



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS' COURT AGENDA FOR June 18, 2019

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>6</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	<u>10</u>

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Marina Chavez	2-90
	COMM. COURT: June 18, 2019	

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Imelda Torres Hernandez	3-1417
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: June 18, 2019	

AI-70830

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juan & Clara Gonzalez	4-1935
	COMM. COURT: June 18, 2019	

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	AIDEE LEOS	1-1309
2.	ANAMARIA GALVAN	1-1939
3.	ROBERT ALVAREZ	1-1970
4.	MIGUEL ONTIVEROS	1-1994
	COMM. COURT: JUNE 18, 2019	

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JESSICA PEREZ	1-1459
2.	JOSE LUIS CHAVEZ	1-1552
3.	MIGUEL CONTRERAS	1-1996
	COMM. COURT: JUNE 18, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 234

Application No: 2-90

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

Upon the application of:

Name: Marina Chavez

Address: 317 San Diego Dr
Alamo Tx 78516

Phone: 956 223 5705

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

Water Supplier: Military Highway Water Supply Corp.

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:

Marina Chavez
South tower Estates lot # 312

[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 18, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~-OR-~~

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

Planning Department Authorized Signature

Ricardo F. Chavez
Hidalgo County Judge
Date 6/18/19

ATTEST:

Rosario Guajardo Jr.
Hidalgo County Clerk
Date 6/19/19

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

6/19/19



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 2-90

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

Marina Lopez Chavez

Known to me [or proved to me in the oath of _____ or through
Texas Driver license (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

South tower Estates lot # 312."

[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]

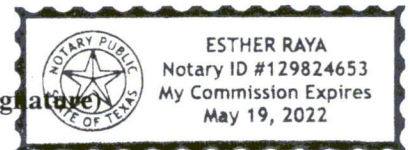
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maun Chis

(Signature)



SUBSCRIBED AND SWORN TO before me on May 30, 2019, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

WARRANTY DEED

Grantor: **JUAN AVILA**

Mailing Address (Including County) 2829 Worthington
Houston, Harris County, Texas 77093-8240

Grantees: **MARINA CHAVEZ**

Mailing Address (Including County), 1024 Carolina St.
Pharr, Hidalgo County, Texas 78577

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 PUBLIC RECORD.

CONSIDERATION: TEN (\$10.00) and other valuable goods ---DOLLARS

PROPERTY:

ALL OF LOT 312, SOUTH TOWER ESTATES SUBDIVISION, 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 whomever 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.



JUAN AVILA

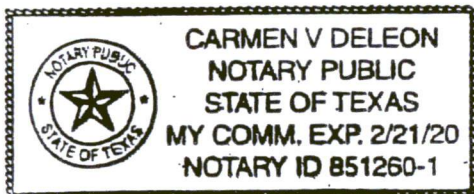
STATE OF TEXAS

COUNTY OF HIDALGO

(ACKNOWLEDGMENT)

This instrument was acknowledged before me on this the 01 September, 2028

By JUAN AVILA.



A handwritten signature in black ink, appearing to be "Carmen V. de Leon", written in a cursive style.

Carmen V. de Leon
Notary Public for the State of Texas
Notary ID#852601
My commission expires on 02/21/2020

Note: Quit claim deed filed by H. Hollis Rankin III,
Document No. 2923401 dated 06/11/2018



Chapter 232, Texas Local Government Code

5/30/2019 3:04:22 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Fax: 956-318-2844

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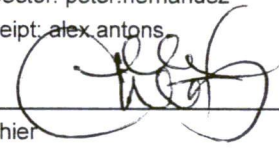
Permit No.: Permit 2-90
Receipt No.: 007714
S4770-00-000-0312-00

- CHAVEZ MARINA
- 1024 CAROLINA AVE
- PHARR , TX 78577
- (956) 223-5705
- (956) 223-5705
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: SOUTH TOWER ESTATES LOT 312
- [6] Location: S TOWER AND RANCHO BLANCO RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$7000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 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 2-90
 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

