



OFFICE OF THE COUNTY JUDGE  
County Of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA**

**COMMISSIONERS' COURT AGENDA FOR March 5, 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>6</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	<u>9</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. MARIA NINO

1-981

2. ALEX GONZALEZ

1-1267

3. ANGELICA GONZALEZ

1-1550

COMM. COURT: MARCH 5, 2019

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DANIEL ORTEGA	1-1512
2.	APRIL BARRON	1-1519
	COMM. COURT: MARCH 5 ,2019	

AI 269227

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. SANTANA GUTIERREZ	4-772
2. GERARDO PENA Jr.	4-1332
3. FRAGA CONSTRUCTION	4-1392
COMM. COURT: MARCH 5, 2019	

**PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY**

	APPLICANT	APPLICATION NO.
1.	JULIAN A. DURON CAMACHO	3-31
2.		
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4.		
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9.		
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11.		
12.		
13.		
	COMM. COURT: MARCH 5, 2019	

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT	APPLICATION NO.
1. MARIA NINO	1-981
2. ALEX GONZALEZ	1-1267
3. ANGELICA GONZALEZ	1-1550
COMM. COURT: MARCH 5, 2019	

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DANIEL ORTEGA	1-1512
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	COMM. COURT: MARCH 5 ,2019	

AI 209229

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. SANTANA GUTIERREZ	4-772
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**PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY**

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11.		
12.		
13.		
	COMM. COURT: MARCH 5, 2019	



# 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: 1-981

### 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: Maria Irene Niño

Address: 5819 mile 17N  
la Villa, TX.  
78562

Phone: (956) 520-1695

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>2 / 2 / 2019</u>

Water Supplier: N.A.W.S

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as:

LA VILLA RANCHES PH1 LOT 307

on March 5, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4-7-15); *CAISSA ULLMAN*

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

3/5/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

ATTEST:  
[Signature]  
Hidalgo County Clerk

3-6-19  
Date  
[Signature]



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-981

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: Maria Irene Niño

Address: 5819 mile 17 N
La Villa, Tx. 78562

Phone: (956) 520-1695

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

LA VILITA RANCHES PH 1 LOT 307

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

Date 2/25/19

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:

Date 2/25/19

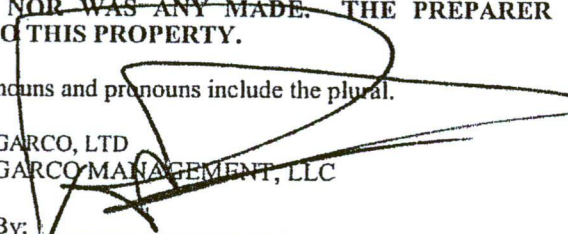
County Official

**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: February 22, 2018
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MARIA IRENE NINO
5. Grantee's Mailing Address: P.O. Box 1117, Edcouch, Hidalgo County, Texas 78538
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 THIRTY FOUR THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$34,900.00) 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 Three Hundred Seven (307) , La Villita Ranches Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2600407, Map Records of Hidalgo County, Texas.
8. Reservations From Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors, and assigns forever:
  - A. All oil, gas, and other minerals and the underground water estate, in and under and that may be produced from the Property. If the mineral and/or water estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral and/or water estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral and/or water estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals and/or water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations do not materially interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.
9. Exceptions From Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
  - A. Standby fees and the taxes for the year 2018 and subsequent years due to change in land usage or ownership;
  - B. All rights, restrictions, reservations, severances, covenants, conditions, easements [including utility and right-of-way easements, if any, whether of record or not]; prior conveyances and/or severance of oil, gas and/or other minerals and/or water rights and any existing leases of oil, gas and other minerals and/or water rights; the rights of adjoining owners in any walls and fences situated on a common boundary;
  - C. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements;

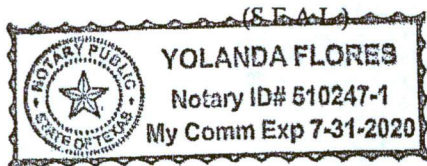
- D. All water, sewer and utility lines, whether established by written easements or existing on the ground servicing this Property and/or adjacent properties;
  - E. All matters which would be revealed by a physical inspection and/or by an on-the-ground A-1 survey of the Property;
  - F. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, and the pertinent water district;
  - G. Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto;
  - H. Any portion of the land described herein lying within canal right of way;
  - I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
  - J. 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;
  - K. Restrictive covenants described on Exhibit "A", attached hereto and made a part hereof for all purposes; and
  - L. The present physical condition of the Property as more fully described on Exhibit "B", attached hereto and made a part hereof for all purposes.
  - M. Anything an on-the-ground A-1 survey would reveal.
  - N. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - O. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
  - P. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
10. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
11. Prior Liens: Deed of Trust recorded under Document No. 2631591, Official Records, Hidalgo County, Texas
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.**
16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
17. Signature:   
GARCO, LTD  
GARCO MANAGEMENT, LLC  
By: \_\_\_\_\_  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 22 day of Feb, 2018, by Richard A. Garza, President of GARCO MANAGEMENT, LLC, as General Partner of Garco Ltd., a Texas Limited Partnership.



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

After Recording Return To:

GARCO, LTD  
3910 W. Freddy Gonzalez  
Edinburg, Texas 78539



Chapter 232, Texas Local Government Code

8/1/2018 1:44:48 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-981  
Receipt No.: 003823  
L2105-01-000-0307-00

- NINO MARIA I.
- P.O. BOX 1117
- EDCOUCH, TX 78539
- (956) 520-1695
- (956) 520-1695
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 624Sq.Ft.
- [5] Legal Description: LA VILLITA RANCHES PH 1 LOT 307
- [6] Location: ml 17 & ml 2
- [7] Sewage: City of La Villa
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 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 1-981  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: alyssa.ulloa  
 Inspector: gilbert.mata  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

8/1/18  
 \_\_\_\_\_  
 Date

Property # 1012834

[NOTICE]

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

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

8/1/18  
 \_\_\_\_\_  
 Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1265

### 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: Alex Gonzalez

Address: 12943 N. Trasper  
Rd. Mission  
TX 78573

Phone: 956-905 6173

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>WRaming</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septic System</u> <u>02/20/19</u>

Water Supplier: NATWS

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

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

regarding the land described as:

Linares Viejo Est Lt 2

on March 5, 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 1-30-19);
- 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 WRaming);
- 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 WRaming);
- 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 WRaming);
- ye 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

3/5/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

ATTEST: [Signature]  
Hidalgo County Clerk

3-6-19  
Date  
[Signature]



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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1267

### 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: Alex Gonzalez

Address: 12943 N. Trooper Rd  
mission TX 78573

Phone: ~~956~~ 956-905-6173

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

Linares Viejo Est lot 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

[Signature]  
Requesting Party (Signature)

2-20-19  
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:

