



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS' COURT AGENDA FOR April 9, 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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	<u>7</u>

AI-69744

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Vanessa Salinas	4-1673
COMM. COURT: April 9, 2019	

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	SERGIO JESUS RODRIGUEZ LOPEZ	3-1255
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 9, 2019	

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

	APPLICANT	APPLICATION NO.
1.	Rohel A. Garcia	4-1114
	COMM. COURT: APRIL 9, 2019	

AJ-69744

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
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	COMM. COURT: APRIL 9, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15200

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

Upon the application of:

Name: Vanessa Salinas

Address: Southern Breeze Lot 34
(10210 N. Wind Dr
Edinburg TX 78542)

Phone: 956 773-9290

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	<u>1 / 1</u>	<u>50548</u> <u>3/28/19</u>

Water Supplier: North Atamo Water Supply

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

Account/ESI No.: 10032789404767011
[] Temporary Pole [] Permanent Service

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

Southern Breeze lot #34

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 9, 2010, 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. Luna
Hidalgo County Judge

4/9/19
Date

ATTEST:

Antonia Benavides J.
(Hidalgo County Clerk)

4-10-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

4-10-19



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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-11073

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

Vanessa Salinas

Known to me [or proved to me in the oath of #39499448 or through TX driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Southern Breeze Lot 34

[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."

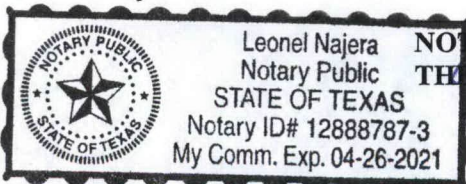
-OR-

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."

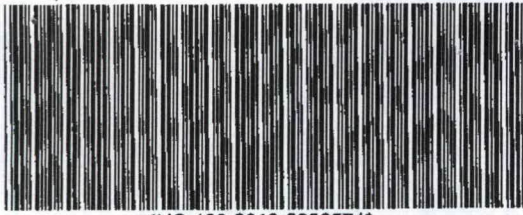
Vanessa Salinas

(Signature)

SUBSCRIBED AND SWORN TO before me on April 3, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



VG-120-2019-2986574

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2986574

Billable Pages: 2

Recorded On: February 11, 2019 01:58 PM

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: \$ 40.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2986574
Receipt No: 20190211000248
Recorded On: February 11, 2019 01:58 PM
Deputy Clerk: Pete Diaz
Station: CH-1-CC-K31

Record and Return To:

Miguel Angel Salinas Jr. & Vanessa Salinas
PO Box 564
Original returned to customer
La Blanca TX 78558



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

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

Warranty Gift Deed

Date: February 9, 2019
Grantor: Yecenia Martinez AKA Yecenia Salinas
Grantor's Address: P.O. Box 564 La Blanca, TX 78558
Hidalgo County
Grantee: Miguel Angel Salinas Jr. and Vanessa Salinas
Grantee's Address: P.O. Box 564 La Blanca, TX. 78558
Hidalgo County
Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

Lot Thirty-four (34) SOUTHERN BREEZE SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in map records of Hidalgo County, Texas.

Reservations from and Exception to Conveyance and Warranty:

1. All of record
2. Taxes for the year 2019 and subsequent years, and subsequent assessment for prior years due to change in land or ownership shall be the responsibility of grantee.

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any belonging, to have and to hold it to

Grantee and Grantee's heirs, successors, and assigned forever. Grantor binds Grantor and Grantor's heirs, 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.

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 of this property.

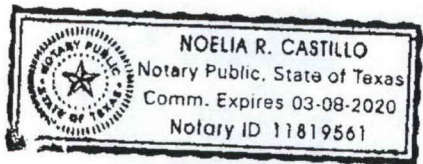
YECENIA MARTINEZ aka YECENIA SALINAS

ACKNOWLEDGMENT

STATE OF TEXAS ⌘

COUNTY OF HIDLGO ⌘

This instrument was acknowledged before me on this 9th day of February 2019, by YECENIA MARTINEZ aka YECENIA SALINAS.



Notary Public, State of Texas



Chapter 232, Texas Local Government Code

3/28/2019 1:05:54 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
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Edinburg, Texas 78542
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Fax: 956-318-2844

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

Permit No.: Permit 4-1673

Receipt No.: 006787

S4843-00-000-0034-00

SALINAS MIGUEL ANGEL JR & VANESSA

10218 N WIND DR

EDINBURG, TX 78542

(956) 773-9290

(956) 773-9290

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 1435Sq.Ft.

