



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS' COURT AGENDA FOR June 6, 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>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	<u>10</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	KIMBERLY GARZA	1-1557
2.	JANET PINA	1-1905
3.	TOMAS LOPEZ	1-1957
4.		
	COMM. COURT: JUNE 6, 2019	AI# 20601

AJ-70601

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Yesenia Valdez	4-428
2.	Ramiro Gonzalez	4-1887
3.	Isaias Fonseca	4-1921
4.	Jorge Lopez	4-1779
5.	Benigno Rodriguez	4-1595
6.	Juan F. Candelaria	4-1929
	COMM. COURT: June 6, 2019	

AJ 70601

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Mayra Rodriguez	4-1730
2.	Francisco Garcia	4-1638
COMM. COURT: June 6, 2019 <i>AI 70601</i>		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1551

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: Kimberly A Garza

Address: P.O BOX 873
ELSA Tx. 78543

Campana LOT 1 Bk 1 Ph 3

Phone: 956 532 2544

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>05123117</u>

Water Supplier: NORTH ALAMO WATER

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

Account/ESI No.: 343260-001
 Temporary Pole Permanent Service

regarding the land described as:

Campana sub. lot 1 Bk 1 ph 3

on June 6, 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;

(Date approved 4-27-04);
Alyssa Wilson

(verified by [Signature]);

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

(verified by [Signature]);

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

(verified by [Signature]);

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

(verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

6/6/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

ATTEST:

[Signature]
Hidalgo County Clerk

6/7/19
Date



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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1557

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: Kimberly A. Garza

Address: P.O. Box 873
Elsa Tx. 78543

Phone: 956 532 2544

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

Campana LOT 7 BLOCK 1 Phase 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Kimberly A. Garza
Requesting Party (Signature)

5/23/19
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:

5/23/19
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: November 22, 2013

Grantor: **JEFFREY D. BELL and spouse, KAREN L. BELL**

Grantor's Mailing Address: 17410 State Hwy 107
Harlingen, Texas 78552
Cameron County, Texas

Grantee: **KIMBERLY A. GARZA, a single person**

Grantee's Mailing Address: P.O. Box 873
ELSA, TX. 78543
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Seven Thousand Four Hundred Fifty and 00/100 Dollars (\$27,450.00). The note is executed by Grantee, payable to the order of JEFFREY D. BELL and KAREN L. BELL. The note is secured by a vendor's lien retained in favor of JEFFREY D. BELL and KAREN L. BELL in this deed and by a deed of trust of even date from Grantee to Lesslie L. Eanes, Trustee.

Property (including any improvements):

Lot One (1), Block One (1), CAMPANA SUBDIVISION PHASE III, an addition to the City of Elsa, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 53, Pages 108 thru 111, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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


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.

JEFFREY D. BELL and KAREN L. BELL, 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 the superior title to the Property are retained for the benefit of JEFFREY D. BELL and KAREN L. BELL.

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



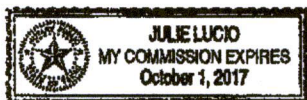
JEFFREY D. BELL



KAREN L. BELL

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 22nd day of November, 2013, by JEFFREY D. BELL.

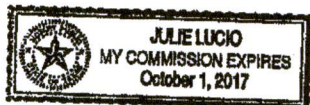




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 22nd day of November, 2013, by JEFFREY D. BELL.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
KIMBERLY A. GARZA

PREPARED BY:
LESSLIE L. EANES
Attorney at Law
315 E. McIntyre
Edinburg, Texas 78541
File/GF Number: 054746



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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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 1-1557
Receipt No.: 006279
C0740-03-001-0001-00

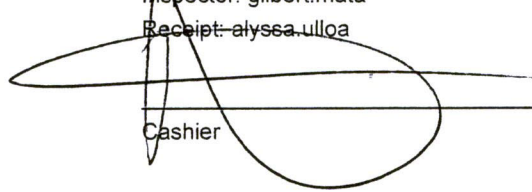
GARZA KIMBERLY A
PO BOX 873
ELSA, TX 78543
(956) 532-2544
(956) 355-8832

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2453Sq.Ft.
- [5] Legal Description: CAMPANA PH 3 LOT 1 BLK 1
- [6] Location: FM 88 & ML 16
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$135000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 10', Side ', Corner 10'
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1557
Price: \$30.00

Total Amount.....\$30.00

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

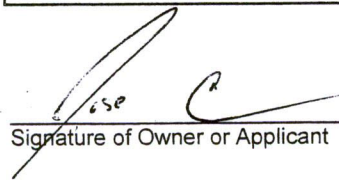

Cashier

2/27/19
Date

PROPERTY ID #721886

[NOTICE]

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


Signature of Owner or Applicant

2-27-19
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

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956-968-4734
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1957

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: Tomas Lopez JR

Address: 614 Santa Anna
Weslaco, TX
78596

Phone: (956) 376-7829

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Pre Installed OSSF</u> <u>5 / 28 / 19</u>

Water Supplier: MIA

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

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

regarding the land described as:

Palos Fosos lot 69

on June 6, 20 19, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 7-21-05) Alyssa Ullman

(verified by);

(verified by);

(verified by);

(verified by);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

ATTEST:

Hidalgo County Clerk

Date

Richard F. Carter 6/6/19

Antonio Hernandez 6/7/19



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1957

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: Tomas Lopez Jr

Address: 614 Santa Ama
Weslaco, Tx 78596

Phone: (956) 376-7829

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

Palos Rojas lot 69

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Tomas Lopez Jr
Requesting Party (Signature)

5/28/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/28/19
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

1763798

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

Date: January 27, 2007

Grantor: Palo Rojo, Inc., a Texas Corporation
Grantor's Mailing Address:
2009 North Conway
Mission, Texas 78572

Grantee: Tomas Lopez Jr. and Viola R. Lopez

Grantee's Mailing Address (including county):
Rt 4 Box 299-0
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eighteen Thousand Six Hundred Dollars and No Cents (\$18,600.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

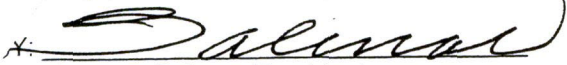
Property (including any improvements):

Lot(s) 69, Palos Rojos Subdivision, as shown by the map or plat thereof recorded in Volume 48, Pages 90-92, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated September 30, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1398655. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;

Rojo, Inc., a Texas Corporation


Norberto Salinas, President

(Acknowledgment)

State of Texas
County of Hidalgo

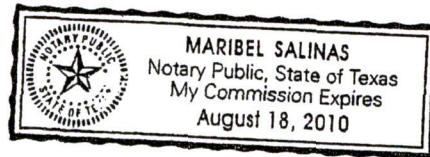
This instrument was acknowledged before me on the 28 day of January, 2007, by Norberto Salinas, President of Palo Rojo, Inc., a , a Texas Corporation on behalf of said , a Texas Corporation.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Tomas Lopez Sr. and Viola R. Lopez
Rt 4 Box 299-0
Weslaco, Texas 78596
Hidalgo County, Texas

Software by ReMerge-It, LLC
(956) 630-9401
Sales@ReMerge-It.com





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1957
Receipt No.: 007671
P3108-00-000-0069-00

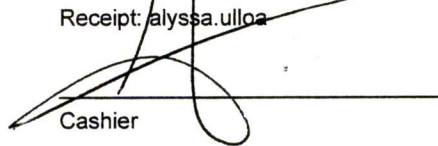
LOPEZ TOMAS JR & VIOLA R
614 SANTA ANNA
WESLACO, TX 78596
(956) 376-7829
(956) 376-7829

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2001Sq.Ft.
- [5] Legal Description: PALOS ROJOS LOT 69
- [6] Location: mile 13 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-1957
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: lec.najera
Receipt: alyssa.ulloa


Cashier

5/28/19
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.