2/20/19  
Date

[Signature]  
County Official

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

## **GENERAL WARRANTY DEED**

**DATE:** October 19, 2018

**GRANTOR:** Alberto Velazquez and wife, Julia Martinez

**GRANTOR'S MAILING ADDRESS** (including county): P. O. Box 756, Weslaco, Hidalgo County, Texas 78599

**GRANTEE:** Cocora LLC, a Texas limited liability company

**GRANTEE'S MAILING ADDRESS** (including county): 12943 N. Trospen Rd., Mission, Hidalgo County, Texas 78573

**CONSIDERATION:** Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

**PROPERTY:**

Lot 2, LINARES VIEJO ESTATES, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 145, Map Records, Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. Restrictive covenants of record under Clerk's File No. 1493121, Official Records and in Volume 49, Page 145, Map Records, Hidalgo County, Texas.
2. Mineral and/or royalty grant and/or reservation in instrument dated September 20, 1966, recorded in Volume 1158, Page 414, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease(s) dated June 11, 1949, recorded in Volume 101, Page 421, Oil and Gas Records, Hidalgo County, Texas.
4. Oil, Gas and Mineral Lease(s) dated April 4, 1978, recorded in Volume 373, Page 521, Oil and Gas Records, Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease(s) dated May 10, 2001, recorded under Clerk's File No. 977153, Official Records, and extended in instrument(s) recorded under Clerk's File No. 1332379, and Clerk's File No. 1619077, Official Records, Hidalgo County, Texas.
6. Oil, Gas and Mineral Lease(s) dated May 10, 2001, recorded under Clerk's File No. 977154, Official Records, and unitized in instrument(s) recorded under Clerk's File No. 1324926 and Clerk's File No. 1619671, Official Records, Hidalgo County, Texas.
7. Oil, Gas and Mineral Lease(s) dated May 10, 2001, recorded under Clerk's File No. 978990, Official Records, and unitized in instrument(s) recorded under Clerk's File No.



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-1267

Receipt No.: 005126

L4468-00-000-0002-00

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

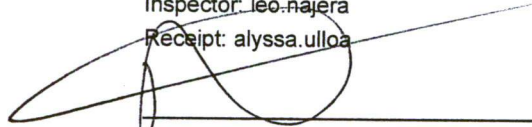
COCORA LLC  
12943 N. TROSPER RD.  
MISSION, TX 78573  
(956) 905-6173  
(956) 905-6173

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 30', Side 10', Side E30', Corner '  
Special Conditions: must comply with all county setbacks & regulations: east side setback 30ft  
Description: Permit 1-1267  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 2694  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2496Sq.Ft.
- [5] Legal Description: LINARES VIEJO ESTATES LOT 2
- [6] Location: fm 491 & mile 12
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

  
Cashier

11/9/18  
Date

PROPERTY # 705 (do)

[NOTICE]

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

  
Signature of Owner or Applicant

11-9-18  
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: 1-1550

### 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
<u>Angelica Gonzalez</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>EXH 1 Septic 2/25/2019</u>

Name: Angelica Gonzalez

Address: 7522 Big Valley  
Dr. Weslaco Tx  
78599

Water Supplier: North Alamo Water

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

Phone: (956) 367-0196

Account/ESI No.: NA

Temporary Pole  Permanent Service

regarding the land described as:

Shilo lot 55

on March 5, 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 6-26-01); (Alyssa Hill)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date 3/5/19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

ATTEST: [Signature]  
Hidalgo County Clerk

Date 3-6-19  
[Signature]



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:

1-1550

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: Angelica Gonzalez
Address: 7522 Big Valley Dr.
Weslaco Tx 78599
Phone: (956) 367-0196

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

Shilo lot + 55

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Angelica Gonzalez
Requesting Party (Signature)

2-25-19
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:

2/25/19
Date

[Signature]
County Official

SIERRA TITLE  
CLOSER CC GF# 31100050

**General Warranty Deed**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 12, 2015

Grantor: **JORGE S. REYES, joined herein proforma by my wife, LUCIA REYES**

Grantor's Mailing Address: **1038 Ricks St.  
Amarillo, Texas 79104  
Randall County**

Grantee: **ANGELICA M. GONZALEZ NKA ANGELICA M. GARZA and spouse,  
BLAS GARZA, JR.**

Grantee's Mailing Address: **7522 Big Valley Circle  
Weslaco, Texas 78599  
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
**Lot 55, Shilo Subdivision, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 38, Page 5, Official Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:  
**Subject To:**

**Easements for roadway and canal rights-of-way as reserved in Deed dated September 10, 1918, from American Rio Grande Land and Irrigation Company to C.A. Lathrop recorded in Volume 76, Page 353, Deed Records Hidalgo County, Texas.**

**Right-of-way easement granted to Magic Valley Electric Co-op, by Dean W. Fisher recorded in Volume 1803, Page 376, Deed Records Hidalgo County, Texas.**

**Easements and conditions as shown on the Map recorded in Volume 37, Page 5, Map Records of Hidalgo County, Texas.**

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

**Easements or claims of easements which are not a part of the public record.**

**Five foot (5") electrical and utility easement along the rear line of the subject land according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records Hidalgo County, Texas.**

**Twenty-five foot (25") building set back line along the front line of the subject land according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records Hidalgo County, Texas.**

**Thirty-five foot (35") building set back line along the rear line of the subject land according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records Hidalgo County, Texas.**

**Six foot (6") building set back line along the side line of the subject land according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records**

Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joe Don Scoggins to Suemaur Exploration and Production LLC, dated April 4, 2001, filed for record on April 9, 2001 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 959559.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied on Deeds recorded in Volume 853, Page 351, Deed Records of Hidalgo County, Texas filed December 4, 2000, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Document No. 925572, Deed Records Hidalgo County, Texas.

All water rights reserved in Deed, dated March 9, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Document No. 1071055, Hidalgo Records Hidalgo County, Texas.


No buildings shall be constructed over any easements or lot line according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records 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 2015 and all subsequent years.

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

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

  
\_\_\_\_\_  
JORGE S. REYES

  
\_\_\_\_\_  
LUCIA REYES

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the 13 day of February, 2015,  
by ~~JORGE REYES~~

*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas



(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the 13 day of February, 2015,  
by LUCIA REYES.

*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas





911- 956-682-3481  
866-849-6695

# 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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956-973-7850

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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: 4-1512

### 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 _____ Authorized Signature	Final Service <u>W. Ramirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 1</u>	<u>existing septic</u> <u>2/21/19</u>

Name: Daniel Ortega

Address: P.O. Box 1159  
Elisa Tx 78543

Phone: 956-571-8440

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789481882252  
[ ] Temporary Pole [X] Permanent Service

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

Luis S 1/2 of Lot D - FM 491 & Monterrey St.  
17229 Monterrey St. La Villa, TX 78562

[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 March 5, 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 Richard F. ... Date 3/5/19

ATTEST: Anton ... (Hidalgo County Clerk) Date 3-6-19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

3-6-19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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956-318-2840  
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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: 1-1512

### 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

Daniel Ortega

Known to me [or proved to me in the oath of ID# 20305110 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:

Luis S 1/2 of Lot D .3485 ac FM491 & Monterrey St.