[5] Legal Description: SOUTHERN BREEZE LOT 34

[6] Location: 107 and skinner

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$43050

[10] Flood Zone: Zone AH

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-1673

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: maria.cerda

Cashier

03/28/19
Date

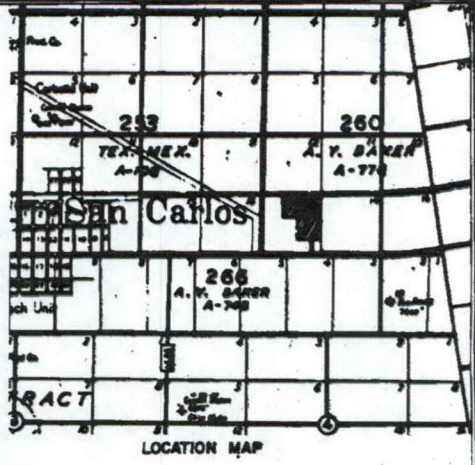
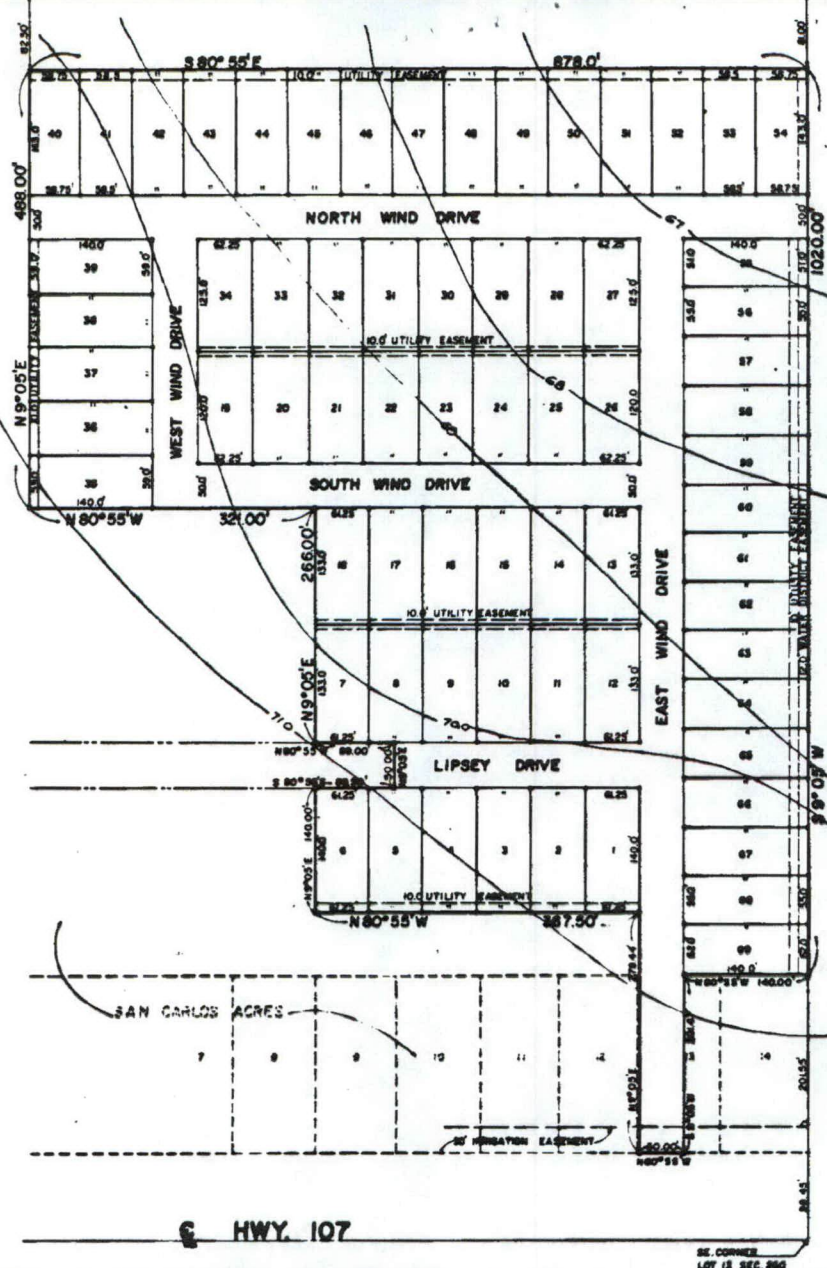
[NOTICE]

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.

Vanessa Salinas
Signature of Owner or Applicant

3/28/19
Date

S.O. PAC. R.R.



• SET 3/4" I.R.O.O.
 • SET 1/2" I.R.O.O.

SCALE 1"=100'

NOTE:

- ZONE B - NOT IN FLOOD PRONE AREA
- MIN. FLOOR ELEVATION 12" ABOVE ROAD CENTERLINE
- 20' FRONT SETBACK BLDG. LINE

APPROVED FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By *Teresa Walker*
 Date *Feb 3, 1987*

FILED
 FEB 3 - 1987

APPROVED FOR RECORDING BY
 COMMISSIONER COUNTY CLERK
 HIDALGO COUNTY, TEXAS
M. B. [Signature]

25 Page 20A
 Surveyors

SOUTHERN BREEZE

S U B D I V I S I O N

RESUBDIVISION OF A 15.88 ACRES OF LOT 13, SECTION 260, TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION AND THE EAST 50.00 FEET OF THE WEST 51.50 FEET OF LOT 13, SAN CARLOS ACRES SUBDIVISION IN HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, MAGIC VALLEY GROUP, INC., A CORPORATION ESTABLISHED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, OWNER OF THE LAND SHOWN ON THIS MAP AND DESIGNATED HEREIN AS SOUTHERN BREEZE SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS AND EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

[Signature]
 D. OTTO HOPLAND
 PRESIDENT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED D. OTTO HOPLAND 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 PURPOSES AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF May A.D., 1988.

[Signature]
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS.
 MY COMMISSION EXPIRES 09/30/98

THIS PLAT IS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 16 DAY OF April A.D. 1988.

[Signature] SECRETARY *[Signature]* PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

2-25-88
[Signature]
 NOE GARZA, P.E.
 REGISTERED PROFESSIONAL ENGINEER #30686
 REGISTERED PUBLIC SURVEYOR #2580

CHECKED FOR DRAINAGE
 BY: *[Signature]*



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3/4

Application No:

3-1255
3/26/19

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Sergio Jesus Rodriguez Lopez

Address: _____

914 El Lucero St.
Sullivan City, TX
78595

Phone: (956) 299-0063

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>anton m</u> Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	<u>4/3/19</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789475277814
[] Temporary Pole [x] Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 155

on April 9, 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 8/6/08);
 (verified by Sandra Canter);
Sandra Canter
 (verified by Sandra Canter);
Sandra Canter
 (verified by Sandra Canter);
Sandra Canter
 (verified by Sandra Canter);
Sandra Canter

Sandra Canter 3/28/19
Planning Department Authorized Signature

Edward F. L... Jr.
Hidalgo County Judge

4/9/19
Date

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

4/10/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

Am 4/10/19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1255
3/26/19

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: Sergio Jesus Rodriguez Lopez

Address: 914 El Lucero St.
Sullivan City, TX 78595

Phone: (956) 299-0063

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

El Lucero Ph2 Lot 155

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sergio Jesus Rodriguez 3/28/19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

3/28/19
Date

Sandra Carter
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.

**WARRANTY DEED
WITH VENDOR'S LIEN**

DATE: March 5, 2019

GRANTOR: El Lucero Investments, LLC, a Texas Limited Liability Company

GRANTOR'S MAILING ADDRESS: 606 Sycamore Dr., Rio Grande City, Texas 78582

GRANTEE: Sergio Jesus Rodriguez Lopez

GRANTEE'S MAILING ADDRESS: 914 El Lucero St., Sullivan City, Texas 78595

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$25,700.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Julia E. Moreno, Trustee.

PROPERTY: Lot 155, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

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

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

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

El Lucero Investments, LLC, a Texas Limited Liability Company

By: Julia E. Moreno
Julia E. Moreno, President

STATE OF TEXAS
COUNTY OF HIDALGO

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the March 5, 2019 by Julia E. Moreno, President of El Lucero Investments, LLC, a Texas Limited Liability Company.

S. Moncada
Notary Public, State of Texas





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

3/26/2019 12:35:24 PM

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 3-1255
Receipt No.: 006732
E4395-02-000-0155-00

- RODRIGUEZ SERGIO JESUS LOPEZ
914 EL LUCERO ST
SULLIVAN CITY, TX 78595
(956) 299-0063
(956) 299-0063
- [1] Contractor: SELF
 - [2] Water System: Agua S.U.D.
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 980Sq.Ft.
 - [5] Legal Description: EL LUCERO PH 2 LOT 155
 - [6] Location: EL PINTO ROAD AND 5 MILE
 - [7] Sewage: N/A
 - [8] Construction Type: Metal
 - [9] Est. Cost of Construction: \$5000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1255
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: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 3/26/19
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.