Signature of Owner or Applicant

5/28/2019
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-428

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: Yesenia Valdez

Address: Wynn Ranches

Lot # 7
8218 Tweety ST
Weslaco TX 78537

Phone: 956 250-2568

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>05/22/19</u>

Water Supplier: N/A

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

Account/ESI No.: 343178-001

[] Temporary Pole Permanent Service

regarding the land described as:

Wynn Ranches Lot # 7.

on April 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 04-28-09);

no A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature

[Signature] Hidalgo County Judge

6/6/19 Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

ATTEST: [Signature] Hidalgo County Clerk Date 6/7/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-428

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: Yesenia Valdez

Address: Wynn Ranches Lot 7
8018 Twelvy St

Phone: 250-2568 Donna TX. 78537

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

Wynn Ranches Lot # 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yesenia Valdez
Requesting Party (Signature)

5/22/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

RE: Lot 7, WYNN RANCHES, Hidalgo County, Texas, Doc No. 1993961 , Official Rec Hid Cty TX

NOTICE OF CONFIDENTIALITY RIGHTS

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

Special Warranty Deed with Vendor's Lien

1. Date: June 6, 2009
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: YESENIA VALDEZ
5. Grantee's Mailing Address: 8344 Tweety, Donna, Hidalgo County, Texas 78537
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 TWENTY FOUR THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$24,400.00) 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 David Crook, Trustee.
7. Property: Lot Seven (7), WYNN RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 1993961, Official Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2009 and subsequent years.
 - E. 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.
9. 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.
10. Prior Liens: Deed of Trust recorded under Document No. 1893696 , Official Records, Hidalgo County, Texas
11. 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

RE: Lot 7, WYNN RANCHES, Hidalgo County, Texas, Doc No. 1993961, Official Rec Hid Cty TX

Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):

- 12. 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.
- 13. 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.
- 14. 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.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

16. Signature:

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

By:

[Handwritten Signature]

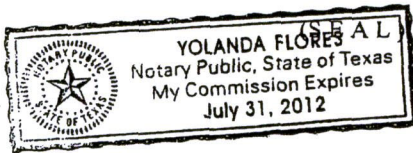
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 8th day of June 2009, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



[Handwritten Signature]
Notary Public, State of Texas
My Commission Expires: 7-31-2012

After Recording Return To:

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



Chapter 232, Texas Local Government Code

3/16/2018 4:04:42 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 4-428
Receipt No.: 001762
W9050-00-000-0007-00

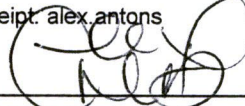
VALDEZ YESENIA
8218 TWEETY ST
DONNA, TX 78537
(956) 250-2568
(956) 250-2568

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 624Sq.Ft.
- [5] Legal Description: WYNN RANCHES LOT 7
- [6] Location: ALBERTA & VALVERDE RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$6500
- [10] Flood Zone: Zone C

Community Panel Number: 480334 0425 C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.
Description: Permit 4-428
Price: \$30.00

Total Amount.....\$30.00

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



Cashier
3/16/18
Date

Prop. ID# 731902

[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

3/16/18

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

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Precinct No.3 Substation
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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: 4-1887

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: Ramiro Gonzalez

Address: 16303 Wallace Rd
Edinburg TX 78541

Phone: 956-686-7636

Approved by Environmental Health:	<u>R Rios</u> Authorized Signature	Temporary Service	Final Service
Inspection/Permit No:	<u>INSTAKINS</u>		
Date Approved:	<u>05/23/19</u>		<u>/ /</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: Regency Acres #2 Lot #24

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

[Signature]
Planning Department Authorized Signature

Richard F ENTER 6/6/19
Hidalgo County Judge Date

ATTEST: [Signature] 6/7/19
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19 gnt



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1887

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: Ramiro Gonzalez

Address: 16303 Wallace Rd
Edinburg TX 78541

Phone: 956 686-7636

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

Lot 24 Regency Acres #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ramiro Gonzalez
Requesting Party (Signature)

5-16-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

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

WARRANTY DEED

That I, RAMIRO JUAREZ (grantor) of the County of Hidalgo City of Edinburg and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00), and other valuable consideration to the undersigned paid by grantee herein named, the receipt of which is hereby acknowledged, I have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto RAMIRO GONZALEZ (grantee), of the County of Hidalgo, City of Edinburg and State of Texas, the following described real property in Hidalgo County, Texas, to wit:

PROPERTY (INCLUDING ALL IMPROVEMENTS):

Lot Twenty-Four (24), Regency Acres No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 56, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals.

Subject to oil and gas leases of record, if any;

Easements and rights-of-way, rules and regulations in favor of the Water District within which said property is located; Building Restrictions of record.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the current year will be prorated and paid accordingly by Grantor and Grantee, all subsequent years are to be paid by grantee herein.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warrant, grants, sells and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto

in any wise belonging, to have and to hold it to Grantees, Grantees' heir's executors, administrators, successors or assigns forever. Grantors' heirs, executors, administrators, and successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARED EXPRESS NO OPINION AND NO EXAMINATION REQUEST ON THIS PROPERTY TITLE.

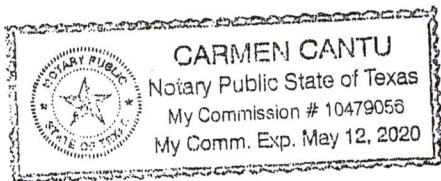
EXECUTED this document on this 7 Day of September 2018 by said Grantor/s.

Ramiro Juarez
Ramiro Juarez (Grantor)

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on this 7 day of September, 2018, by Ramiro Juarez.

WITNESS my hand and official seal.



Carmen Cantu

Notary Public,
State of Texas,
County of Hidalgo.

My Comm. Exp: 5/12/20

Return to:
Ramiro Gonzalez
16303 Wallace RD
Edinburg, Texas 78541



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Ph: 956-318-2840
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Mission, Texas 78572
Ph: 956-205-7045
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Permit No.: Permit 4-1887
Receipt No.: 007484
R1750-02-000-0024-00

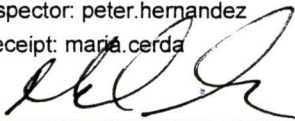
GONZALEZ RAMIRO
EDINBURG, TX 78541
(956) 686-7636
(956) 686-7636

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2201Sq.Ft.
- [5] Legal Description: REGENCY ACRES #2 LOT 24
- [6] Location: WALLACE RD AND MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$88500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340300D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side ', Corner 15'
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-1887
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 11269
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier
05-14-19
Date

PROP. 10# 268403

[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

5-14-19
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: 4-1921

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: Isaias Fonseca

Address: 312 Casso Trail
Edinburg, TX 78541

Phone: 956-249-9449

Approved by Environmental Health:	Temporary Service <u>/ /</u>	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>52277</u>
Date Approved:	<u>/ /</u>	<u>05/22/2019</u>

Water Supplier: Edinburg

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

Account/ESI No.: 341316-001
[] Temporary Pole Permanent Service

regarding the land described as:

Lot 55, Sendero Trails Subdivision, Edinburg, TX

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

yes A plat has been prepared; (Date approved 02-28-09);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

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

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/6/19

Ricardo F. Cruz 6/6/19
[Signature] 6/7/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1921

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: Isaias Fonseca

Address: 3112 Lasso Trail
Edinburg, TX 78541

Phone: 956-249-9449

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

Lot 55, Sendero Trails Sub division, Edinburg, TX.

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)

05/22/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

CHARGE RECORDING TO
VALLEY LAND TITLE CO
ALFG# 161471

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 3, 2019

Grantor: **HOMERO MADRIGAL and spouse, GUADALUPE MADRIGAL**

Grantor's Mailing Address (including county): 2300 Arthur Avenue
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: **ISAIAS FONSECA, a married person**

Grantee's Mailing Address (including county): 1605 Crowne Pointe Blvd.
Mission, Texas 78572
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged and the further consideration of a note of even date that is in the principal amount of Ninety-three Thousand and 00/100 Dollars (\$93,000.00) and is executed by Grantee, payable to the order of HOMERO MADRIGAL AND GUADALUPE MADRIGAL. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a Deed of Trust of even date executed by ISAIAS FONSECA to ROBERT ALVARADO, Trustee.

Property (including any improvements):

All of Lot 55, SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 50, Pages 50 thru 55, 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 and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

The vendor's lien against and superior title to the property are retained until 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.

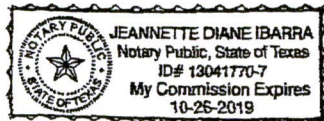
Homero Madrigal
HOMERO MADRIGAL

Guadalupe Madrigal
GUADALUPE MADRIGAL

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th of April, 2019, by
HOMERO MADRIGAL.