[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-

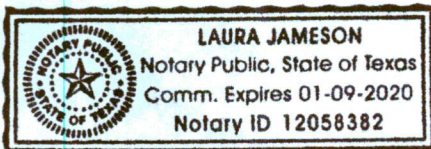
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on February 15, 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.**

**General Warranty Deed**

**Date:** June 22, 2018

**Grantor:** Guadalupe L. Castillo AKA Guadalupe Smith

**Grantor's Mailing Address:**

Guadalupe L. Castillo  
4808 East Curry Road  
Edinburg, TX 78542

**Grantee:** Daniel Ortega

**Grantee's Mailing Address:**

Daniel Ortega  
P. O. Box 1159  
Elsa, Texas 78543

**Consideration:**

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

**Property (including any improvements):**

**THE SOUTH ½ OF TRACT "D", LUIS SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 21, PAGE 32, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

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 2015, 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 context requires, singular nouns and pronouns include the plural.

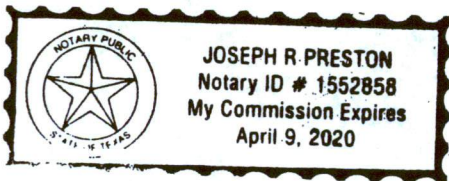
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

*Guadalupe L. Castillo*  
\_\_\_\_\_  
Guadalupe L. Castillo AKA Guadalupe Smith

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 22,  
2019, by Guadalupe L. Catillo AKA Guadalupe Smith.



*Joseph R. Preston*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires:  
April 9, 2020

**Affidavit of Identity**

Date: June 22, 2018

Affiant: Guadalupe L. Castiillo AKA Guadalupe Smith

Property: **THE SOUTH ½ OF TRACT "D" LUIS SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 32, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

Affiant on oath swears that the following statement is true and is within the personal knowledge of Affiant:

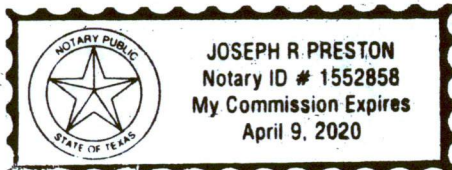
Affiant is not the same person as the Guadalupe Castillo named in the following:

1. Abstract of Judgment in the amount of \$953.12 recorded as Document No. 2388220 in the Official Records of Hidalgo County, Texas;
2. Abstract of Judgment in the amount of \$3,619.12 recorded as Document No. 2462746 in the Official Records of Hidalgo County, Texas;
3. Child Support Lien in the amount of \$4,332.04 recorded as Document No. 2044320 in the Official Records of Hidalgo County, Texas;
4. Child Support Lien in the amount of \$15,992.90 recorded as Document No. 2403439 in the Official Records of Hidalgo County, Texas;
5. Federal Tax Lien in the amount of \$12,566.12 recorded as Document No. 2520938 in the Official Records of Hidalgo County, Texas;
6. Federal Tax Lien in the amount of \$388.02 recorded as Document No. 254309 in the Official Records of Hidalgo County, Texas.

Guadalupe L. Castillo  
Guadalupe L. Castillo AKA Guadalupe Smith

SUBSCRIBED AND SWORN TO before me on June 22, 2018, by Guadalupe L. Castillo AKA Guadalupe Smith..

Joseph R. Preston  
Notary Public, State of Texas



# The State of Texas,

County of HIDALGO

Know All Men by These Presents:

THAT WE, JULIO CAVAZOS and wife, ADELINA CAVAZOS of PO Box 351, La Villa, TX 78562 of the County of Hidalgo State of Texas for and in consideration

of the sum of -----Ten and No/100----- (\$10.00)-----DOLLARS

and other good and valuable consideration to me in hand paid by Edwardo Rodriguez and wife, Lucia Rodriguez and son, Robert Rodriguez PO Box 591 La Villa, TX 78562 as follows:

The receipt of which is hereby acknowledged.

have Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said Edwardo Rodriguez and wife, Lucia Rodriguez and son, Robert Rodriguez whose mailing address is PO box 591, La Villa, TX 78562 of the County of Hidalgo State of Texas all that certain A 0.348 acre tract of land out of the North 1/2 of Tract D, Luis Subdivision as recorded in Volume 21, Page 32, of the Map Records in Hidalgo County, Texas, and described as follows:

BEGINNING at the Northeast corner of Tract D with a found 1/2" iron rod for the Northeast corner of this Tract; THENCE, South along the West R.O.W. line of Monterrey Street, a distance of 132.0 feet to a set 1/2" iron rod for the Southeast corner of this Tract; THENCE, West, a distance of 115.0 feet to a set 1/2" iron rod for the Southwest corner of this Tract; THENCE, North, a distance of 132.0 feet to a found 1/2" iron rod for the Northwest corner of this Tract; THENCE, East, a distance of 115.0 feet to the POINT OF BEGINNING AND CONTAINING 0.348 acre more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging unto the said

Edwardo Rodriguez and wife, Lucia Rodriguez, and son, Robert Rodriguez heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Edwardo Rodriguez and wife, Lucia Rodriguez and son, Robert Rodriguez heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Elsa, Texas this 6th day of September 1994

Witness at Request of Grantor:

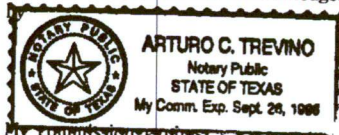
*Julio Cavazos*  
Julio Cavazos - Seller  
*Adelina Cavazos*  
Adelina Cavazos - Seller

*Edwardo Rodriguez*  
Edwardo Rodriguez - Buyer  
*Lucia Rodriguez*  
Lucia Rodriguez - Buyer

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 6th day of September, 1994



My Commission expires: 09/26/96

*Arturo C. Trevino*  
Notary Public, State of Texas  
Notary's printed name: Arturo C. Trevino

FILED FOR RECORD  
DOC# 407384 \$9  
09-07-1994 01:23:09  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

**Warranty Deed**

FROM  
Julio Cavazos  
and wife, Adelina Cavazos  
PO Box 351  
La Villa, TX 78562

TO  
Eduardo, Lucia  
and Robert Rodriguez  
PO Box 591  
La Villa, TX 78562

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk

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

RECORDED

\_\_\_\_\_ 19\_\_\_\_

In \_\_\_\_\_ County Records

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

County Clerk

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

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with  
the County Clerk for record.