Ana Laura M/E 3/26/19
Signature of Owner or Applicant Date

done by Roy



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-1114

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: Rohel A Garcia

Address: 19622 Buck Fawn

Dr Edinburg TX

78563

Phone: 956-207-0238

	Approved by Environmental Health:	Temporary Service	Final Service
	<u>R Rio</u>	<u>R Rio</u>	<u>R Rio</u>
	Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>INSTALL</u>	<u>51919</u>	<u>51919</u>
Date Approved:	<u>04/02/19</u>	<u>04/02/19</u>	<u>04/02/19</u>

Water Supplier: N/A (City of Edinburg)

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

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

regarding the land described as:

Los Venados lot 564

on April 5th, 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 04-08-05)

(verified by Maria Cordero)

(verified by R Rio);
01-06-19

(verified by R Rio);

(verified by Maria Cordero);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

ATTEST:

Hidalgo County Clerk

Date

Rebecca F. Lumb

Hidalgo County Judge

4/9/19

Date

Antonio Benavides Jr.

Hidalgo County Clerk

4/10/19

Date

4/10/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-1114

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: Robel A Garcia

Address: 19622 Bucir Fawn Dr

Edinburg TX 78563

Phone: 956-207-0238

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

#5
LPS Venados Lot 564

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)

04/02/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 4-1114

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

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

04/3/19
Date

[Signature]
County Official

SIERRA TITLE
CLOSER AL - GF# 31163224

Warranty Deed with Vendor's Lien

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

Date: October 7, 2015

Grantor: (1) EDEN DAWSON joined herein proforma by my husband,
JOE DAWSON; and (2) RAMONA AREVALO joined herein proforma by
my husband, KENNEDY AREVALO

Grantor's Mailing Address:

(1) 3758 W. 144th Pl. (2) 28 Hillcrest Rd.
Hawthorne, California 90250 Saint Helens, California 94574
Los Angeles County Napa County

Grantee: ROHEL A. GARCIA and SYLVIA GARCIA

Grantee's Mailing Address: 1200 E. Nell Pool Dr.
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note that is in the principal amount of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00), and is executed by Grantee, payable to the order of CAPITAL FARM CREDIT, FLCA, 4704 S. Jackson, Edinburg, Hidalgo County, Texas 78539. The note is secured by a vendor's lien retained in favor of CAPITAL FARM CREDIT, FLCA in this Deed and by a Deed of Trust from Grantee to BEN R. NOVOSAD, Trustee.

Property (including any improvements):

Lot 564, LOS VENADOS SUBDIVISION PHASE V, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 130, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2005, under Clerk's File No. 1465875, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 28, 2005, under Clerk's File No. 1464510, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2006, under Clerk's File No. 1570860, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 28, 2005, under Clerk's File No. 1464510, and as shown on the map recorded in Volume 47, Pages 130 through 138, Map Records of Hidalgo County, Texas.

Easement granted to Tennessee Gas Transmission Company as set forth in instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Easements granted to Southwestern Bell Telephone Company as recorded in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easements granted to Humble Oil and Refining Company as set forth in instruments recorded in Volume 1019, Pages 38, 39, and 40, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.

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

Minimum Setback Line along the front, shall be one hundred feet (100'), or to Easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.

Minimum Setback Line along the rear, shall be fifteen feet (15'), or to Easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.

Minimum Setback Line along the sides, shall be twenty feet (20'), or to Easement line, as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.

Oil, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds recorded in Volume 508, Page 247, Volume 67, Page 579, Volume 573, Page 206, Volume 284, Page 436, Volume 822, Page 367, and Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.

Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.

No building permitted over any easements as shown on plat recorded in Volume 47, Pages 130 through 138, inclusive, Map Records of Hidalgo County, Texas.

Any portion of the herein described property lying within the boundaries of any road or roadway, public or private.

Any conflicts that may arise by virtue of private street as shown on plat recorded in Volume 47, Pages 130 through 138, Map Records of Hidalgo County, Texas.

Terms, conditions, and stipulations contained in all unrecorded Lease Agreements, if any.

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 and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to

Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

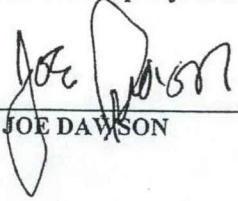
For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not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

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

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

CAPITAL FARM CREDIT, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, FLCA, and are transferred to that party without recourse on Grantor.


EDEN DAWSON


JOE DAWSON

RAMONA AREVALO

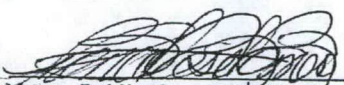
KENNEDY AREVALO

(Acknowledgment)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

This instrument was acknowledged before me on the 12th day of October, 2015, by EDEN DAWSON.

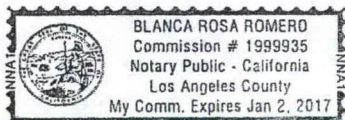


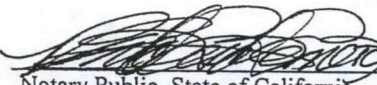

Notary Public, State of California

(Acknowledgment)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

This instrument was acknowledged before me on the 12 day of October, 2015, by JOE DAWSON.




Notary Public, State of California



Chapter 232, Texas Local Government Code

8/31/2018 3:25:00 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Permit No.: Permit 4-1114
Receipt No.: 004212
L6446-05-000-0564-00

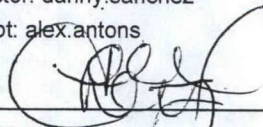
GARCIA ROHEL A & SYLVIA
19622 BUCK FAWN DR
EDINBURG , TX 78572
(956) 207-0238
(956) 207-0238

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 6528Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 564
- [6] Location: los venados
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1114
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 151
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons




Cashier

8/31/18
Date

PROP. ID # 702215

[NOTICE]

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Signature of Owner or Applicant

Aug 31, 2018
Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-110604

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: Ruben Herrera

Address: 2619 N 17th St.
McAllen, TX 78501

Phone: 956-862-7567

Approved by Environmental Health:	Temporary Service	Final Service
<u>Light only</u>	<u>WRanning</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>no septic yet</u>	
	<u>03/22/19</u>	<u>1 1</u>

Water Supplier: North Alamo Water

Utility Provider: M.V.E.C.