Jeannette Ibarra
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th of April, 2019, by
GUADALUPE MADRIGAL.



Jeannette Ibarra
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ISAIAS FONSECA
1605 Crown Pointe Blvd.
Mission, Texas 78572

PREPARED BY:
The Alvarado Law Firm, PC
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File/GF: 161472



Chapter 232, Texas Local Government Code

5/22/2019 12:09:35 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

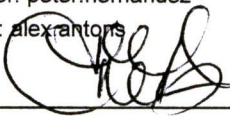
Permit No.: Permit 4-1921
Receipt No.: 007609
S2462-02-000-0055-00

FONSECA ISAIAS
1605 CROWN POINTE BLVD
MISSION, TX 78542
(956) 249-9449
(956) 249-9449

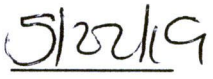
Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-1921
Price: \$30.00

Total Amount.....\$30.00

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



Cashier



Date

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 264Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 55
- [6] Location: FM 490 AND SENDERO TRAILS
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$7920
- [10] Flood Zone: Zone C

[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

05/22/19

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.
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1779

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: Jorge Lopez

Address: 6706 Curdred
Edinburg
Tex

Phone: 956227-2686

Approved by Environmental Health:	Temporary Service	Final Service
<u>SEPTIC TANKS</u> <u>NOVE BRN MST.</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
<u>52272</u>	<u>[Signature]</u>	<u>[Signature]</u>
Date Approved:		
<u>5/20/19</u>		<u>05/14/19</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: NIK
 Temporary Pole Permanent Service

regarding the land described as:

Los Cerritos Lot #1

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 09-27-94;
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 6/6/19
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

ATTEST: [Signature] 6/7/19
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-318-2840
956-318-2844

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Precinct No.3 Substation
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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: 4-1779

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: Jorge Lopez
Address: 6706 Curry Rd
Edinburg TX
Phone: 956 227 2686

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

Los Cerritos Lot # 1

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)

05/20/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

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

WARRANTY DEED

Date: June 8, 2018

Grantor: ANICA LEE RODRIGUEZ, a single person

Grantor's Mailing Address (including county): P. O. Box 3160
Edinburg, Texas 78540-3160
Hidalgo County, Texas

Grantee: JORGE LOPEZ

Grantee's Mailing Address (including county): P. O. Box 3509
McAllen, Texas 78502
Hidalgo County, Texas

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

Property (including any improvements):

Lot 1, Los Cerritos Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 138, Map Records, Hidalgo County, Texas.

Save and Except that portion conveyed to the State of Texas in instrument dated March 16, 2004, recorded under Clerk's File No. 1318898, Official Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 739958, Official Records and Volume 29, Page 138, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument(s) dated December 2, 1946, recorded in Volume 604, Page 528, Deed Records and dated August 12, 1985, recorded in Volume 2175, Page 679, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 18, 1946, recorded in Volume 60, Page 573 and dated June 18, 1956, recorded in Volume 189, Page 164, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Right Of Way Deed dated February 7, 1935, recorded in Volume 397, Page 511, Deed Records, Hidalgo County, Texas.

Right Of Way Easement dated October 13, 1953, recorded in Volume 783, Page 329, Deed Records, Hidalgo County, Texas.

Easement dated December 4, 1942, recorded in Volume 502, Page 263, Deed Record, Hidalgo County, Texas.

Right Of Way Easement dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated January 31, 1995, recorded under Clerk's File No. 440106, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.

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

Taxes for the year 2018 and subsequent years.

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

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

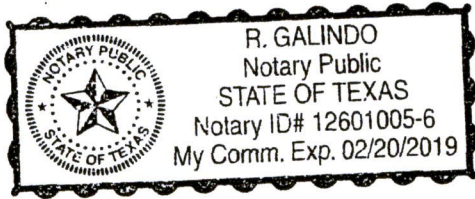
When the context requires, singular nouns and pronouns include the plural.

Anica Lee Rodriguez
ANICA LEE RODRIGUEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of June, 2018, by ANICA LEE RODRIGUEZ.



R. Galindo

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JORGE LOPEZ
P. O. Box 3509
McAllen, Texas 78502

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 917769; MR:bc

The County of Hidalgo
Planning Department
1304 South 25th St.
Edinburg, TX 78542

I, Jorge Lopez, owner of Los Cerrito Subdivision lot 1, authorize my wife, Llolanda Lopez to sign on my behalf for the County of Hidalgo Planning Department application permit. I am submitting for a permit for a house to be moved on to my Los Cerritos lot.

Address assigned to my lot is:

16201 N. Expressway 281
Edinburg, TX 78542

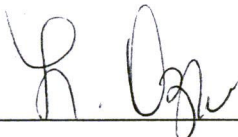
My contact phone number is 956-293-9896.



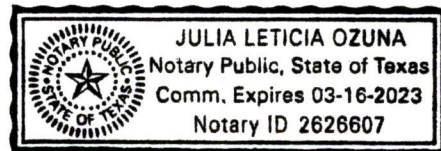
Jorge Lopez

State of Texas
County of Hidalgo

Sworn to subscribed before me, this 8th day of April, 2019.



Julia Leticia Ozuna
Notary Public
My commission expires March 16, 2023





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 4-1779
Receipt No.: 007121
L5827-00-000-0001-00

LOPEZ JORGE
101 PENNZOIL LOOP
EDINBURG, TX 78542
(956) 293-9896
(956) 293-9896

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 29 Residential, move in or relocated building
[4] Size of Structure: 1350Sq.Ft.
[5] Legal Description: LOS CERRITOS LOT 1
[6] Location: north 281
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$4000
[10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1779
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

[Signature]
Cashier

04-17-19
Date

Prop. ID# 536838

[NOTICE]

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

[Signature]
Signature of Owner or Applicant
Date 4/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1595

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: BENIGNO RODRIGUEZ

Address: 8411 RANCHO ALTO
EDINBURG TX

Phone: (956) 533-3227

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>/ /</u>	<u>EXISTING OSST</u>
Date Approved:	<u>/ /</u>	<u>5/21/19</u>

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Brenda Randettes Lot 404

on June 6, 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 02-12-02);

(verified by Heena Cade);

(verified by [Signature]);

(verified by [Signature]);

(verified by Heena Cade);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

6/6/19
Date

ATTEST

[Signature]
Hidalgo County Clerk

June 6/7/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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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:

4-1595

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: BENIGNO RODRIGUEZ

Address: 8411 RANCHO ALTO
EDINBURG TX.

Phone: (956) 533-3227

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

Brenda Ranchettes lot # 404

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Benigno Rodriguez 5/21/19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05-29-19
Date

[Signature]
County Official

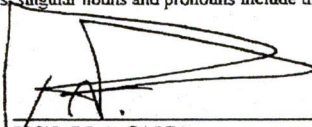
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

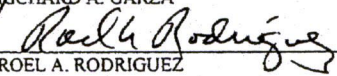
Re: All of Lot 404, BRENDA RANCHETTES, Hidalgo County, Texas, according to the map recorded in Volume 39, Page 60, Map Records, Hidalgo County, Texas;

Special Warranty Deed with Vendor's Lien

1. Date: January 26, 2004
2. Grantor: RICHARD A. GARZA AND ROEL A. RODRIGUEZ, not joined hereby my spouse as the property being conveyed herein does not constitute any part of our homestead
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: BENIGNO RODRIGUEZ
5. Grantee's Mailing Address: 1501 Mount Mitchell Court, Antioch, Tennessee 37013
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 SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$17,400.00) 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 David Crook, Trustee.
7. Property: All of Lot 404, BRENDA RANCHETTES, Hidalgo County, Texas, according to the map recorded in Volume 39, Page 60, Map Records, Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "B" attached hereto and made a part hereof for all purposes.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2003 and subsequent years.
 - E. 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.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
10. Prior Liens: Subject to an underlying lien of record under Document # 1001709, Official Records, Hidalgo County, Texas.
11. 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):

- 12. 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.
- 13. 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.
- 14. 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.
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:



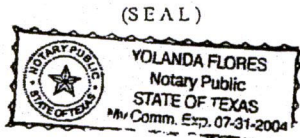
 RICHARD A. GARZA


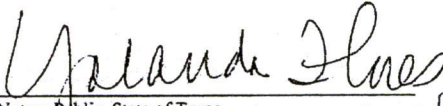
 ROEL A. RODRIGUEZ

The State of Texas
 County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 19th day of March, 2004, by RICHARD A. GARZA AND ROEL A. RODRIGUEZ.