WHEN RECORDED RETURN TO:

Eduardo, Lucia and  
Robert Rodriguez  
PO Box 591  
La Villa, TX 78562  
THE ODEE COMPANY, Publishers, Dallas



Chapter 232, Texas Local Government Code

2/12/2019 11:26:42 AM

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

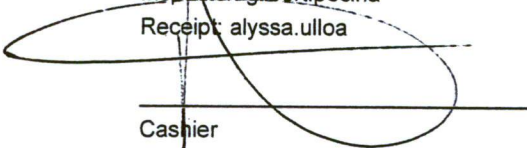
Permit No.: Permit 1-1512  
Receipt No.: 006089  
L6680-00-000-000D-01

- ORTEGA DANIEL
- PO BOX 1159
- ELSA, TX 78543
- (956) 571-8440
- (956) 571-8440
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: LUIS S 1/2 OF LOT D
- [6] Location: FM 491 & MILE 15 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340450C  
 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 & REGULATIONS  
 Description: Permit 1-1512  
 Price: \$30.00

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

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

  
 \_\_\_\_\_  
 Cashier

2/12/19  
 \_\_\_\_\_  
 Date

[NOTICE]

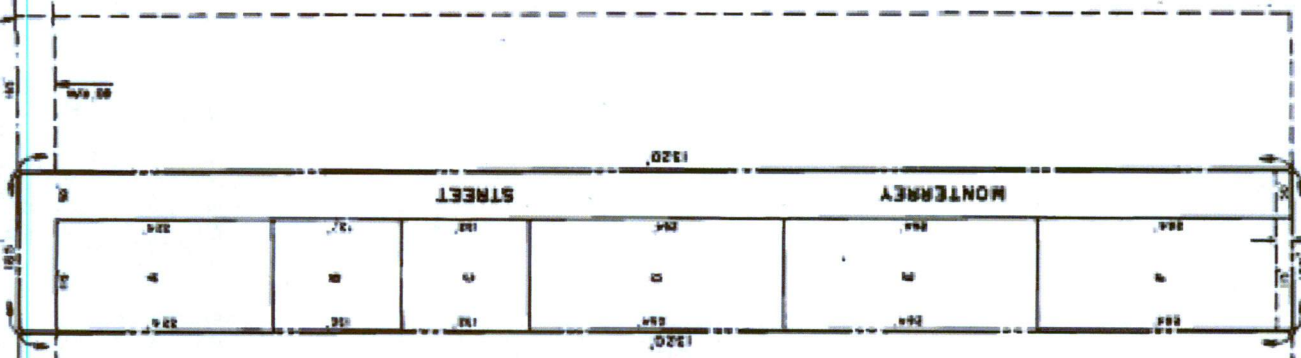
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

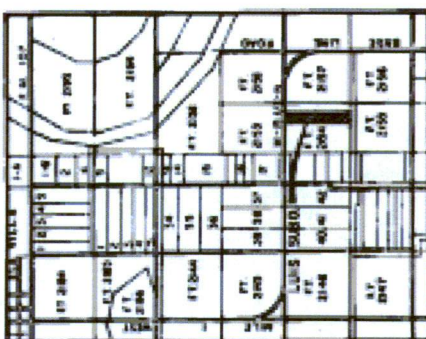
2-12-19  
 \_\_\_\_\_  
 Date

NORTHWEST CORNER  
T. 2144

E. 1/2 MILE 18 1/2 NORTH



*William R. Shea*  
12-2-1979



LOCATION MAP  
SCALE 1" = 1000'

25695

TO BE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS

LUIS SUBDIVISION, BEING A TRACT OR PARCEL OF LAND CONTAINING 5.0 GROSS ACRES, MORE OR LESS, SITUATED IN AND A PART OF THE WEST 5.0 ACRES OF THE EAST 1/2 ACRES OUT OF FARM TRACT 2154, NORTH CAPITAL DISTRICT, AMERICAN GRANGE LAND AND IRRIGATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

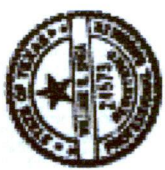
BEGINNING AT THE NORTHEAST CORNER OF THIS SUBDIVISION WHICH IS WEST A DISTANCE OF 185.00 FEET FROM THE NORTHEAST CORNER OF FARM TRACT 2154;

THENCE, ALONG A LINE PARALLEL WITH THE EAST BOUNDARY LINE OF FARM TRACT 2154, SOUTH A DISTANCE OF 120.00 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THE SUBDIVISION BEING DESCRIBED;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF FARM TRACT 2154, WEST A DISTANCE OF 185.00 FEET TO AN IRON PIN FOR THE SOUTHWEST CORNER OF THE SUBDIVISION, SAID CORNER LYING ON MILE 1/2 WEST;

THENCE, ALONG MILE 1/2 WEST, NORTH A DISTANCE OF 185.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS SUBDIVISION SAID POINT LYING ON THE NORTH BOUNDARY OF FARM TRACT 2154;

THENCE, ALONG SAID NORTH BOUNDARY LINE, EAST A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 5.0 GROSS ACRES, MORE OR LESS.



I, WILLIAM R. SHEA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

WITNESS MY HAND AND SEAL THIS 13<sup>th</sup> DAY OF March, 1979.  
*William R. Shea*  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS LUIS SUBDIVISION TO HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY APPROVE, ACCEPT AND ADOPT THE ACCOMPANYING MAP OF SAID SUBDIVISION AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND ALL PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*W. R. Shea*  
OWNER AND LIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL LUIS known to me to be the person whose NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF May, 1979.



*Celia Landrum*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

RECORDED IN PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS  
BOOK 25695 PAGE 31  
MAY 15 1979

*13th Aug 79*  
*Shoyana*

LUIS SUBDIVISION



# 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: 6-1519

### 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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: April Barron

Address: 3018 Geronimo St  
Weslaco, TX

Phone: (956)332-4697

Water Supplier: N.A.W.S

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:

colonia del noreste lote 203

[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 March 5, 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: 3/5/19

Debra J. Lower  
Armando Araya Jr.

3/5/19

3-6-19

Am 3-6-19



# 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 B 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1519

### 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

April Barron

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

colonia del noreste lot 203"

[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."

April Barron

(Signature)

SUBSCRIBED AND SWORN TO before me on 25<sup>th</sup> February, 2019, to certify which, witnesses my hand and seal of office.



Melissa S. Marines  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Recording:

APRIL DENYSE BARRON  
3209 GERONIMO ST  
WESLACO, TX 78596

and when recorded, please return this deed  
and tax statements to:

APRIL DENYSE BARRON  
3209 GERONIMO ST  
WESLACO, TX 78596

Above reserved for official use only

## GENERAL WARRANTY DEED

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

The State of TEXAS,

County of HIDALGO

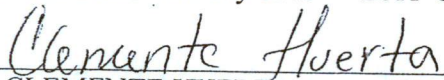
KNOW ALL MEN BY THESE PRESENTS, That CLEMENTE HUERTA-SALAZAR AND AIDE GARCIA DE LEON whose address of 275 S BRIDGE AVE IN WESLACO, TX 78596, in the state aforesaid, for and in consideration of TEN DOLLAR (\$10.00) AND OTHER VALUABLE SUMS AND CONSIDERATIONS, to me in hand paid by APRIL DENYSE BARRON whose address of 3209 GERONIMO ST IN WESLACO, TX 78596 COUNTY OF HIDALGO, STATE OF TEXAS.

Have granted, sold, and conveyed, and by these presents do I grant, sell, and convey unto the said APRIL DENYSE BARRON whose mailing address is 3209 GERONIMO ST IN WESLACO, TX 78596, all that certain:

LOT 203, COLONIA DEL NORESTE, OF HIDALGO COUNTY, TEXAS.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTOR'S, his heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this day of 09<sup>TH</sup> DAY OF MAY 2018

  
CLEMENTE HUERTA-SALAZAR

  
AIDE GARCIA DE LEON

STATE OF TEXAS

COUNTY OF HIDALGO ) ss

This instrument was acknowledged before me on 09TH DAY OF MAY 2018 BY CLEMENTE HUERTA-SALAZAR AND AIDE GARCIA DE LEON.