AEP

Account/ESI No.: 100327894-72707574

Temporary Pole

Permanent Service

regarding the land described as:

Lot # 39 ~~Block~~ Oak Hill Ranch Ph I 23618 Oak Hill Dr. Monte Alto

on April 9, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 3-22-07);

(verified by [Signature]);

(verified by WRanning);

(verified by WRanning);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

ATTEST:

Hidalgo County Clerk

Date

[Signature]

4/9/19

[Signature]

4/10/19

[Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-16604

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: Ruben Herrera^{SV} / Sarahyl Ugalde

Address: 2619 N. 17th St.
McAllen, TX 78501

Phone: 956-862-7567

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

Lot #39 ~~Blk #1~~ Oak Hill Ranch ^{PH I} 23618 Oak Hill Dr.
Monte Alto

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)

3/22/19
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:

3/22/19
Date


County Official

CHARGE: VLTC
GF#144502/EG

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: January 29, 2016

Grantor: LUIGI HERRERA, a single person

Grantor's Mailing Address: 1413 Edge Wood
Westlaco, Texas 78596

Grantee: SARAHYL G. UGALDE ARIZPE, a married person

Grantee's Mailing Address: 1702 Bobby Jones Drive
Harlingen, Texas 78552

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of Security 1st Federal Credit Union in the principal amount of FORTY-FIVE THOUSAND SIX HUNDRED AND NO/100 (\$ 45,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to LEO DAN PEREZ, Trustee.

Property (including any improvements):

All of Lot 39, OAK HILL RANCH PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 161-169, 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: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; amendment dated August 15, 2007, filed August 16, 2007 under Document Number 2007-1795479; second amendment dated December 5, 2007, filed December 5, 2007 under Document Number 2007-1833265; third amendment dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; fourth amendment dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709 and dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478, all in the Official Records and Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991 and dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643, both in the Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Engelman Irrigation District.
4. Minimum floor elevations; setback lines: 100 foot front, 20 foot sides and 15 foot rear; 15 foot utility easement along the East side; 15 foot exclusive easement to N.A.W.S.C. along the West side and restrictions as shown on the map of Oak Hill Ranch Phase I, recorded in Volume 52, Pages 161-169, Map Records of Hidalgo County, Texas.
5. Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200, Deed Records of Hidalgo County, Texas.
6. Easement and right of way in favor of Central Power and Light Company as shown by instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
7. Easement and right of way in favor of North Alamo Water Supply corporation as shown by instrument dated August 12, 1969, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated January 14, 1974, recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, filed January 31, 2006 under Document Number 1572966 and dated October 17, 2014, filed October 29, 2014 under Document Number 2014-2559495, Official Records of Hidalgo County, Texas.
9. All water rights reserved as shown by instrument dated October 17, 2014, filed October 29, 2014 under Document Number 2014-2559495, Official Records of Hidalgo County, Texas.

- 10. Bylaws of Oak Hill Ranch Homeowners Association as shown by instrument dated March 27, 2007, filed March 28, 2007 under Document Number 2007-1739289, Official Records of Hidalgo County, Texas.
- 11. Management Certificate as shown by instrument dated December 23, 2013, filed January 2, 2014 under Document Number 2014-2475480, Official Records of Hidalgo County, Texas.
- 12. 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.
- 13. Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, the payment of which Grantee assumes.


Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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

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

Security 1st Federal Credit Union, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of Security 1st Federal Credit Union and are transferred to Security 1st Federal Credit Union without recourse against Grantor.

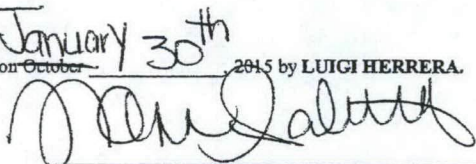
When the context requires, singular nouns and pronouns include the plural.



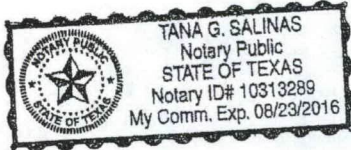
 LUIGI HERRERA

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on January 30th 2015 by LUIGI HERRERA.



 NOTARY PUBLIC - STATE OF TEXAS



AFTER RECORDING RETURN TO:
 SARAYL G. UGALDE ARIZPE
 1702 Bobby Jones Drive
 Harlingen, Texas 78552

PREPARED IN THE LAW OFFICE OF:
 CIRO OCHOA, JR.
 6013 N. 10th Street
 McAllen, Texas 78504
 File No.: 144502



Chapter 232, Texas Local Government Code

3/21/2019 2:41:12 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 1-1664
Receipt No.: 006654
00557-01-000-0039-00

ARIZPE SARAYHL G UGALDE
1702 BOBBY JONES DR
HARLINGEN, TX 78552
(956) 973-5055
(956) 973-5055

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4345Sq.Ft.
[5] Legal Description: OAK HILL RANCH PH 1 LOT 39
[6] Location: fm 88 & mile 20
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$200000
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-1664
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 12756
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

Cashier (with signature)

3/21/19
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 (with signature)

3/21/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1715

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>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>	<u>[Signature]</u>	<u>[Signature]</u>

Name: Adan Martinez

Address: P.O. Box 2721
ELSA TX 78543
Lot # 301

Phone: 956 503-5411

Water Supplier: NATWS

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

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

regarding the land described as:

LA Villita Ranches PH 1 Lot 301

on April 9, 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 3-29-15) [Signature]

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]
Hidalgo County Judge Date 4/9/19

ATTEST: [Signature]
Hidalgo County Clerk Date 4/9/19

APPROVED BY
COMMISSIONERS' COURT
ON: 4/11/19

[Signature]
4/10/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1715

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: Adan Martinez

Address: P.O. Box 2721
ELSA TX 78543

Phone: 956-563 5411

Lot # 301

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

LA Villita Ranches PH I Lot 301

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Adan Martinez 03-29-19
Requesting Party (Signature) 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:

3/29/19
Date

[Signature]
County Official

RE: Lot 301 La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

NOTICE OF CONFIDENTIALITY RIGHTS

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

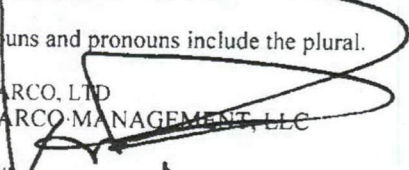
Special Warranty Deed with Vendor's Lien

1. Date: March 23, 2017
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ADAN MARTINEZ AND NORA YVETTE MARTINEZ
5. Grantee's Mailing Address: P.O. Box 2721, Elsa, Hidalgo County, Texas 78543
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 SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$36,900.00) 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 One (301), 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 2017 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;

RE: Lot 301 La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

- 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

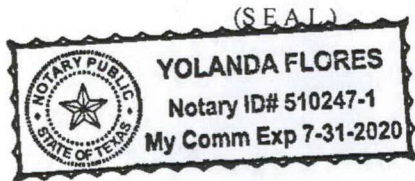
RE: Lot 301 La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 23RD day of March, 2017, 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

EXHIBIT "A"
LA VILLITA RANCHES

Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Mineral and/or royalty grant and/or reservation in instrument dated February 1, 1937, recorded in Volume 423, Page 388, Deed Records and dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

Reservation of water rights and/or other rights if any, as set forth in Deed dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Right of way Easement dated March 10, 2003, recorded under Clerk's File No. 1175882, Official Records, Hidalgo County, Texas.