5/30/19

 Date

[NOTICE]

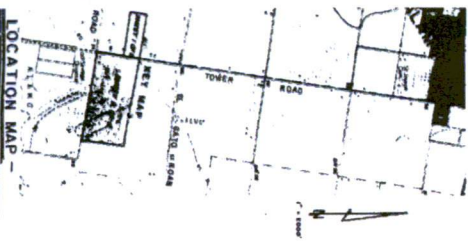
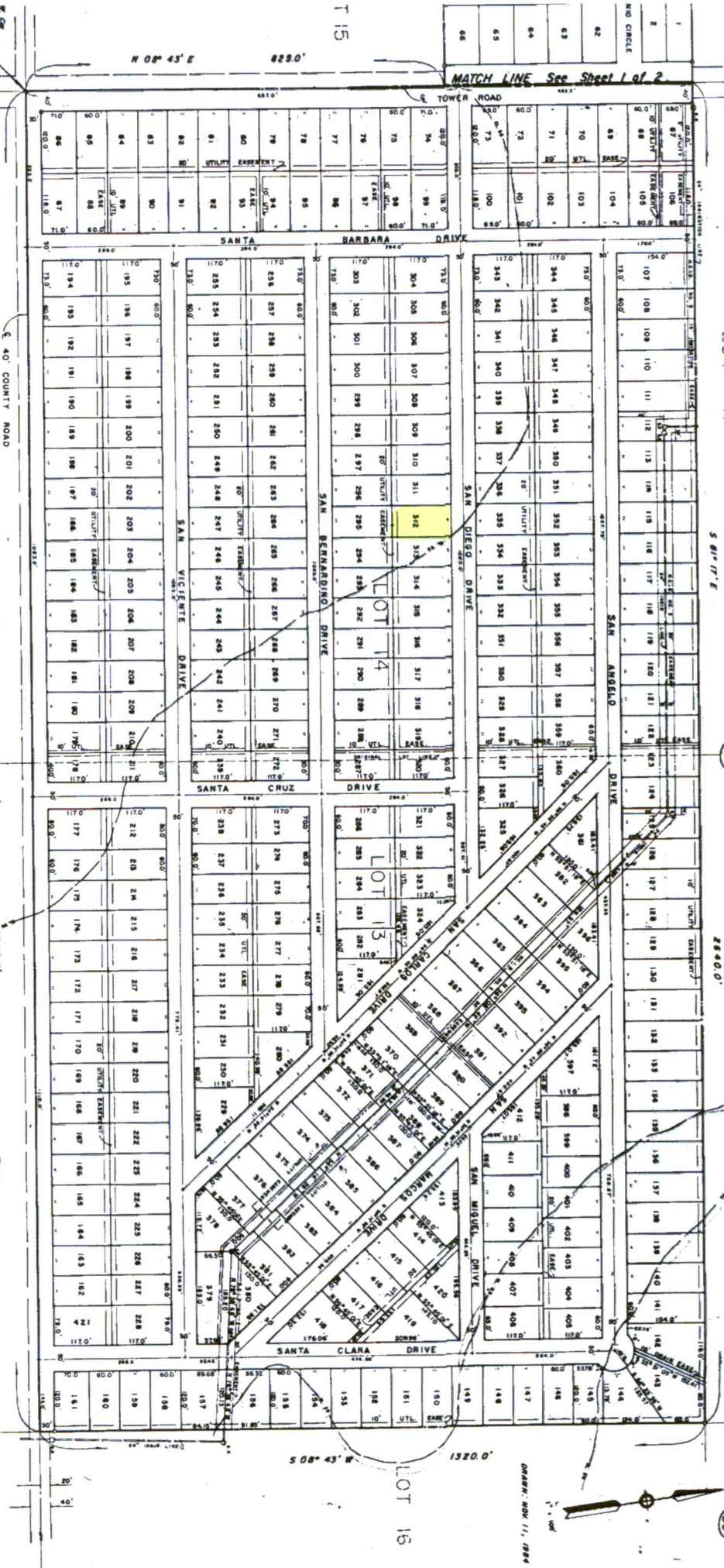
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