*Raymundo Medina*

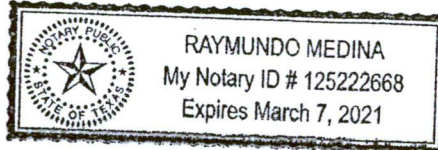
Notary Public

Printed Name: RAYMUNDO MEDINA

STATE OF TEXAS

COUNTY OF HIDALGO

My Commission Expires: 03-07-2021



**CERTIFICATE OF ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, RAYMUNDO MEDINA ON THIS DAY PERSONALLY APPEARED CLEMENTE HUERTA-SALAZAR AN AIDE GARCIA DE LEON TO ME PROVED TO ME THROUGH WITH A VALID ID TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTIED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 09TH DAY OF MAY 2018.

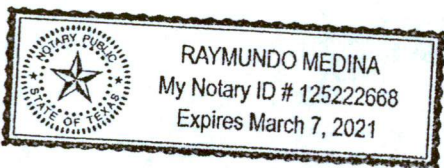
*Raymundo Medina*

STATE OF TEXAS, COUNTY OF HIDALGO

RAYMUNDO MEDINA

NOTARY PUBLIC

COMMISSION EXPIRES: 03-07-2021





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

2/13/2019 9:12:48 AM

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 1-1519  
Receipt No.: 006105  
C6760-00-000-0203-00

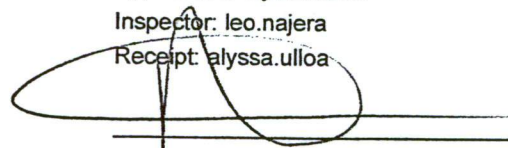
BARRON APRIL DENYSE  
3209 GERONIMO ST  
WESLACO, TX 78596  
(956) 600-9791  
(956) 600-9791

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2204Sq.Ft.
- [5] Legal Description: COLONIA DEL NORESTE LOT 203
- [6] Location: mile 9 & mile 6 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1519  
Price: \$30.00

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

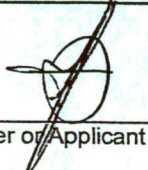
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

2/13/19  
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

02/13/19  
Date

STATE OF TEXAS  
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO,  
AND IN PERSON OR THROUGH A DILY AUTHORIZED AGENT DEDICATED TO THE USE OF THE PUBLIC  
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINS, EASEMENT AND PUBLIC PLACES  
THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Hilda B. Garcia*  
OWNER  
HILDA B. GARCIA  
*Tony Barbosa*  
OWNER  
TONY BARBOSA

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

11-21-83  
DATE

*John F. ...*  
REGISTERED PUBLIC SURVEYOR  
NO. 2275 PE 34985

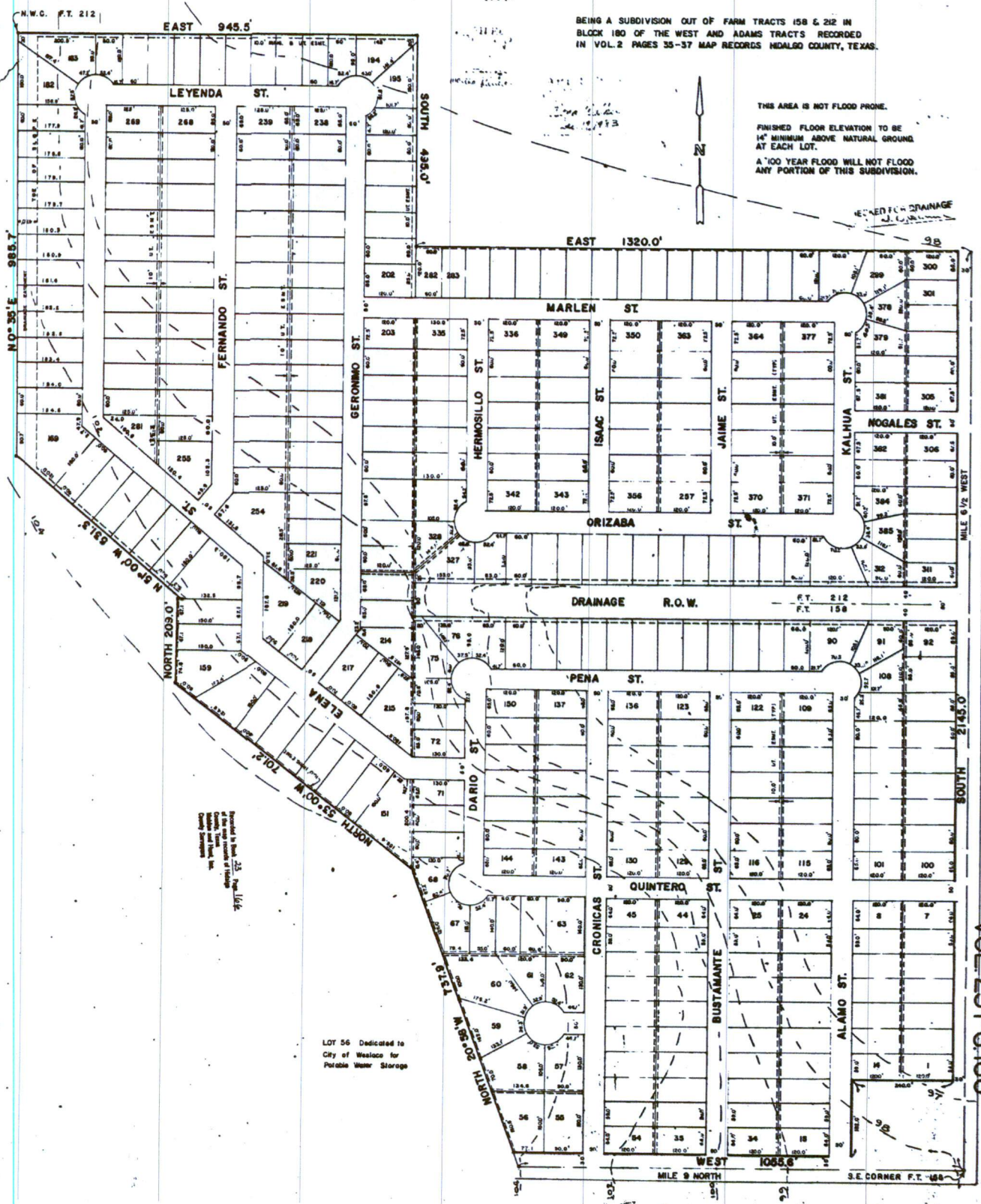
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November 1983

*John F. ...*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

### COLONIA DEL NORESTE

BEING A SUBDIVISION OUT OF FARM TRACTS 158 & 212 IN  
BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED  
IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS AREA IS NOT FLOOD PRONE.  
FINISHED FLOOR ELEVATION TO BE  
1' MINIMUM ABOVE NATURAL GROUND  
AT EACH LOT.  
A 100 YEAR FLOOD WILL NOT FLOOD  
ANY PORTION OF THIS SUBDIVISION.