Right of way Easement dated December 30, 2009, recorded under Clerk's File No. 2064301, Official Records, Hidalgo County, Texas.

Right of way Easement dated October 10, 2014, recorded under Clerk's File No. 2554928, Official Records, Hidalgo County, Texas.

Water Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562365, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

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

RE: Lot 301 La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

EXHIBIT "B"

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

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



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 1-1715
Receipt No.: 006799
L2105-01-000-0301-00

- MARTINEZ ADAN & NORA Y
- PO BOX 2721
- ELSA, TX 78543
- (956) 503-5411
- (956) 503-5411
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1584Sq.Ft.
- [5] Legal Description: LA VILLITA RANCHES PH 1 LOT 301
- [6] Location: MILE 2 W. & MILE 17 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 20'
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 1-1715
 Price: \$30.00

Total Amount.....\$30.00

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

Cashier

3/29/19
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

3/29/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1663

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
Name: <u>Arturo + Maria Yolanda Cortez</u>	Authorized Signature	<u>R. Rico</u> Authorized Signature
Inspection/Permit No:		<u>Installations</u>
Date Approved:	<u>1 1</u>	<u>04 02 19</u>

Address: P.O. Box 44
Alamo Tx
78516

Water Supplier: NAWS FOR WATER ONLY
Utility Provider: M.V.E.C. [] AEP
Account/ESI No.: N/A
[] Temporary Pole Permanent Service

Phone: 956-904-8921

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

Hill Halbert Bk 25
The West 1/4 of the East 2.0 acres of the North 3.5 Acre of
The West 10 acres of Block 25, Hill Halbert's subdivision

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on April 9, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/9/19
Date

ATTEST:

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

[Signature]
Hidalgo County Clerk

4-10-19
Date

[Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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956-968-4734
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-1663

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

ARTURO CORTEZ AND MARIA YOLANDA CORTEZ

Known to me [or proved to me in the oath of TEXAS Notary Cortez ISSUED: 14872757 or through 16442695 Maria Y Cortez (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:

THE WEST 1 ACRE OF THE EAST 2.0 ACRES OF THE NORTH 3.5 ACRES OF THE WEST 10 ACRES OF BLOCK 25, HILL ELIZABETH SUBDIVISION HIDALGO COUNTY TX (721 W ANDERSON ROAD, DONNA TX 78537)

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

-OR-

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

Maria Yolanda Cortez (Signature)

SUBSCRIBED AND SWORN TO before me on 22nd March 2019, to certify which, witnesses my hand and seal of office.

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



The State of Texas,

County of HIDALGO

Know All Men by These # 997335

THAT DAVID MATA JR

of the County of HIDALGO State of TEXAS for and in consideration

of the sum of (10.00) TEN DOLLARS..... DOLLARS

to in hand paid by DAVID MATA JR (seller-transferer)

as follows:

TRANSFERER'S MAILING ADDRESS IS RR 1 BOX 2545, DONNA, TEXAS 78537

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

REAL ESTATE PROPERTY TO ARTURO CORTEZ AND MAIA YOLANDA CORTEZ whose mailing address is P.O. BOX 44 ALAMO of the County of HIDALGO State of TEXAS all that certain

AS RECORDED IN HIDALGO COUNTY COURTHOUSE, VOLUME 2557 PAGE 750.

THE WEST 1 ACRE OF THE EAST 2.0 ACRES OF THE NORTH 3.5 ACRE OF THE WEST 10 ACRES OF BLOCK 25, HILL HLABERT SUBDIVISION, HIDALGO COUNTY, TEXAS

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

heirs and assigns forever and do hereby bind heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

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

WITNESS my hand at ALAMO, TEXAS this 30th day of JUNE 2001 Witness at Request of Grantor:

DAVID MATA JR (seller) ARTURO CORTEZ (BUYER)

WITNESS (1) MARIA YOLANDA CORTEZ (buyer)

(Acknowledgment)

STATE OF TEXAS COUNTY OF HIDALGO

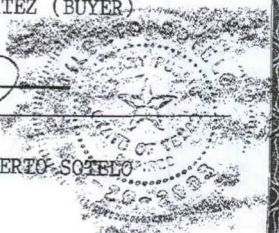
This instrument was acknowledged before me on the 30th day of JUNE 2001 by DAVID MATA Jr (SELLER) & ARTURO CORTEZ & MARIA YOLANDA CORTEZ (BUYER)

My commission expires:

04/29/2003

Notary Public, State of Texas

Notary's printed name: GILBERTO SOTELO



2557/244
2453.352

8/25/11

Filed for Record in:
 Hidalgo County, III
 by J. D. Salinas, III
 County Clerk

Un: Aug 10, 2001 at 03:04P
 As a Recording

Document Number: 997335
 Total Fees: 11.00

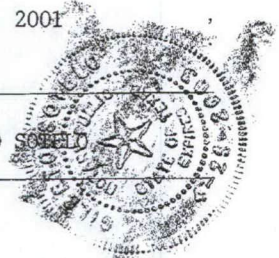
Receipt Number - 364707
 By: MaryLou Cantu, Deputy

(Acknowledgment)

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of JUNE 2001
 by DAVID MATA JR- SELLER
 My commission expires:
 04/29/2003

[Signature]
 Notary Public, State of Texas
 Notary's printed name: GILBERTO SOTELO

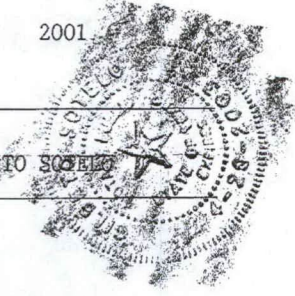


(Acknowledgment)

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of JUNE 2001
 by ARTURO CORTEZ-buyer
 My commission expires:
 04/29/2003

[Signature]
 Notary Public, State of Texas
 Notary's printed name: GILBERTO SOTELO

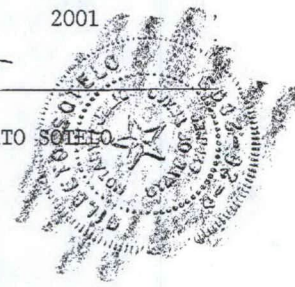


(Acknowledgement)

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of JUNE 2001
 by MARIA YOLANDA CORTEZ-buyer
 My commission expires:
 04/29/2003

[Signature]
 Notary Public, State of Texas
 Notary's printed name: GILBERTO SOTELO



126

Warrant

FROM _____

TO _____

FILED FOR RECORD

This _____ day of _____ M.

at _____ o'clock _____ M.