5/30/19

 Date



SOUTH TOWER ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

1/4, 1/4, AND THE SHERS 1/4 SEASONS OF LOT 13, BLOCK 27, ALAMO LAND AND SOLID COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

SHEET 2 OF 2

NO. OF LOTS THIS SHEET = 228

TOTAL NO. OF LOTS = 281

DATE OF RECORDING: 01-28-1984

FILED

APPROVED FOR RECORDING

COMMISSIONERS' COURT

28th DAY OF DECEMBER 1984

APPROVED BY THE BOARD OF TAXES

DATE OF RECORDING: 01-28-1984

LOCATION MAP

STATE OF TEXAS



COUNTY OF HIDALGO

NOTARY PUBLIC

DATE OF RECORDING: 01-28-1984

APPROVED FOR RECORDING

COMMISSIONERS' COURT

28th DAY OF DECEMBER 1984

APPROVED BY THE BOARD OF TAXES

1. LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

2. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

3. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

4. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

5. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

6. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

7. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

8. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

9. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

10. I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND RECORDED HEREIN.

NOTES:

- MINIMUM FINISHABLE FLOOR ELEVATION FOR ALL BUILDINGS SHALL BE 1.00 FEET ABOVE THE FINISH GRADE OF ELEVATION 76.0, WHICHEVER IS HIGHER.
- INTERSECTIONS WITH OTHER CITIES BY A 100 YEA STRIP OR ON FIRM'S FLOOD INSURANCE RATE MAP.
- RECORD MAPS, COTTON PICKER SYMBOLS, TOWN POLE SYMBOLS, AND OTHER SYMBOLS SHALL BE PLACED WHERE PROPOSED STREETS CROSS EXISTING M.C.T.D. NO. 100.
- RECORD MAPS, COTTON PICKER SYMBOLS, TOWN POLE SYMBOLS, AND OTHER SYMBOLS SHALL BE PLACED WHERE PROPOSED STREETS CROSS EXISTING M.C.T.D. NO. 100.
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DATE OF RECORDING: 01-28-1984

APPROVED FOR RECORDING

COMMISSIONERS' COURT

28th DAY OF DECEMBER 1984

APPROVED BY THE BOARD OF TAXES



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2/3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-1417

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>2700</u>
	<u>1 / 1</u>	<u>6/10/19</u>

Name: Imelda Torres Hernandez

Address: 10201 Allende Ave
Mission TX 78573

Phone: (956) 616-6106

Water Supplier: Sharyland Water

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

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

regarding the land described as:

Sharyland Heights Lot 35

on June 18, 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 2/4/1997);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Joy Carter);
- 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 Joy Carter);
- 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 Joy Carter);
- 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 Joy Carter);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Joy Carter);

Joy Carter
Planning Department Authorized Signature

Richard F. Carter 6/18/19
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

ATTEST: Antonio Arredondo 6-19-19
Hidalgo County Clerk Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-1417

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: Imelda Torres Hernandez
Address: 10201 Allende Ave
Mission Tx. 78573
Phone: (956) 616-6106

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

Sharyland Heights lot 35

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Imelda Torres Hernandez (Signature) 6-3-19 (Date)

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

6/12/19 (Date) [Signature] (County Official)

CHARGE TO: VLTC
GF #160352 (AR)

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: March 5, 2019

Grantor: ALVARO DEL ANGEL TRUJILLO, a single person

Grantor's Mailing Address: 10200 Allende Avenue
Mission, Texas 78573
Hidalgo County

Grantee: IMELDA TORRES HERNANDEZ and husband, JUAN ANTONIO DE LA MORA

Grantee's Mailing Address: 1803 Liz Drive
Mission, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) 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 the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of NINE THOUSAND AND NO/100THS DOLLARS (\$9,000.00) payable to the order of ALVARO DEL ANGEL TRUJILLO, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which notes are secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to L.G. "JERRY" CANALES, Trustee.