LOT 56 Dedicated to  
City of Weslaco for  
Potable Water Storage



# 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: 4-772

### 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
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		Existing OSSP
Date Approved:	/ /	2/25/19

Name: SANTANA GARCIA

Address: 575 BUCKFAWN DR  
Edinburg TX

Phone: 956-207-1663

Water Supplier: CITY OF EDINBURG

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

Account/ESI No.: 332576-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Los Venados PH-5 lot 575

on March 5, 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 4/8/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

3-6-19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/19

[Signature]  
3-6-19



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-772

### 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: Ric Santana Gutierrez

Address: 575- BUCKFAWN DRIVE

Edinburg TX 78539

Phone: 956-287-1683

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

Las Venadas PH. 5 lot 575

#### 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)

2/22/19  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat (4-772)

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

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

3/1/19  
Date

[Signature]  
County Official

EDWARDS ABSTRACT

GF# 913633

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

### WARRANTY DEED

Date: September 27, 2017

Grantor: IMELDA CUSTODIO and husband, ROY CUSTODIO

Grantor's Mailing Address (including county): 4919 Elk Lane  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: SANTANA GUTIERREZ and wife, NOEMI GUTIERREZ

Grantee's Mailing Address (including county): 2112 W. University Dr., Ste. 602  
Edinburg, Texas 78539  
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 Five Hundred Seventy-five (575), LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, AND 1464510, OFFICIAL RECORDS, AND VOLUME 47, PAGES 130-140, MAP RECORDS, HIDALGO COUNTY, TEXAS.

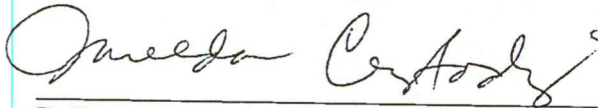
Mineral and/or royalty grant and/or reservation in instrument dated January 24, 2006, recorded under Clerk's File No. 1571309, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral reservation as set forth in instruments 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,

c-2853188

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

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



IMELDA CUSTODIO

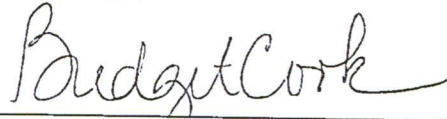


ROY CUSTODIO

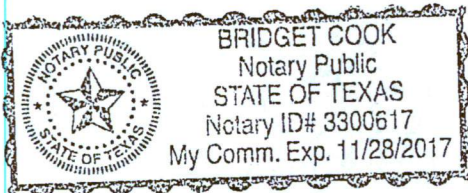
(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 28<sup>th</sup> of September, 2017, by IMELDA CUSTODIO and husband, ROY CUSTODIO.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
SANTANA GUTIERREZ and wife,  
NOEMI GUTIERREZ  
2112 W. University Dr., Ste. 602  
Edinburg, Texas 78539

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 913633; MDL:vm



Chapter 232, Texas Local Government Code

5/25/2018 2:51:12 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: 4-772

Receipt No.: 002987

L6446-05-000-0575-00

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

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Fax: 956-973-7850

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

GUTIERREZ SANTANA & GUTIERREZ NOEMI

2112 W UNIVERSITY SUITE 602

EDINBURG, TX 78539

(956) 207-1683

(956) 207-1683

[1] Contractor: ALFREDO LLANOS

[2] Water System: City of Edinburg

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

[4] Size of Structure: 4010Sq.Ft.

[5] Legal Description: LOS VENADOS PH 5 LOT 575

[6] Location: N 281 & LOS VENADOS DR.

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$262000

[10] Flood Zone: No

Community Panel Number: 4803340225B

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner'

Special Conditions: **APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.**

Description: Permit 4-772

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: maria.cerda

Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

Date

[NOTICE]

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

Signature of Owner or Applicant

Date

Reprinted: 03/01/2019



# 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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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: 4-1332

### 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	2/26/19

Name: Gerardo Peña Jr.

Address: 22925 North  
Skinner Rd.  
Elsa, TX 78543

Phone: (956) 483-9960

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Evergreen Valley Estates PH3 lot 9

on March 5, 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 3/16/19);
- 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 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

Richard F. Lumbel  
Hidalgo County Judge Date 3/5/19

ATTEST: Antonio Benavides Jr.  
Hidalgo County Clerk Date 3-6-19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19 me

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1332

### 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: Gerardo Peña Jr.

Address: 22925 North Skinner Rd.  
Elca Tx. 78543

Phone: (956) 483-9960

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

Evergreen Valley Estates DH 3 lot #9

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

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

Gerardo Peña Jr.  
Requesting Party (Signature)

2/25/19  
Date

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

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

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

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

3/1/19  
Date

[Signature]  
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 YOUR DRIVER'S LICENSE NUMBER.**

---

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

Date: March 21, 2017

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
902 Bigohorn Dr.  
Edinburg, Texas 78542

Grantee: Gerardo Pena Jr. and Christian Madelyn Garcia  
Grantee's Phone Number: (956) 483-9960  
Grantee's Mailing Address (including county):  
554 Benito St.  
Rio Grande, Texas 78582  
Starr County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Eight Thousand Nine Hundred Fifty and 00/100 (\$38,950.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Timothy Sers, Trustee.

Property (including any improvements):

Lot(s) 9, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

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

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and

14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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.

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

Evergreen Valley Inc., a Texas Corporation

BY: [Signature]  
Herb Scurlock III, Secretary

(Acknowledgment)

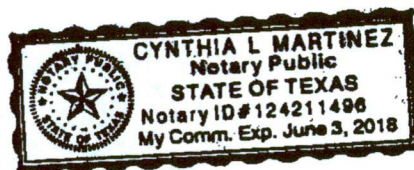
State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 3/21/2017, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Evergreen Valley Inc.  
902 Bighorn Dr.  
Edinburg, Texas 78542





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 4-1332  
Receipt No.: 005311  
E8250-03-000-0009-00

PENA GERARDO JR & CHRISTIAN M GARCIA  
2400 NORTH 31ST LANE APT #2  
MCALLEN , TX 78501  
(956) 483-9960  
(956) 483-9960

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4253Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 9
- [6] Location: monte cristo rd and skinner
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

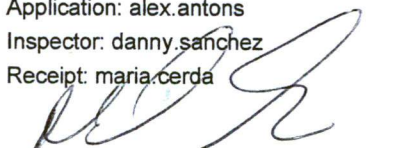
Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side NS60', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1332  
Price: \$30.00

**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

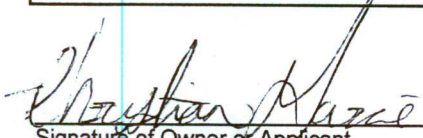
Cashier

Date

  
11/30/18

[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 of Applicant

11/30/18  
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: 4-1392

### 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 <i>Light only</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature <i>W. Ramm</i>
Date Approved:	<u>1 / 1</u>	<u>No sewer connection</u> <u>2/25/19</u>

Name: Fraga Construction

Address: 5512 N. Ebony St  
Pharr, TX 78577

Phone: 956-478-4592

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789456416353  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