 Yolanda Flores
 Notary Public, State of Texas
 My Commission Expires: 7-31-2004

After Recording Return To: BIC Investments, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539



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
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Fax: 956-973-7850

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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1595
Receipt No.: 006425
B4038-00-000-0404-00

RODRIGUEZ BENIGNO
1327 ROYAL PALM
ALAMO, TX 78516
(956) 533-3227
(956) 533-3227

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2268Sq.Ft.
- [5] Legal Description: BRENDA RANCHETTES LOT 404
- [6] Location: 2812 JUST CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$95000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-1595
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40
 Change Due: \$10.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda




 Cashier

03/07/19
 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

3-7-19

 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
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1929

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: Juan F Candelaria

Address: 3519 Oregon Dr.
Edinburg TX.
78542

Phone: 956-605-5503

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Sewer NAWs</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 24 / 19</u>

Water Supplier: N/A

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

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

regarding the land described as: Oakland Village Lot 223

on June 6, 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;

(Date approved 10-28-05);

(verified by [Signature]);

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

(verified by [Signature]);

no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

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

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

Ricardo F. Cuatrecasas 6/6/19

[Signature] 6/7/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1929

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Juan F Candelaria

Address: 3519 Oregon Dr

Edinburg TX. 78542

Phone: 956-685-5523

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

Oakland Village III Lot 223

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)

05-24-2019
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

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

WARRANTY DEED

Date: May 15, 2019

Grantor: OMAR ISRAEL LOPEZ-URBINA, AKA OMAR ISRAEL LOPEZ

Grantor's Mailing Address (including county): 707 Cactus Trail
Pharr, Texas 78577
Hidalgo County, Texas

Grantee: JUAN F. CANDELARIA SALINAS and wife, MARIA GUADALUPE LUCIO

Grantee's Mailing Address (including county): 1700 S. Linden Avenue
Pharr, Texas 78577
Hidalgo County, Texas

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

Property (including any improvements):

Lot 223, OAKLAND VILLAGE PHASE III, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 40-42, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1362204, 1540732, 2278769, OFFICIAL RECORDS, AND VOLUME 49, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated February 1, 1949, recorded in Volume 649, Page 408, Deed Records, Hidalgo County, Texas and dated March 25, 2003, recorded under Clerk's File No. 1182983, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated June 18, 1976, recorded in Volume 362, Page 157, Oil and Gas Records; dated November 12, 1982, recorded in Volume 409, Page 213, Oil and Gas Records; and dated November 20, 1981, recorded in Volume 411, Page 369, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

WE HEREBY CERTIFY THIS TO
BE A TRUE AND CORRECT COPY
OF THE ORIGINAL INSTRUMENT.
EDWARDS ABSTRACT & TITLE CO.

BY 

Oil, Gas and Mineral Lease(s) dated January 30, 1998, recorded under Clerk's File No. 667840, Official Records, and extended in instrument recorded under Clerk's File No. 936916, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 3, 1999, recorded under Clerk's File Nos. 768134, 769953, 769954, 773295, 773299, 773305, 773311, dated March 18, 1999, recorded under Clerk's File No. 773344, dated March 3, 1999, recorded under Clerk's File Nos. 773349, 773533, 796221, 796223, 797851 and extended under Clerk's File No. 1055111, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 4, 1999, recorded under Clerk's File No. 773520 and corrected under Clerk's File No. 819759, Official Records, Hidalgo County, Texas and unitized in instrument recorded under Clerk's File No. 888450 and corrected and amended under Clerk's File No. 1034317, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Minimum floor elevation; 25.00 foot minimum building setback line along the front; 6.00 foot minimum building setback line along the sides or easement line whichever is greater; 20% of lot depth not to exceed 40.00 feet minimum building setback line along the rear; 18.00 foot garage setback; 10.00 electrical and utility easement along the West side; 5.00 utility easement along the East side; as per map or plat recorded in Volume 49, Page 40, Map Records, Hidalgo County, Texas.

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

Lien and other rights, if any, in favor of OAKLAND VILLAGE HOMEOWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 23, 2004, recorded under Clerk's File No. 1362204 and dated January 24, 2012, under Clerk's File No. 2278769, Official Records, Hidalgo County, Texas.

Taxes for the year 2019 and subsequent years.

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

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

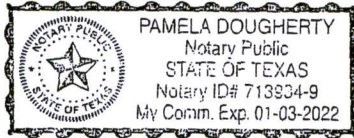

OMAR ISRAEL LOPEZ-URBINA,
AKA OMAR ISRAEL LOPEZ

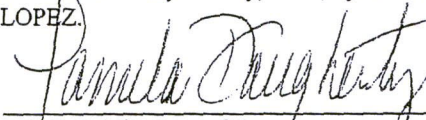
(Acknowledgment)

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 15th day of May, 2019, by OMAR ISRAEL LOPEZ-URBINA, AKA OMAR ISRAEL LOPEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JUAN F. CANDELARIA SALINAS and wife, MARIA GUADALUPE LUCIO
1700 S. Linden Avenue
Pharr, Texas 78577

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 922122; MR:bc



Chapter 232, Texas Local Government Code

5/24/2019 9:20:41 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-1929

Receipt No.: 007655

00480-03-000-0223-00

SALINAS JUAN F CANDELARIA & MARIA GUADALUPE LUCIO

1700 S LINDEN AVE

PHARR, TX 78577

(956) 605-5523

(956) 605-5523

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 2609Sq.Ft.

[5] Legal Description: OAKLAND VILLAGE PH 3 LOT 223

[6] Location: raul longoria and wisconsin

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$80000

[10] Flood Zone: Zone B

Community Panel Number: 4803340425C

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '

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

Description: Permit 4-1929

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: danny.sanchez

Receipt: alex.antons

Cashier

Date

5/24/19

[NOTICE]

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

Signature of Owner or Applicant

05-24-2019
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
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1730

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

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	05/15/19

Name: Maryia Rodriguez

Address: 9216 Galactic Dr
Edinburg TX 78541

Phone: 956-624-9667

Water Supplier: N/A

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

Account/ESI No.: 10032789494794933
[] Temporary Pole [] Permanent Service

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

Palm Lake Retama lot 9 & 10 Bk 5

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 6, 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: 6/6/19

Ricardo F. Cruz 6/6/19

Antonio Serrano 6/7/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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956-318-2844

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1730

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

Mayra Rodriguez

Known to me [or proved to me in the oath of # 42635361 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:

Palm lake Retama lot 9 of 10 blk 5"

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

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

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

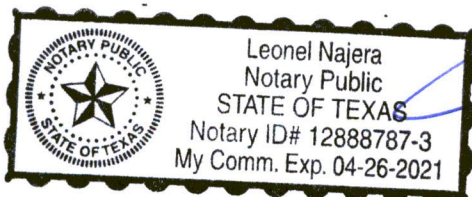
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

X [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 15th, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: MARCH 12, 2019

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: MAYRA VERONICA RODRIGUEZ BENAVIDES

Grantee's Mailing Address (including County):

1721 N. MCCOLL RD. LOT #180
EDINBURG, TX 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$34,450.00** 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 PATRICK MOORE, Trustee.

Property (including any improvements):

LOT# BLOCK 5, LOTS 9 & 10, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;
SUBJECT TO Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

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

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

The vendor's lien against and superior title to the property are retained until Purchase 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.

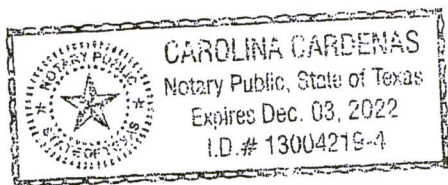
JGF ENTERPRISES, L.P.