County Clerk _____

Deputy _____

RECORDED

In _____ County Records _____

In Book _____, on Page _____

County Clerk _____

Deputy _____

Recording Fee \$ _____

This instrument should be filed immediately with
 the County Clerk for record.
 WHEN RECORDED RETURN TO _____

THE ODEE COMPANY, Publishers, Dallas

*Ref
500*

VOL 2453 PAGE 352

SPECIAL

21358

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, ERNEST E. WILKINSON

of the County of HIDALGO and State of TEXAS for and in
consideration of the sum of TEN DOLLARS AND NO 100's (\$10.00)

DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
MARY E. WILKINSON

of the County of HIDALGO and State of TEXAS, all of
the following described real property in HIDALGO County, Texas, to-wit:

THE WEST 1 ACRE OF THE EAST 2.0 ACRES OF THE NORTH 3.5 ACRE OF THE WEST 10 ACRES OF
BLOCK 25, HILL HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and 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, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by me through me but not otherwise.

EXECUTED this 6th day of April, A. D. 19 87

ERNEST E. WILKINSON
Ernest E. Wilkinson

Mailing address of each grantee:

Name: MARY E. WILKINSON
Address: c/o Walter G. Weaver - Attorney
210 S. Main, Suite 101-A
Donna, Texas 78537

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6th day of April, 19 87, by ERNEST E. WILKINSON

Herinda Ullarova
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires: 3/30/91



(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the _____ day of _____, 19____

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 19____

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 19____

by _____ of _____ a _____ corporation, on behalf of said corporation.

Chk# 3004
Walter G. Weaver
PO Box 1298
Donna, TX 78537

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

MARY E. WILKINSON
~~C/O Walter G. Weaver~~
~~210 S. Main, Suite 101A~~
~~Donna, Texas 78537~~
3402 East Broad St.
Apt. D
Lake Charles, La.
70601

PREPARED IN THE LAW OFFICE OF:

EMILIO RODRIGUEZ, JR.
Attorney at Law
P.O. Box 3550
Edinburg, Texas 78540-3550

21358

FILED FOR RECORD
JUN 9 11 08 AM '00

5825 000



Chapter 232, Texas Local Government Code

3/21/2019 2:08:52 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
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Weslaco, Texas 78596
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 1-1663
Receipt No.: 006652
H3475-00-025-0000-10

CORTEZ ARTURO & MARIA YOLANDA
PO BOX 44
ALAMO, TX 78516
(956) 904-8921
(956) 904-8921

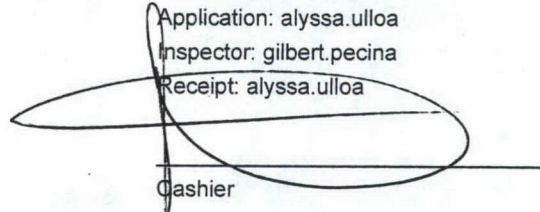
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: HILL HALBERT E92.54'-W237.47'-N470.75'
BLK 25 1.00AC NET
- [6] Location: VALVERDE & ANDERSON RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1663
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 5575
Payment: \$30.00
Change Due: \$0.00

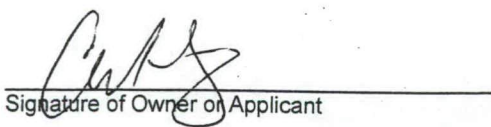
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

3/21/19
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

3/21/19
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1678

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

Upon the application of:

Name: Jennifer G. Salinas

Address: 12547 Shrewsbury
Ave Mercedes TX
78570

Phone: _____

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

Water Supplier: North Alamo Water

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:

Rollo Lot 9 BLK 33

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on April 9, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature] 4/9/19
Hidalgo County Judge Date

ATTEST: [Signature] 4-10-19
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

[Signature] 4-10-19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1678

**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

Jennifer Guadalupe Salinas,

Known to me [or proved to me in the oath of TX ID 40732384 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:

Bollo Lot 9 Blk 33."

[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."

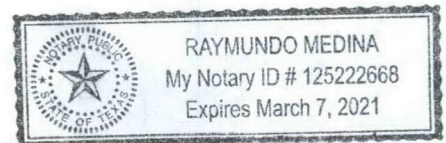
-OR-

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."

Jerry Salin (Signature)

SUBSCRIBED AND SWORN TO before me on March, 30, 20 19 to certify which, witnesses my hand and seal of office.

Raymundo Medina
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

WARRANTY DEED WITH VENDOR'S LIEN

DATE: February 28, 2019

GRANTOR: Miguel A Rodriguez

GRANTOR'S MAILING ADDRESS:

5402 S. CESAR CHAVEZ RD
EDINBURG, TEXAS 78542
HIDALGO, COUNTY

GRANTEE: JENNIFER GUADALUPE SALINAS

GRANTEE'S MAILING ADDRESS:

12547 SHAWNEE AVE
MERCEDAS, TEXAS 78570
HIDALGO COUNTY

CONSIDERATION:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TEN THOUSAND AND NO/100 DOLLARS (10,000.00). The note is secured by a first and superior vendor's lien and superior title retained in the deed.

PROPERTY (including any improvements):

ACCOUNT NUMBER ~~R3800-00-033-0009-00~~ ROLLO LOT 9 BLK 33 (AKA MONTE ALTO OT) MONTE ALTO, HIDALGO COUNTY.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights of way, reservations, restrictions, if any of record. Gas and Oil, if any of record. SAVE AND EXCEPT any oil, gas and minerals, if any of record.

Liens described as part of the Consideration and other liens described in this deed as being either assumed or subject to which title is taken; validly existing easement, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing instrument, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and

prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

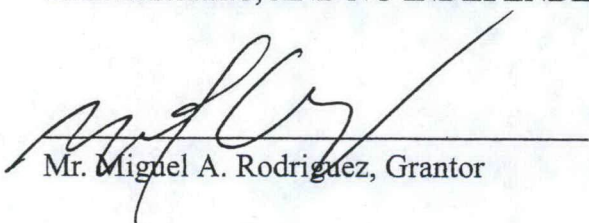
Grantor, for the consideration and subject to the reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

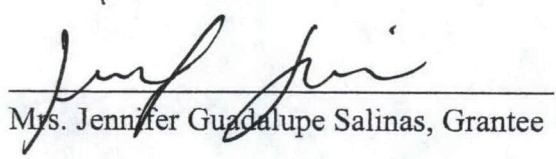
The vendor's lien against and superior title to the Property and retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

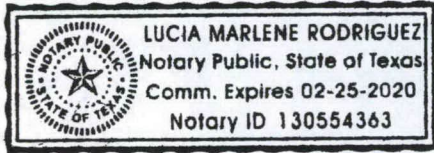

Mr. Miguel A. Rodriguez, Grantor


Mrs. Jennifer Guadalupe Salinas, Grantee

THE STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on February 28th 2019,
by **MIGUEL A. RODRIGUEZ**.