La Quietud Lot 16

on March 5, 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 5/14/04);
- 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 W. Ramm);
- 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 W. Ramm);
- 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

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

ATTEST:

Hidalgo County Clerk

Date

3/5/19  
3-6-19

[Signature]  
3/6/19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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Edinburg, Texas 78542  
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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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1392

### 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: Fraga Construction

Address: 5512 N. Ebony St

Pharr, TX 78577

Phone: 956-478-4592

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

La Quietud Lot 16

#### 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)

2-25-19  
Date

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

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

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

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

3/1/19  
Date

[Signature]  
County Official

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

**General Warranty Deed**

**Date:** July 13, 2018

**Grantor:** Susana V. Lopez, joined herein by her spouse, Jose Pilar Lopez

**Grantor's Mailing Address:** 4506 E FM 2812, Edinburg, Texas 78542

**Grantee:** Fraga Construction

**Grantee's Mailing Address:** 5512 N. Ebony St., Pharr, Texas 78577

**Consideration:**

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

**Property (including any improvements):**

All of Lot 16, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

1. Restrictive covenants of record in documents dated August 5, 2005, filed August 10, 2005 under Document Number 2005-1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 2005-1515689, both in the Official Records and Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas.

2. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.

3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of La Quietud Subdivision, recorded in Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas.

4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.

6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 17, 1993, filed July 22, 1993 under Document Number 334331 and amendment dated March 13, 1997, filed July 18, 1997 under Document Number 611618, all in the Official Records of Hidalgo County, Texas.

7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 15, 1996, filed October 16, 1996 under Document Number 556915, Official Records of Hidalgo County, Texas.

8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 15, 1994, filed June 19, 1995 under Document Number 458573 and dated March 13, 1997, filed July 18, 1997 under Document Number 611617, Official Records of Hidalgo County, Texas.

9. Mineral and/or royalty reservation contained in deed recorded in Volume 829, Page 400, Deed Records and dated April 2, 2003, filed April 17, 2003 under Document Number 1189661, Official Records of Hidalgo County, Texas.

10. Mineral and/or royalty reservation contained in deed dated March 25, 2006, filed April 10, 2006 under Document Number 2006-1601086, Official Records of Hidalgo County, Texas.

11. Rights of parties in possession.

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

13. Taxes for the year 2018 and subsequent years, 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.

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

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

Susana V Lopez  
Susana V. Lopez  
Jose Pilar Lopez  
Jose Pilar Lopez

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 13, 2018, by Susana V. Lopez and husband, Jose Pilar Lopez.



Cindy Curry  
Notary Public, State of Texas  
My commission expires: 6-5-20

PREPARED IN THE OFFICE OF:  
Villeda Law Group  
6316 North 10th Street, Building B  
McAllen, TX 78504

AFTER RECORDING RETURN TO:  
Villeda Law Group  
6316 North 10th Street, Building B  
McAllen, TX 7850



Chapter 232, Texas Local Government Code

12/21/2018 9:39:20 AM

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 4-1392  
Receipt No.: 005575  
L1780-00-000-0016-00


FRAGA CONSTRUCTION  
5512 N EBONY ST  
PHARR, TX 78577  
(956) 478-4592  
(956) 478-4592

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2136Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 16
- [6] Location: fm 2812 and doolittle
- [7] Sewage: City of Edinburg
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$105000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1392  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

12/21/18  
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

12-21-18  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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Edinburg, Texas 78542  
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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:

3-31  
10/24/17

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

Upon the application of:

Name: Julian A. Duron Camacho

Address: \_\_\_\_\_

2429 Kendlewood Ave  
McAllen, TX 78501

Phone: (954) 340-5547

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Antons</u>
Inspection/Permit No:		<u>52174</u>
Date Approved:	<u>/ /</u>	<u>03/01/19</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894  
[ ] Temporary Pole [x] Permanent Service

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

Citrus City Lot 14 BIK 41

[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 March 5, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Sandra Cantu 3/1/19  
Planning Department Authorized Signature

Rachel F. Lopez  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

Antons  
Hidalgo County Clerk

3/6/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

Antons 3/6/19



Chapter 232, Texas Local Government Code

10/24/2017 1:32:40 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
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 3-31  
Receipt No.: 000208  
C4750-00-041-0016-00

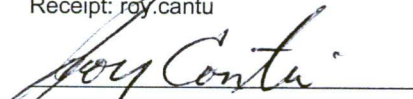
DURON JULIAN A C & LAILA SANCHEZ  
6307 W MILE 7 RD  
MISSION, TX 78574  
(956) 360-5567  
(956) 360-5567

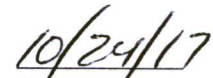
- [1] Contractor: N/A
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1036Sq.Ft.
- [5] Legal Description: CITRUS CITY LOT 16 BLK 41
- [6] Location: WESTERN RD & 107
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 5', Side 5', Corner '  
Special Conditions: M MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
Description: Permit 3-31  
Price: \$30.00

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

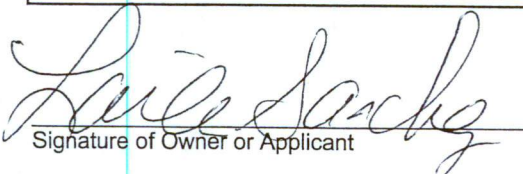
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sandra.cantu  
Inspector: beto.garza  
Receipt: roy.cantu