BY: JG
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on March 12, 2019 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Carolina Cardenas
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MAYRA VERONICA RODRIGUEZ BENAVIDES
1721 N. MCCOLL RD. LOT #180
EDINBURG, TX 78541



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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Fax: 956-973-7850

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

Permit No.: Permit 4-1730
Receipt No.: 006963
P0900-00-005-0009-00


RODRIGUEZ MAYRA VERONICA
9216 GALACTIC DRIVE
EDINBURG , TX 78541
(956) 624-9667
(956) 624-9667

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 9 &10 BLK 5
- [6] Location: CACTUS LANE AND SEMINARY RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$27500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-1730
Price: \$30.00

Total Amount.....\$30.00

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



Cashier

4/8/19
Date

[NOTICE]

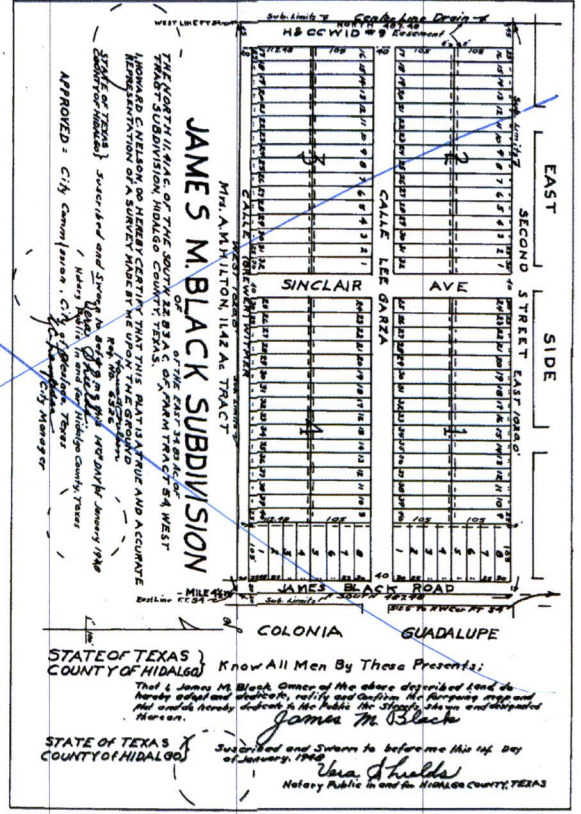
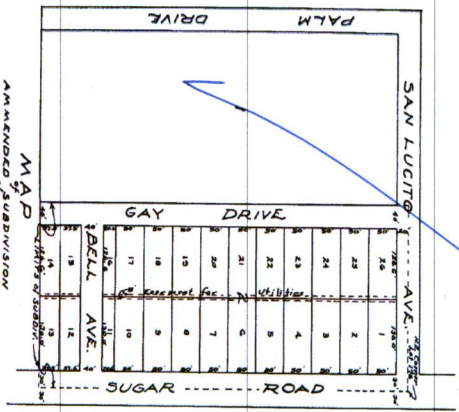
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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



Signature of Owner or Applicant

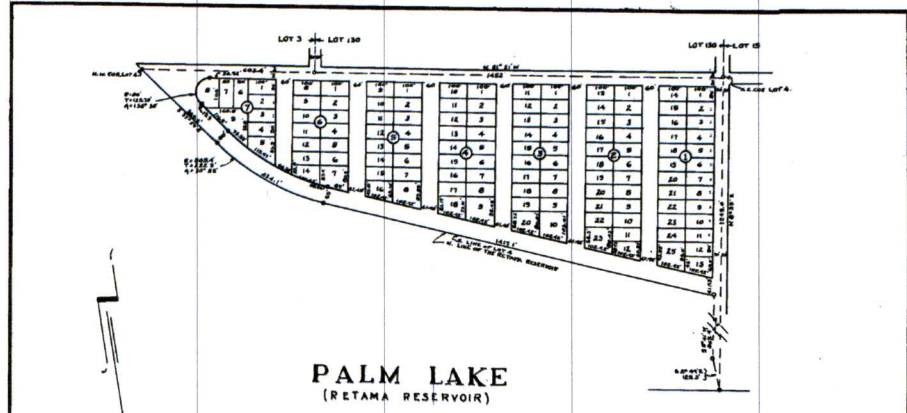
4-8-19
Date

AMENDED SUBDIVISION
RATCLIFF SUBDIVISION NO. 1
 BEING A SUBDIVISION OF THE NORTH
 PART OF THE EAST SIDE OF
 SECOND STREET EAST, IN
 THE CITY OF HOUSTON,
 COUNTY OF HARRIS,
 STATE OF TEXAS.
 Made 11/1/1907



STATE OF TEXAS,
 COUNTY OF HIDALGO:
 I, **Uma S. Huddle**, a Civil Engineer Surveyor, do hereby
 certify that the above described plat is a true and accurate
 representation of a survey made by me in the presence of the
 County Clerk of Hidalgo County, Texas, on the 14th day of
 January, A. D. 1946.
Uma S. Huddle
 Civil Engineer
 Surveyor
 Subscribed and Sworn to before me this 14th day of
 January, A. D. 1946.
Uma S. Huddle
 Notary Public in and for Hidalgo County, Texas

STATE OF TEXAS,
 COUNTY OF HIDALGO:
 I, **Uma S. Huddle**, a Civil Engineer Surveyor, do hereby
 certify that the above described plat is a true and accurate
 representation of a survey made by me in the presence of the
 County Clerk of Hidalgo County, Texas, on the 14th day of
 January, A. D. 1946.
Uma S. Huddle
 Civil Engineer
 Surveyor
 Subscribed and Sworn to before me this 14th day of
 January, A. D. 1946.
Uma S. Huddle
 Notary Public in and for Hidalgo County, Texas



I, C. L. Fabian, a Licensed Land Surveyor do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of 'Seminary Heights', A Sub-division of Lands out of the East Retama Subdivision, San Salvador del Rio Grant, Hidalgo County, Texas.

State of Texas,
 County of Hidalgo:
 I, **Uma S. Huddle**, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.
Uma S. Huddle
 Notary Public in and for Hidalgo County, Texas.

State of Texas,
 County of Hidalgo:
 Subscribed and sworn to before me this 10 day of February, A. D. 1946.
Uma S. Huddle
 Notary Public in and for Hidalgo County, Texas.

MAP
 OF THE
PALM LAKE SUBDIVISION
 OF LOT 4 OF SEMINARY HEIGHTS
 A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION
 OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL RIO GRANT,
 HIDALGO COUNTY, TEXAS.
 PREPARED BY
C. L. FABIAN
 LICENSED LAND SURVEYOR
 IN ALABAMA, TEXAS.
 DATE: JANUARY 27, 1946.

SCALE: 1" = 200'



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: 4-1038

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

Upon the application of:

Name: Francisco Garcia

Address: 5627 Gardenia St
Edinburg TX
78541

Phone: (956) 393-0903

Approved by Environmental Health:	Temporary Service	Final Service
	Light only	
	<u>M Ramirez</u>	<u>M Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
	<u>No septic yet</u>	<u>installed septic</u>
Date Approved:	<u>03/22/19</u>	<u>05/17/19</u>

Water Supplier: N/A

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:

Whittenburg - Looney Lot #4
1.696 Acre - being the N 1/4 of the S 1/2 of Lot #4

[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 June 6, 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

6/6/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

6/7/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19



PLANNING DEPARTMENT

County of Hidalgo

#2
Rev. 06-03-15

Main Office 1304 South 25 th 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: 4-1638

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

Francisco Garcia

Known to me [or proved to me in the oath of TX DL or through # 41191712 (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: S. 1/2

Whittenberg & Looney S/D Lot #04
1.696 Acre - being the N. 1/2 of the S. 1/2 of Lot #9"

[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."

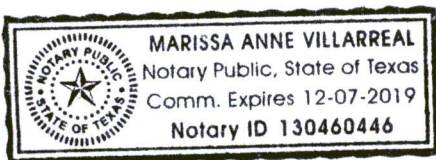
Francisco Garcia (Signature)

March 9th

, 2019, to certify which, witnesses my

hand and seal of office.