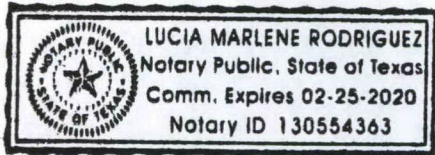


Lucia M. Rodriguez
Notary Public, State of Texas
My Commission Expires: 02-25-2020

THE STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on February 28th 2019,
by **JENNIFER GUADALUPE SALINAS**.



Lucia M. Rodriguez
Notary Public, State of Texas
My Commission Expires: 02-25-2020

PREPARED IN THE OFFICE OF
LUCIA M RODRIGUEZ
PUBLIC NOTARY
2907 N SUGAR RD
PHARR, TEXAS 78577
TEL/FAX: (956)-781-4102

AFTER RECORDING RETURN TO:
JENNIFER GUADALUPE SALINAS
12547 SHAWNEE AVE
MERCEDES, TEXAS 78570



Chapter 232, Texas Local Government Code

3/25/2019 11:50:28 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

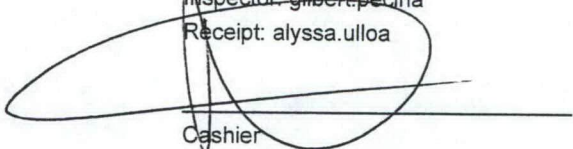
Permit No.: Permit 1-1678
Receipt No.: 006694
R3800-00-033-0009-00

SALINAS JENNIFER G
12547 SHAWNEE AVE.
MERCEDDES , TX 78570
(956) 375-6513
(956) 375-6513

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1678
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

3/25/19
Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 217Sq.Ft.
- [5] Legal Description: ROLLO LOT 9 BLK 33 (AKA MONTE ALTO OT)
- [6] Location: VALDEZ & FM 88
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

[NOTICE]

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Signature of Owner or Applicant

03-25-19
Date

State of Texas
County of Hidalgo
R. J. Parks Surveyor and Civil Engineer do hereby
certify that the Map upon which this is written is a
true and Correct Map of ROLLO TOWNSITE as surveyed
and Platted by me
Witness my Hand, this 17th day of August 1926
R. J. Parks
Surveyor and Civil Engineer

FILED FOR RECORD This day
SEP 2 1926



MAP OF ROLLO TEXAS

SCALE

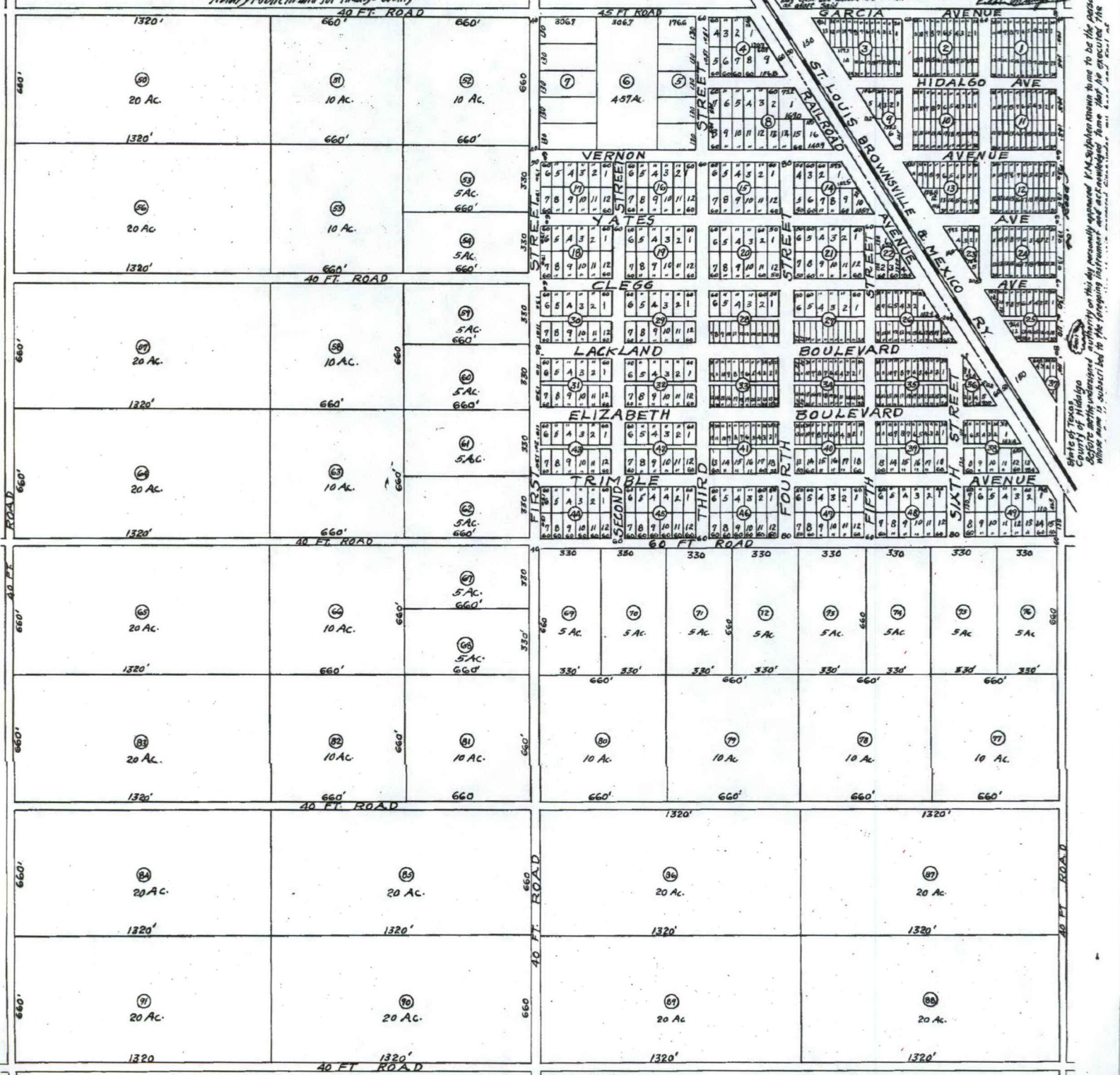
CARD & PARKS ENGINEERS
McAllen Texas June 1926

State of Texas County of Hidalgo
The dedication of the streets and roads in
the town of Rollo is made with the express Assent
in W.M. Sutphen of the right to occupy and use said
streets and roads for the purpose of creating
and operating plants, pipe lines, poles and lines of wire
for the distribution and sale of water, heat, light
power and telephone and telegraph lines and for the
purpose of operating lines of transportation for the
carriage of freight and passengers and all of said rights
privileges and franchises in the streets and roads
aforesaid are and shall be the property of, and shall be
used exercised and owned by the said W.M. Sutphen
or by such person or persons or Corporation to whom said right
privilege or franchise may be assigned and conveyed by said
W.M. Sutphen. This dedication is made with the further Reser-
vation that W.M. Sutphen retains the title in and to all streets
and alleys shown upon the map unless and until a sale of a lot
is made within the street and alley upon which the lot abuts, to
dedicate the length of the Block and of which a lot is sold
And the said W.M. Sutphen reserves the right from and after the date
of this dedication to lay out and all streets other than those
shown on this map.

