature]

Date

1-13-19

2/12/19

1-13-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1167

### 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: Sunbelt Realty LLC

Address: 1710 Bilbao St Pharr tx 78577

17753 Fallow Ln

Edinburg tx 78539

Phone: 956/331 8124

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 28 / 19</u>

Water Supplier: City of Pharr

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

Account/ESI No.: 338373-001  
 Temporary Pole  Permanent Service

regarding the land described as:

PH.4  
LOS VENADOS LOT 459

on Feb., 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; (Date approved 9/26/2019);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MRaney);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

2/12/19

2/12/19

1-13-19

1-13-19



# PLANNING DEPARTMENT

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1241

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

*MR Ramirez ok  
for water too 1/31/19*

Upon the application of:

Name: Rene Sanchez  
Address: 5703 Lakota Dr.  
Edinburg, Tx  
78542  
Phone: (956) 457-6907

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>R Rio</u>	<u>[Signature]</u>	<u>R Rio</u>
Inspection/Permit No:	Date Approved:	<u>01 28 19</u>
	<u>1 1</u>	

*FOR  
LIGHT  
[Signature]  
NR  
1/31/19*

Water Supplier: NAWSC  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: # 129743-002  
 Temporary Pole     Permanent Service

regarding the land described as: Subdivision Seminole Valley #2 Lots #2

on Feb 12, 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; (Date approved 8/12/98);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R Rio);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by 01-28-19);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature    [Signature]  
Hidalgo County Judge

2/12/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

1-13-19  
Date

2/12/19 grs

1-13-19 [Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 1 2 3 **4**

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1472

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

Upon the application of:

Name: Elizabeth M. Torres

Address: 3706 Lafferty Lane  
McAllen, Texas  
78504

Phone: 956-777-2972

Approved by Environmental Health:	Temporary Service <i>water only</i>	Final Service
Inspection/Permit No:	Authorized Signature <i>[Signature]</i>	Authorized Signature
Date Approved:	<u>1/29/19</u>	<u>1/1</u>

Water Supplier: Sharyland Water Supply Corp.

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

Account/ESI No: 10032789405966260  
 Temporary Pole  Permanent Service

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

Elizabeth Torres

3706 Lafferty Lane, Los Padres Lot 20, McAllen, TX 78504

[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 Feb 12, 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.

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

2/12/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

1-13-19  
Date

2/12/19 jnr

1-13-19 [Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-17580  
5/26/17

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>EXISTING SYSTEM</u>
Date Approved:	<u>1 1</u>	<u>01/30/19</u>

Name: Juan Raul Guerra  
Briseno.

Address: 1517 Paris La Mission  
Tx 78573.

Phone: 956-391-8140

Water Supplier: Sherryland

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

Account/ESI No.: 334112-001  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

International Village #2 Lot #33,

on Jan 12, 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 5/10/99);

(verified by Sandra Canter);  
Sandra Canter

(verified by R Rios);  
01-30-19

(verified by R Rios);

(verified by 01-30-19);

Planning Department Authorized Signature

Hidalgo County Judge

ATTEST:

Hidalgo County Clerk

2/12/19  
Date

1-13-19  
Date

2/12/19

1-13/19