Property (including any improvements):

All of Lot 35, SHARYLAND HEIGHTS, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty (to the extent they validly exist):

- a. Restrictive Covenants as set forth in instrument dated July 26, 1997, filed February 27, 1998 under Document Number 658414, Official Record and Volume 32, Page 16, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- b. Statutory easements, rules, regulations and rights in favor of United Irrigation District.
- c. Minimum floor elevation, easements: 35 foot front, 10 foot rear, 6 foot sides, 30 foot drainage detention swale easement along the North side, 10 foot utility easement along the South side and restrictions as shown on the map of Sharyland Heights, recorded in Volume 32, Page 16, Map Records of Hidalgo County, Texas and as shown on survey prepared by Pablo Pena, III, R.P.L.S. No. 5242, dated February 19, 2019, Job No. 65420.

- d. Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated October 4, 1996, filed November 12, 1996 under Document Number 561680, Official Records of Hidalgo County, Texas.
- e. Conveyance of Water Rights in favor of the City of McAllen as shown by instrument dated September 16, 1998, filed February 6, 1997 under Document Number 577615, Official Records of Hidalgo County, Texas.
- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 29, 1958, recorded in Volume 236, Page 94 and unitized on September 1, 1961, recorded in Volume 265, Page 228, Oil and Gas Records of Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 21, 1984, by and between Four S. Minerals, LTD., a Partnership, as Lessor, and Atlantic Richfield Company, as Lessee, recorded in Volume 2074, Page 351, Oil and Gas Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., filed March 4, 2004 as set forth in memorandum and amendment of letter agreement recorded under Document Number 1305006, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., filed June 10, 2005 as set forth in second memorandum and amendment of letter agreement recorded under Document Number 1482349, Official Records of Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., filed October 26, 2005 as set forth in second memorandum and amendment of letter agreement recorded under Document Number 1536437, Official Records of Hidalgo County, Texas.
- k. Mineral and/or royalty reservation contained in Deeds dated November 26, 1946, recorded in Volume 615, Page 173, Deed Records; dated August 14, 1975, recorded in Volume 1480, Page 206, dated September 26, 1996, filed October 15, 1996 under Document Number 556550, Official Records of Hidalgo County, Texas.
- l. Certificate for Resolution as shown by instrument dated March 27, 1997, filed April 22, 1997 under Document Number 593345, Official Records of Hidalgo County, Texas.
- m. Taxes for the year 2019 and all subsequent years, the payment of which Grantee assumes.

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

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

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

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

[SIGNATURE PAGE SHALL FOLLOW]



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-1417
Receipt No.: 007736
S2983-00-000-0035-00

HERNANDEZ IMELDA TORRES & JUAN ANTONIO DE LA MORA
1803 LIZ DR
MISSION, TX 78574
(956) 616-6106
(956) 616-6106

[1] Contractor: self
[2] Water System: Sharyland WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 1568Sq.Ft.
[5] Legal Description: SHARYLAND HEIGHTS LOT 35
[6] Location: CONWAY AND 9 1/4 MILE
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: \$57000
[10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1417
Price: \$30.00

Total Amount.....\$30.00

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

Sandra Cantu 6/3/19

Cashier Date

[NOTICE]

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

Juan De la Mora Sr

Signature of Owner or Applicant

6-3-19

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-1935

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:

Clara Gonzalez

Name:

Juan D. Gonzalez

Address:

158 Seminole
Valley Dr.
Alamo TX

Phone:

(956) 373-9743

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>R Pico</u>
Inspection/Permit No:		<u>42674</u>
Date Approved:	<u>/ /</u>	<u>06/11/19</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:

Seminole Valley #4 lot 63

on June 18, 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 6/20/19);
- 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 [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 R Pico);
- 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 Pico);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

[Signature]

Hidalgo County Judge

[Signature]

Date

6/18/19

ATTEST:

Hidalgo County Clerk

[Signature]

Date

6-19-19

[Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19 [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1935

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: Clara Gonzalez
Name: Juan D. Gonzalez
Address: 1458 Seminole Valley Dr.
Alamo TX
Phone: 956-373-7743

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

Seminole Valley #4 Lot #103

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Clara Gonzalez
Requesting Party (Signature)

06/11/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

06/12/19
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
Confirms to State Bar of Texas Form

Date: November 24, 2014
Grantor: J & DMC Properties LLC
Grantor's Mailing Address: 2614 West Freddy Gonzalez Drive
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: Juan Gonzalez and spouse, Clara Gonzalez
Grantee's Mailing Address: 6 Mile and 17 1/2 Street
Elsa, Texas 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 One Hundred and 00/100 Dollars (\$27,100.00) and is executed by Grantee, payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION, in this deed and by a deed of trust of even date from Grantee to Leo Dan Perez, Trustee.

Property (including any improvements):

Lot Sixty-three (63), SEMINOLE VALLEY #4 SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Pages 146 thru 148, 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.

LANDTITLEUSA, INC.
GF# 057339 CLOSER ML

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.

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

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

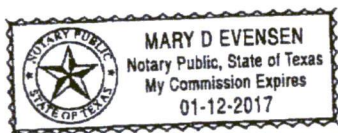
J & DMC Properties, LLC

John J. McClelland Jr.
BY: John J. McClelland, Jr., Manager
Denise McClelland
BY: Denise McClelland, Manager

(Acknowledgement)

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 2nd day of December, 2014, John J. McClelland, Jr., Manager of J & DMC Properties, LLC, on behalf of J & DMC Properties, LLC, for the purposes and consideration therein expressed.

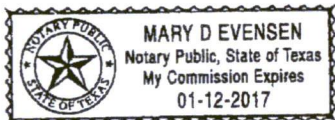


Mary D. Evensen
NOTARY PUBLIC STATE OF TEXAS

(Acknowledgement)

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this 2nd day of December, 2014, Denise McClelland, Manager of J & DMC Properties, LLC, on behalf of J & DMC Properties, LLC, for the purposes and consideration therein expressed.



Mary D. Evensen
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:
Juan Gonzalez and Clare Gonzalez
6 Mile and 17 1/2 Street
Elsa, Texas 78543

PREPARED BY:
Cynthia I. Martinez
Attorney at Law
315 E. McIntyre
Edinburg, Texas 78541
File/GF Number: 057339



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

5/29/2019 1:51:01 PM

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

Permit No.: Permit 4-1935
 Receipt No.: 007692
 S2440-04-000-0063-00

GONZALEZ JUAN & CLARA
 PO BOX 2188
 ELSA, TX 78543
 (956) 373-6944
 (956) 739-2020

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 AND REGULATIONS
 Description: Permit 4-1935
 Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1866Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #4 LOT 63
- [6] Location: CESAR CHAVEZ RD AND SEMINOLE VALLEY DR
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone B

Total Amount.....\$30.00

Method of Payment: Check *X* *paid in cash*
 Check/M.O.#: 6647 *m 5-30-19*
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: peter.hernandez
 Receipt: alex.antons

[Signature] _____ 5/29/19
 Cashier Date

** Lone Star Nat Bank didnt clear
 check # 6647 due to insufficient
 funds. So Mr. flores now paid
 in cash w/a \$50.00 bill + a \$10.00 bill.*

rec 5/30/19 Prop ID# 694883

[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] _____ 5/29/19
 Signature of Owner or Applicant Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2840
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: 1-1309

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: Ardee Leos

Address: 119 Lindsey St
Weslaco TX 78596

Phone: 956 274 5018

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>pre-installed septic</u> <u>06/06/19</u>