State of Texas
County of Hidalgo
I, CAME HILL
County Clerk of Hidalgo County
Texas do hereby certify that
the above and foregoing plat
and dedication was filed for
Record in my office of the
2 day of SEP 1926
at 4 o'clock P.M. and was
recorded by me on the 8 day
of SEP 1926 at 2 o'clock
P.M. in book _____ of
the Map Records of Hidalgo County
Texas
CAME HILL
County Clerk Hidalgo Co.
by _____
deputy

State of Texas
County of Hidalgo
Before me the undersigned authority on this day personally appeared
R. J. Parks known to me to be the person whose name is subscribed to the
going instrument and acknowledged to me that he executed
the same for the purpose and Consideration therein expressed
Witness my hand and Seal of Office this 17th day
of August 1926

Notary Public in and for Hidalgo County



State of Texas
County of Hidalgo
I, CAME HILL
County Clerk of Hidalgo County
Texas do hereby certify that
the above and foregoing plat
and dedication was filed for
Record in my office of the
2 day of SEP 1926
at 4 o'clock P.M. and was
recorded by me on the 8 day
of SEP 1926 at 2 o'clock
P.M. in book _____ of
the Map Records of Hidalgo County
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CAME HILL
County Clerk Hidalgo Co.
by _____
deputy



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-1603
~~4-15200~~

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

Upon the application of:

Name: Vnessa Salinas

Address: Southern Breeze Lot 34
(10710 N Wind de
Edinburg TX 78542)
Phone: 956 1773-9290

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
_____	_____	_____
Inspection/Permit No:	_____	_____
Date Approved:	<u>1 1</u>	<u>3 12 8 19</u>

Water Supplier: North Alamo Water Supply
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: 10032789404767011
[] Temporary Pole [] Permanent Service

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

Southern Breeze lot #34

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 9, 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: 4/9/19

4/9/19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4

Application No:

3-1255
3/26/19

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Sergio Jesus
Rodriguez Lopez

Address:

914 El Lucero St.

Sullivan City, TX 78595

Phone: (956) 299-0063

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	4 / 3 / 19

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894 752 77814
[] Temporary Pole [X] Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 155

on April 9, 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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8/6/08);

(verified by Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter)

(verified by Sandra Carter)

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: Antonio Serrano Jr.
Hidalgo County Clerk

Date

APPROVED BY COMMISSIONERS' COURT ON: 4/9/19

4/9/19

4/10/19



PLANNING DEPARTMENT

Rev. 06-03-15

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Weslaco, TX 78596
956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-1114

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: Rohel A Garcia

Address: 19622 Buck Fawn

Dr Edinburg TX

78563

Phone: 956-207-0238

Approved by Environmental Health:	Temporary Service	Final Service
	<u>R Rios</u> Authorized Signature	<u>R Rios</u> Authorized Signature
Inspection/Permit No:	<u>INSTALL</u>	<u>51919</u>
Date Approved:	<u>02/02/19</u>	<u>04/02/19</u>

Water Supplier: N/A (City of Edinburg)

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

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

regarding the land described as:

Los Venados lot 564

on April 9th, 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; 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 04-08-05)

(verified by Maria Cede)

(verified by R Rios); 01-06-19

(verified by R Rios); 04-02-19

(verified by Maria Cede); 04-10-19

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/9/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

4/10/19
Date

APPROVED BY COMMISSIONERS' COURT ON: 4/9/19

[Signature]
4-10-19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-110604

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: Ruben Herrera

Address: 2619 N 17th St.
McAllen, TX 78501

Phone: 956-862-7567

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>WRanning</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No septic yet</u>	Authorized Signature
Date Approved:	<u>03/22/19</u>	<u>1 1</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 100327894-72707574

Temporary Pole

Permanent Service

regarding the land described as:

Lot # 39 Oak Hill Ranch Ph I 23618 Oak Hill Dr. Monte Alto

on April 9, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

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

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

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

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

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

(Date approved 3-22-07);

(verified by [Signature]);

(verified by WRanning);

(verified by WRanning);

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/9/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

ATTEST:

[Signature]
Hidalgo County Clerk

4/10/19
Date

[Signature]
4/10/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1715

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: Adan Martinez

Address: P.O. Box 2721
ELSA TX 78543
Lot # 301

Phone: 956 503-5411

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>3 / 29 / 19</u>

Water Supplier: NALWS

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

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

regarding the land described as:

LA Villita Ranches PH 1 Lot 301

on April 9, 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 3-29-15); Alyssa
(verified by [Signature]);
(verified by [Signature]);
(verified by [Signature]);
(verified by [Signature]);

Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/9/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

4/10/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1663

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

Upon the application of:

Name: Arturo Maria Yolanda Cortez

Address: P.O. Box 44
Alamo TX
78516

Phone: 956-904-8921

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R. Rico</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>INSTALLING</u> <u>04 02 19</u>

Water Supplier: NAWS FOR WATER
Utility Provider: M.V.E.C. [] AEP ONLY
Account/ESI No.: N/A
[] Temporary Pole Permanent Service

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

Hill Halbert Block 25
The west 1 acre of the East 2.0 acres of the North 3.5 Acre of
The West 10 acres of Block 25, Hill Halbert's subdivision

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 9, 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. Lumber
Hidalgo County Judge

4/9/19
Date

ATTEST:

Antonio Rodriguez Jr.
Hidalgo County Clerk

4/10/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

4/10/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1678

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

Upon the application of:

Name: Jennifer G. Salinas

Address: 12547 Shawnee
Ave Mercedes TX
78570

Phone: _____

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

Water Supplier: North Alamo Water

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:

Rollo Lot 9 BLK 33

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 9, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
ATTEST: [Signature]
Hidalgo County Clerk

4/9/19
Date
4/10/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 4/9/19

[Signature] 4-10-19