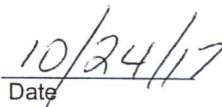
  
Cashier

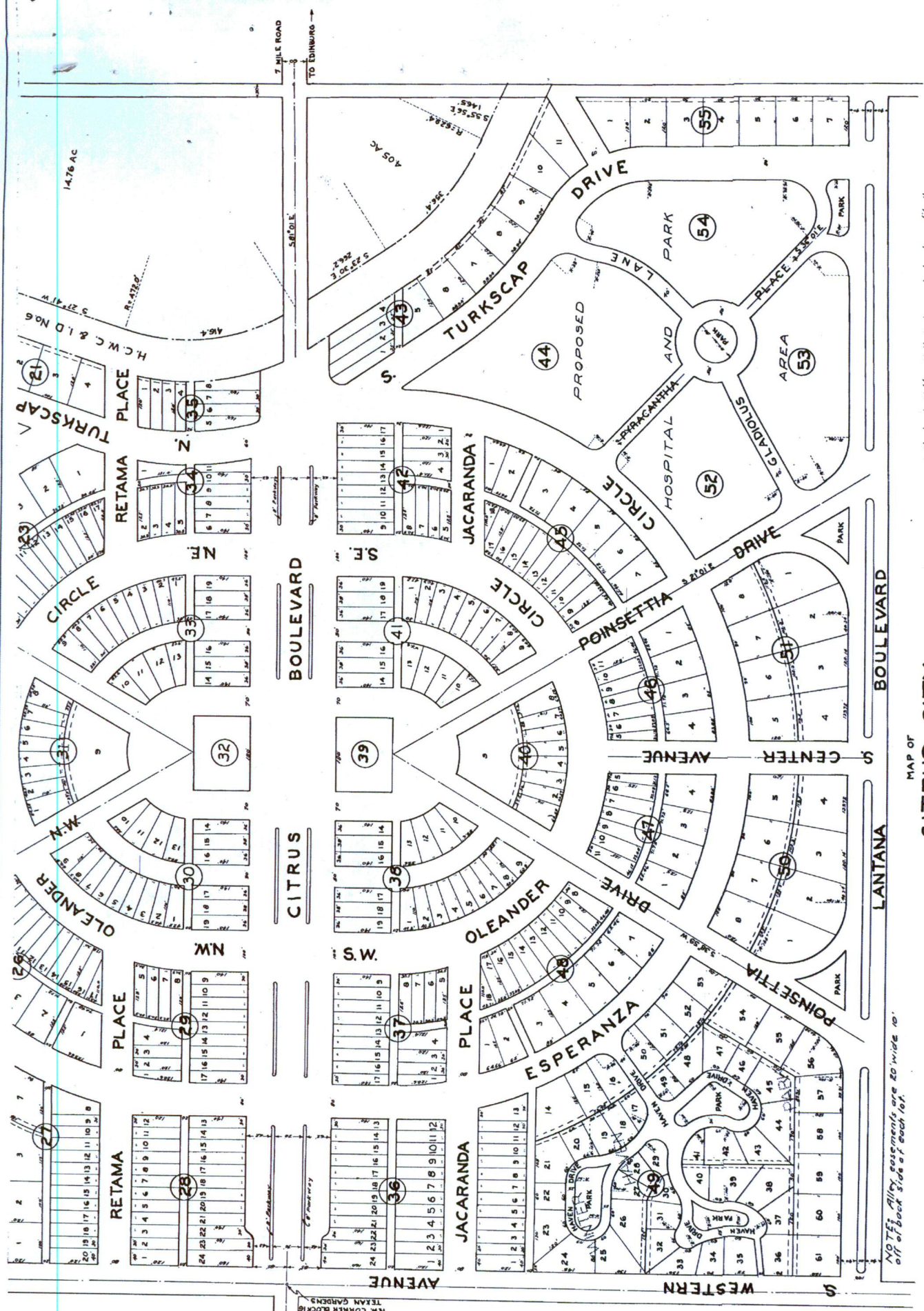
  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

  
Date



MAP OF  
**CITRUS CITY**  
 HIDALGO COUNTY, TEXAS.  
 Scale 1"=100'  
 BEING A SUBDIVISION OF THE SOUTH 186.0 ACRES OF BLOCK 17

Dedication accompanying the above Map recorded in  
 Volume of the Deed Records  
 Office of the County Clerk, Hidalgo County, Texas

I, Charles J. Malbon, Civil Engineer, do hereby certify the  
 foregoing map to be a true and correct representation of  
 lands hereon described as actually surveyed by me on the ground.  
 Charles J. Malbon  
 Charles J. Malbon, Civil Engineer  
 Survey and Subscribed to before me this 18th day of January 1948 A.D.

1/15/1948

NOTE: Alley easements are 20 wide 10' off of back side of each lot.



# 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: 1-981

### 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:	<u>1 / 1</u>	<u>2 12 2019</u>

Name: Maria Irene Niño

Address: 5819 mile 17N  
la Villa, TX.  
78562

Phone: (956) 520-1695

Water Supplier: N.A.W.S

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

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

regarding the land described as:

LA VILLITA RANCHES PH1 LOT 307

on March 5, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4-7-15);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/19

3-6-19  
[Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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: 1-1265

### 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	<u>WRaming</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septic System</u> <u>02/20/19</u>

Name: Alex Gonzalez

Address: 12943 N. Trospen  
Rd. Mission  
TX 78573

Phone: 956-905 6173

Water Supplier: NATWS

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

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

regarding the land described as:

Cinames Viejo Est Lot 2

on March 5, 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 1-30-19);
- 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 WRaming);
- 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 WRaming);
- 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

Richard F. Cantor  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

Rosario Hernandez Jr.  
Hidalgo County Clerk

3/6/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

3/6/19



911- 956-682-3481  
866-849-6695



# PLANNING DEPARTMENT

## County of Hidalgo

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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: 4-1512

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

Upon the application of:

Name: Daniel Ortega

Address: P.O. Box 1159  
Elisa TX 78543

Phone: 956-571-8440

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>W. Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>2/21/19</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789481882252  
 Temporary Pole  Permanent Service

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

Luis S 1/2 of Lot D - FM 491 & Monterrey St.  
17229 Monterrey St. CA Villa, TX 78562

[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 March 5, 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

Richard F. [Signature]  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

3-6-19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON 3/5/19

[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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 6-1519

### 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
_____	_____	_____
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	_____ / _____ / _____	_____ / _____ / _____

Name: April Barron

Address: 3018 Geronimo St  
Weslaco, TX

Phone: (956) 332-4697

Water Supplier: N.A.W.S

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:

colonia del noreste lote 203

[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 March 5, 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

Debra J. Lower  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

Antonio Berayardo Jr.  
Hidalgo County Clerk

3/6/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19 me

me 3/6/19



# 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: 4-772

### 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	EXISTING O&P 2 / 25 / 19

Name: SANTANA GUTIERREZ

Address: 575 BUCKFAWN DR  
Edinburg TX

Phone: 956-207-1663

Water Supplier: CITY OF EDINBURG

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

Account/ESI No.: 332576-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Los Venados PH-5 lot 575

on March 5, 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 4/8/05)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/19

[Signature]  
Date 3/6/19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Precinct No.1 Substation  
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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: 4-1332

### 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 <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>2/26/19</u>

Name: Gerardo Peña Jr.

Address: 22925 North

Skinner Rd.

Elisa, TX 78543

Phone: (956) 483-9960

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Evergreen Valley Estates PH3 lot 9

on March 5, 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 3/16/19);
- 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 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

Reeshel F. Corder 3/5/19  
Hidalgo County Judge Date

ATTEST: [Signature] 3/5/19  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/5/19 ms

[Signature]  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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: 4-1392

### 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: Fraga Construction

Address: 5512 N. Ebony St  
Pharr, TX 78577

Phone: 956-478-4592

Approved by Environmental Health:	Temporary Service	Final Service <u>Light only</u> <u>W.Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>2/25/19</u>

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789456416353  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

La Quietud Lot 16

on March 5, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/14/04);  
 (verified by [Signature]);  
 (verified by W.Ramirez);  
 (verified by W.Ramirez);  
 (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
3/5/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
3/5/19 me

ATTEST: [Signature]  
Hidalgo County Clerk

3/6/19  
Date  
[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:

3-31  
10/24/17

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

Upon the application of:

Name: Julian A. Duron Camacho

Address: \_\_\_\_\_

2429 Kendlewood Ave  
McAllen, TX 78501

Phone: (956) 340-5567

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

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894  
[ ] Temporary Pole [x] Permanent Service

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

Citrus City Lot 14 BIK 41

[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 March 5, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Sandra Cantu 3/1/19  
Planning Department Authorized Signature

Rachel F. Luna  
Hidalgo County Judge

3/5/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

3-6-19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 3/5/19

[Signature] 3-6-19