Marissa Villarreal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X

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: February 25, 2019

Grantor: CHARLIE PARADISE, a single person

Grantor's Mailing Address: 402 W. Schunior
Edinburg, Texas 78539
Hidalgo County

Grantee: FRANCISCO GARCIA, a married man

Grantee's Mailing Address: 3016 Gayle St.
Edinburg, Texas 78541
Hidaglo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of ONE HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$181,360.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements):

A 1.696 acre tract of land being the North 1.696 acres out of the South one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the West line of said Lot 4 for the Northwest corner of herein described tract. Said point bears N 08°50'00" E 300.00 feet from the Southwest corner of said Lot 4;

THENCE, S 81°26'00" E parallel to the North line of said Lot 4, pass at 20.00 feet a set one-half inch iron rod being the East line of said forty (40) foot county road, pass 638.20 feet a set one-half (1/2) inch iron rod on the West line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the East line of said Lot 4 for the Northeast corner of herein described tract;

THENCE, S 08°26'00" W 100.02 feet along said East line of Lot 4 to a point for the Southeast corner of herein described tract;

THENCE, N 81°26' 00" W parallel to the North lien of said Lot 4, pass at 100.00 feet the West line of said one-hundred (100) foot H.C.I.D. No. 13 easement , pass at 718.90 feet a set one-half inch iron rod on the East R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the West line of said Lot 4 also being the centerline of said forty (40) foot county road for the Southwest corner of herein described tract;

THENCE, N 08°50'00" E 100.02 feet along said centerline of said forty (40) foot county road also being the West line of said Lot 4 to the point of beginning and containing 1.696 acres of land, more or less.

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.

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Hidalgo County

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Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of ONE HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$181,360.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

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A 1.696 acre tract of land being the North 1.696 acres out of the South one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

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THENCE, S 81°26'00" E parallel to the North line of said Lot 4, pass at 20.00 feet a set one-half inch iron rod being the East line of said forty (40) foot county road, pass 638.20 feet a set one-half (1/2) inch iron rod on the West line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the East line of said Lot 4 for the Northeast corner of herein described tract;

THENCE, S 08°26'00" W 100.02 feet along said East line of Lot 4 to a point for the Southeast corner of herein described tract;

THENCE, N 81°26' 00" W parallel to the North line of said Lot 4, pass at 100.00 feet the West line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 718.90 feet a set one-half inch iron rod on the East R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the West line of said Lot 4 also being the centerline of said forty (40) foot county road for the Southwest corner of herein described tract;

THENCE, N 08°50'00" E 100.02 feet along said centerline of said forty (40) foot county road also being the West line of said Lot 4 to the point of beginning and containing 1.696 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right-of-Way Easement granted by Ed Steves & Sons, Inc. to Hidalgo County, by instrument dated August 28, 1972, recorded in Volume 1322, Page 990, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 8, Page 42, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

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

Oil and Gas Leases in favor of Petroleum Co., recorded in Volume 380, Page 996, Volume 380, Page 1000, Volume 381, Page 788 and Volume 381, Page 793, all in Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed recorded in Volume 1091, Page 187, Deed Records of Hidalgo County, Texas.

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

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

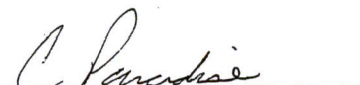
All ad valorem taxes for the year 2019 and all subsequent years.

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

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

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

TEXAS NATIONAL BANK, 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 TEXAS NATIONAL BANK, and are transferred to that party without recourse on Grantor.

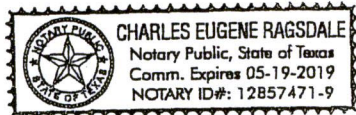

CHARLIE PARADISE


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of February, 2019, by
CHARLIE PARADISE.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
FRANCISCO GARCIA
3016 Gayle St.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3179504;JC/ch

have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said EDWARD PARADISE, the property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way unto the said EDWARD PARADISE and his heirs, personal representatives and assigns forever; and the other parties hereto, CHARLEY PARADISE and GUADALUPE MARTINEZ, do hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said EDWARD PARADISE and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

2. The said CHARLEY PARADISE, whose mailing address is 1013 South 8th Street, Edinburg, Hidalgo County, Texas 78539, shall from henceforth have, hold, possess and enjoy, in severalty, by himself and to him and his heirs, personal representatives and assigns, for his part, share and proportion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Hidalgo County, Texas, referred to herein as TRACT TWO and more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

And the other parties hereto, EDWARD PARADISE and GUADALUPE MARTINEZ have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said CHARLEY PARADISE, the property described in Exhibit "B" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in any right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way unto the said CHARLEY PARADISE and his heirs, personal representatives and assigns forever; and the other parties hereto, EDWARD PARADISE and GUADALUPE MARTINEZ hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and

singular the said property unto the said CHARLEY PARADISE and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

3. The said GUADALUPE MARTINEZ, whose mailing address is 1104 West Chavez Street, Edinburg, Hidalgo County, Texas 78539, shall from henceforth have, hold, possess and enjoy, in severalty, by himself and to him and to his heirs, personal representatives and assigns, for his part, share and proportion of the said property, free from any and all claims of the other parties hereto, all of that certain real estate lying and being situated in Hidalgo County, Texas, referred to herein as TRACT THREE and more particularly described in Exhibit "C" attached hereto and made a part hereof for all purposes.

And the other parties hereto, CHARLEY PARADISE and EDWARD PARADISE have GRANTED, RELEASED, CONFIRMED AND CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM AND CONVEY unto the said GUADALUPE MARTINEZ, the property described in Exhibit "C" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging and in any right, title and interest of the GRANTORS in and to adjacent streets, alleys and rights of way, unto the said GUADALUPE MARTINEZ and his heirs, personal representatives and assigns forever; and the other parties hereto EDWARD PARADISE and CHARLEY PARADISE hereby bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said GUADALUPE MARTINEZ and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of November, 1992.

Edward A. Paradise
EDWARD PARADISE
Charley Paradise
CHARLEY PARADISE
Guadalupe Martinez
GUADALUPE MARTINEZ

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by EDWARD PARADISE.

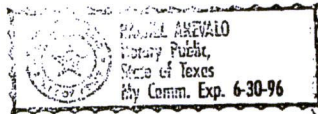


Rachel Arevalo
Notary Public, State of Texas

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by CHARLEY PARADISE.



Rachel Arevalo
Notary Public, State of Texas

THE STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on the 5th day of November, 1992 by GUADALUPE MARTINEZ.



Rachel Arevalo
Notary Public, State of Texas

After Recording, return to:

Mr. Guadalupe Martinez
1104 West Chavez Street
Edinburg, Texas 78539

EXHIBIT "A"

Tract I

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the north 1.696 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the west line of said Lot 4 for the northwest corner of herein described tract. Said point bears N 08° 50' 00" E 300.00 feet from the southwest corner of said Lot 4.

THENCE S 81° 26' 00" E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 638.20 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.20 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S 08° 26' 00" W 100.02 feet along said east line of Lot 4 to a point for the southeast corner of herein described tract.

THENCE N 81° 26' 00" W parallel to the north line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 718.90 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 738.90 feet to a set sixty penny nail on the west line of said Lot 4 also being the centerline of said forty (40) foot county road for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 100.02 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to the point of beginning and containing 1.696 acres of land more or less.

EXHIBIT "B"

Tract II

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the south 1.696 acres out of the north 3.392 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the west line of said Lot 4 for the northwest corner of herein described tract. Said point bears N 08° 50' 00" E 199.98 feet from the southwest corner of said Lot 4.

THENCE S 81° 26' 00" E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 638.90 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 738.90 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S 08° 26' 00" W 99.93 feet along said east line of Lot 4 to a point for the southeast corner of herein described tract.

THENCE N 81° 26' 00" W parallel to the north line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 719.60 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 739.60 feet to a set sixty penny nail on the west line of said Lot 4 also being the centerline of said forty (40) foot county road for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 99.93 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to the point of beginning and containing 1.696 acres of land more or less.

EXHIBIT "C"

Tract III

METES AND BOUNDS DESCRIPTION
FOR A
1.696 ACRE TRACT

A 1.696 acre tract of land being the south 1.696 acres out of the south one-half (1/2) of Lot Four (4), Whittenberg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny nail on the centerline of a forty (40) foot county road also being the southwest corner of said Lot 4 for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 100.05 feet along said centerline of said forty (40) foot county road also being the west line of said Lot 4 to a set sixty penny nail for the northwest corner of herein described tract.

THENCE S 81° 26' 00" E parallel to the north line of said Lot 4, pass at 20.00 feet a set one half inch iron rod being the east line of said forty (40) foot county road, pass at 639.60 feet a set one-half (1/2) inch iron rod on the west line of a one-hundred (100) foot Hidalgo County Irrigation District (H.C.I.D.) No. 13 easement and continuing for a total distance of 739.60 feet to a point on the east line of said Lot 4 for the northeast corner of herein described tract.

THENCE S 08° 26' 00" W 99.62 feet along said east line of Lot 4 to a point being the southeast corner of said Lot 4 for the southeast corner of herein described tract.

THENCE N 81° 28' 00" W along the south line of said Lot 4, pass at 100.00 feet the west line of said one-hundred (100) foot H.C.I.D. No. 13 easement, pass at 720.19 feet a set one half inch iron rod on the east R.O.W. line of said forty (40) foot county road and continuing for a total distance of 740.30 feet to the point of beginning and containing 1.696 acres of land more or less.



Chapter 232, Texas Local Government Code

3/20/2019 12:52:47 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1638
Receipt No.: 006616
W5500-00-000-0004-03

- GARCIA FRANCISCO
402 W SCHUNIOR
EDINBURG, TX 78539
(956) 457-1793
(956) 720-0280
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: WHITTENBURG-LOONEY Lot 4 A/K/A TR 2
1.696AC GR 1.65AC NET
- [6] Location: MONTE CRISTO & SEMINARY
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$156000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-1638
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2171
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: guillermo.rodriquez
Receipt: maria.cerda

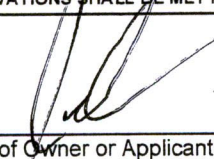


Cashier

03/20/19
Date

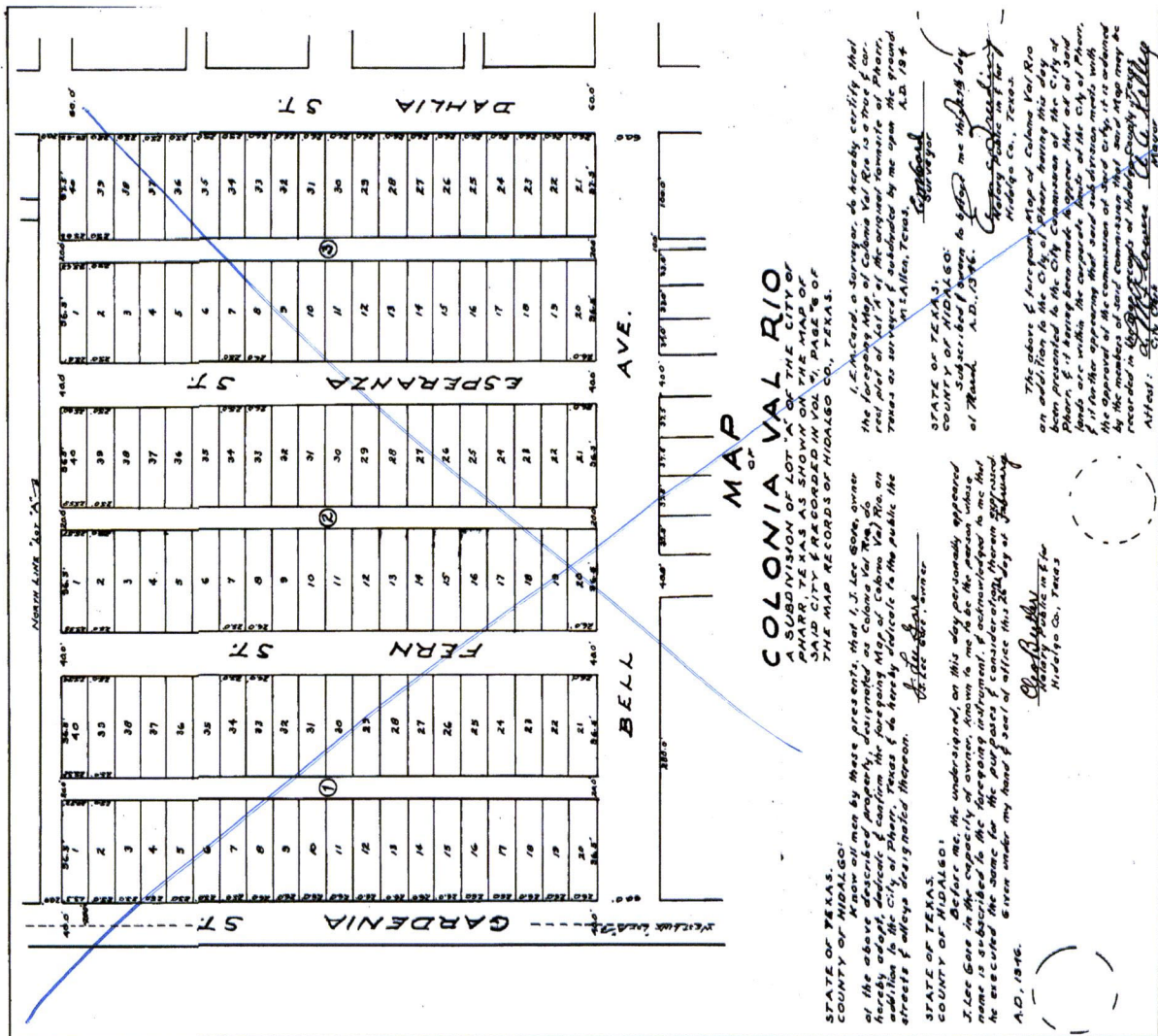
[NOTICE]

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

3-20-19
Date



MAP OF COLONIA VAL RIO

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, J. Lee Gore, owner of the above described premises, do hereby certify that the lot numbers and acreage shown on this map are correct and conform to the original plat of said premises as recorded in the public records of the County of Hidalgo, Texas, and as surveyed and established by me upon the ground streets of alleged designations thereon.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

J. Lee Gore
J. Lee Gore, owner

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

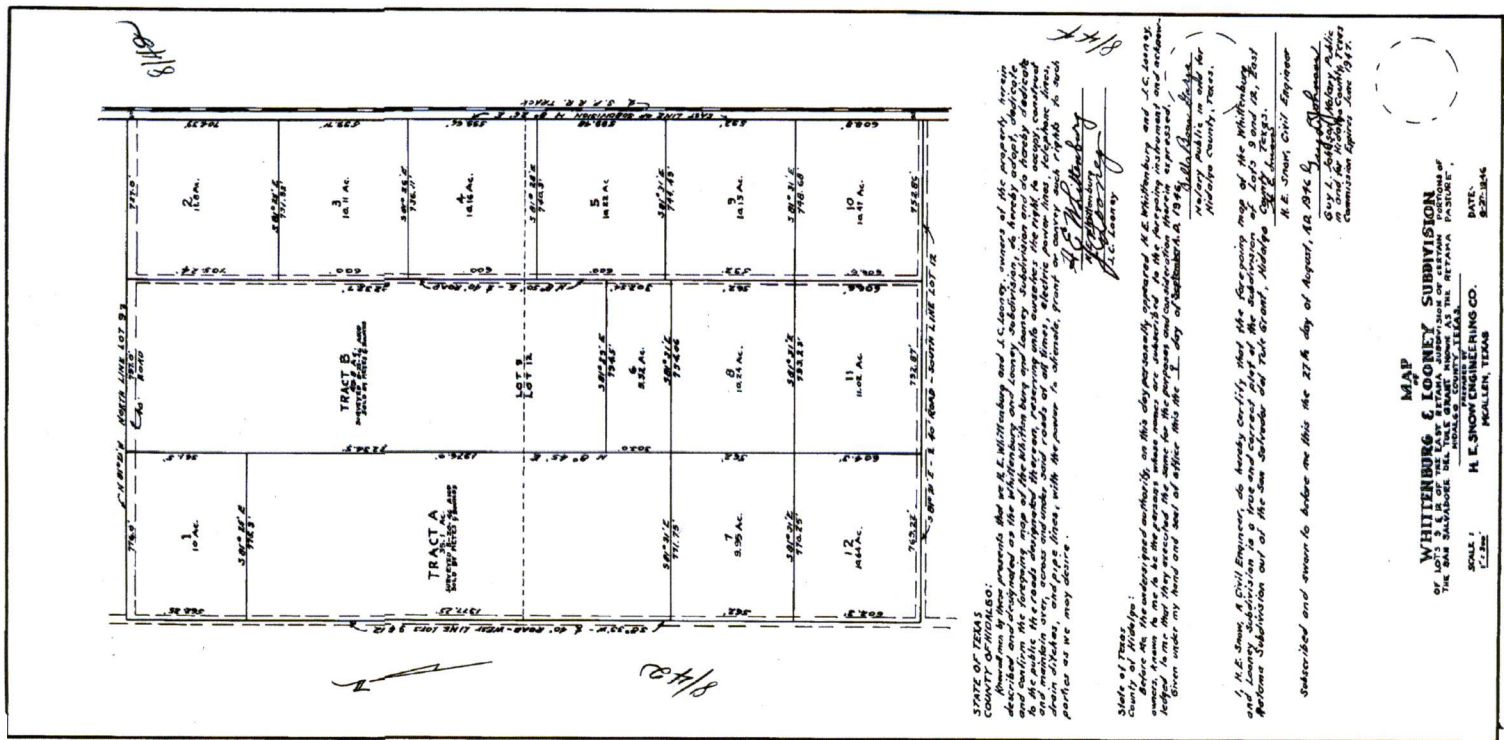
The above is a true and correct copy of the original plat of said premises as recorded in the public records of the County of Hidalgo, Texas, and as surveyed and established by me upon the ground streets of alleged designations thereon.

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

Filed Sept. 17, 1946 10:45 A.M.



MAP OF TRACT A AND TRACT B

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

The above is a true and correct copy of the original plat of said premises as recorded in the public records of the County of Hidalgo, Texas, and as surveyed and established by me upon the ground streets of alleged designations thereon.

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

The above is a true and correct copy of the original plat of said premises as recorded in the public records of the County of Hidalgo, Texas, and as surveyed and established by me upon the ground streets of alleged designations thereon.

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, Lee Gore in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument, do acknowledge to me that he executed the same for the purposes and effect therein expressed.

Given under my hand and seal of office this 17th day of September, A.D. 1946.

Lee Gore
Lee Gore, owner

Filed Sept. 17, 1946 10:45 A.M.

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. KIMBERLY GARZA	1-1557
2. JANET PINA	1-1905
3. TOMAS LOPEZ	1-1957
4.	
COMM. COURT: JUNE 6, 2019	AI# 20601



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: 1-1551

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: Kimberly A Garza

Address: P.O BOX 873

ELSA TX. 78543

Campana LOT 1 BLK 1 PH 3

Phone: 956 532 2544

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Septic Installed</u> <u>05123119</u>

Water Supplier: NORTH ALAMO WATER

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

Account/ESI No.: 343260-001

Temporary Pole Permanent Service

regarding the land described as:

Campana sub. lot 1 BLK 1 ph 3

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

yes A plat has been prepared;

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

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

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

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

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

(Date approved 4-27-04);
Alyssa Wilson

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

6/6/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

6/7/19
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/6/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1957

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: Tomas Lopez JR

Address: 614 Santa Anna
Weslaco, TX
78596

Phone: (956) 376-7829

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>5 / 28 / 19</u>

Water Supplier: N/A

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

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

regarding the land described as:

Palos Fosos lot 69

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 7-21-05) *Alyssa Cilia*

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Lopez 6/6/19

[Signature] 6/7/19

AI-70601

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Yesenia Valdez	4-428
2.	Ramiro Gonzalez	4-1887
3.	Isaias Fonseca	4-1921
4.	Jorge Lopez	4-1779
5.	Benigno Rodriguez	4-1595
6.	Juan F. Candelaria	4-1929
	COMM. COURT: June 6, 2019	AI 70601



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Edinburg, Texas 78542
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956-318-2844

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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-428

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: Yesenia Valdez

Address: Wynn Ranches

Lot # 7
8218 Tweedy ST
Donna TX. 78537

Phone: 956 250-2568

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>05/22/19</u>

Water Supplier: N/A

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

Account/ESI No.: 343178-001

Temporary Pole Permanent Service

regarding the land described as:

Wynn Ranches Lot # 7.

on April 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 04-28-09);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

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

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY COMMISSIONERS' COURT ON: 6/6/19

ATTEST:

Hidalgo County Clerk

Date

[Signature] 6/6/19
[Signature] 6/2/19



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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Edinburg, Texas 78542
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956-318-2844

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1887

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: Ramiro Gonzalez

Address: 16303 Wallace Rd
Edinburg TX 78541

Phone: 956-686-7636

Table with 3 columns: Approved by Environmental Health, Temporary Service, Final Service. Includes authorized signatures and dates.

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:

Regency Acres #2 Lot #24

on June 6, 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

- List of 5 items with 'yes' or 'no' responses and verification details including dates and signatures.

Planning Department Authorized Signature

Hidalgo County Judge
Richard F. Carter
Date 6/6/19

APPROVED BY COMMISSIONERS' COURT ON: 6/6/19

ATTEST: Antonio Sanchez
Hidalgo County Clerk
Date 6/7/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Edinburg, Texas 78542
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1921

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: Isaias Fonseca

Address: 3112 Casso Trail
Edinburg, TX 78541

Phone: 956-249-9449

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>52277</u>
Date Approved:	<u>1 1</u>	<u>05/12/2019</u>

Water Supplier: Edinburg

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

Account/ESI No.: 34/310-001
 Temporary Pole Permanent Service

regarding the land described as:

Lot 55, Sendero Trails Subdivision, Edinburg, TX,

on June 6, 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 02-28-06);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/6/19

Ricardo F. Cruz 6/6/19

[Signature] 6/7/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1779

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: Jorge Lopez

Address: 6706 Comdred
Edinburg
Tex

Phone: 956227-2686

Approved by Environmental Health: <u>SEPTIC TANKS</u> <u>NOVE BRN MST.</u>	Temporary Service <u>[Signature]</u>	Final Service <u>[Signature]</u>
Inspection/Permit No: <u>52272</u>	Authorized Signature <u>[Signature]</u>	Authorized Signature <u>[Signature]</u>
Date Approved: <u>5/20/19</u>		<u>05/14/19</u>

Water Supplier: 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 Cerritos Lot #1

on June 6, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 09-27-94;
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 6/6/19
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19 [Signature]

ATTEST: [Signature] 6/7/19
Hidalgo County Clerk 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1595

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: BENIGNO RODRIGUEZ

Address: 8411 RANCHO ALTO
EDINBURG TX

Phone: (956) 533-3227

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>5/21/19</u>

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Brenda Randettes lot 404

on June 6, 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 02-12-02);

(verified by Martha Cade);

(verified by [Signature]);

(verified by [Signature]);

(verified by Martha Cade);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

6/6/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

6/7/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1929

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: Juan F Candelaria

Address: 3519 Oregon Dr.

Edinburg TX.

78542

Phone: 956-605-5503

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>SPUR NAW</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 24 / 19</u>

Water Supplier: N/A

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

Account/ESI No.: N/A

[] Temporary Pole [] Permanent Service

regarding the land described as: Oakland Village Lot 223

on June 6, 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

no A plat has been prepared;

no 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;

(Date approved 10-28-05);

(verified by [Signature]);

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

(verified by [Signature]);

no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19

Richard F. Carter 6/6/19
[Signature] 6/7/19

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Mayra Rodriguez	4-1730
2.	Francisco Garcia	4-1638
COMM. COURT: June 6, 2019 <i>AI 10601</i>		



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1730

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

Upon the application of:

Name: Moya Rodriguez

Address: 9216 Galactic Dr
Edinburg TX 78541

Phone: 956-624-9667

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 / 1</u>	<u>05/15/19</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789494794933
 Temporary Pole Permanent Service

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

Palm Lake Retama lot 9910 Bk 5

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 6, 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: 6/6/19

Ricardo F. Lopez 6/6/19

[Signature] 6/7/19



PLANNING DEPARTMENT

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1638

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

Upon the application of:

Name: Francisco Garcia

Address: 5627 Gardenia St
Edinburg TX
78541

Phone: (956) 393-0903

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>MRamirez</u> Authorized Signature	Final Service <u>MRamirez</u> Authorized Signature
Inspection/Permit No:	<u>No septic yet</u>	<u>installed septic</u>
Date Approved:	<u>03/22/19</u>	<u>05/17/19</u>

Water Supplier: N/A
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:

Whittenburg - Looney Lot #4
0.696 Acre - being the N 1/4 of the S 1/2 of Lot #4

[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 June 6, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 6/6/19
Hidalgo County Judge Date

ATTEST: [Signature] 6/2/19
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/6/19 [Signature]