Water Supplier: Military Highway Water Supply Corp

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

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

regarding the land described as: Tranchitos de progressoph 1 lot 7

on June 18, 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 12-11-04);
(verified by [Signature]);
(verified by WRamirez);
(verified by WRamirez);
(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rielma F Cruz
Hidalgo County Judge

6/18/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

6/19/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19 [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1309

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: Ardee Leos
Address: 119 Lindsey st
Weslaco TX 78590
Phone: 956 2745018

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

Branchitos de progreso ph 1 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

Ardee Leos
Requesting Party (Signature)

6/6/19
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:

6/6/19
Date

[Signature]
County Official

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: October 28, 2016

Grantor: Durango Development, Inc., a Texas Corporation

Grantor's Mailing Address:
806 N. Jackson Rd.
Hidalgo, Texas 78557

Grantee: Aidee Leos

Grantee's Mailing Address (including county):
119 Lindsey St.
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 Sixty-Eight Thousand Four Hundred Dollars and No Cents (\$68,400.00), 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 Anthony E. Gray, Trustee.

Property (including any improvements):

Lot 7, Ranchitos de Progreso Subdivision, Phase 1, Hidalgo County, Texas, as per Map or Plat recorded in volume 46, Pages 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Ranchitos de Progreso, as shown on the plat thereof, recorded in Volume 46, Page(s) 159, Map records of Hidalgo County, Texas.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.
13. A lien securing a promissory note (the "Prior Note"), payable to the order of International Bank of Commerce which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County,

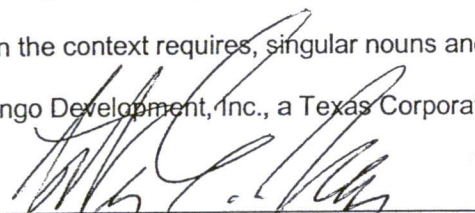
Texas. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom. **SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise. By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein. The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

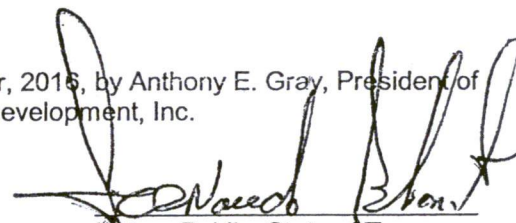
Durango Development, Inc., a Texas Corporation

BY: 
Anthony E. Gray, President

(Acknowledgment)

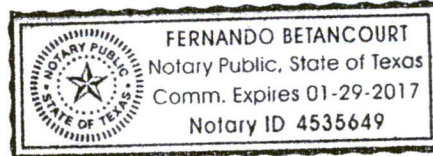
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 28 day of October, 2016, by Anthony E. Gray, President of Durango Development, Inc., a Texas Corporation on behalf of the said Durango Development, Inc.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Durango Development, Inc.
806 N. Jackson Rd.
Hidalgo, Texas 78557





Chapter 232, Texas Local Government Code

11/30/2018 9:38:31 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-1309
Receipt No.: 005299
R0940-01-000-0007-00

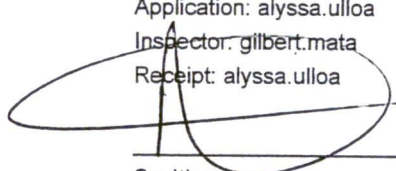
LEOS AIDEE
119 LINDSEY ST
WESLACO, TX 78596
(956) 274-5018
(956) 600-9791

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 7
- [6] Location: FM 88 & Military
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner'
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1309
Price: \$30.00

Total Amount.....\$30.00

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




Cashier

11/30/18
Date

PROPERTY ID# 685305

[NOTICE]

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



Signature of Owner or Applicant

11/30/2018
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: 1-1939

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: Anamaria Galvan
Address: 23219 Oak Knoll Dr
Edcouch, TX 78538
Phone: (956) 261-4318

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Pre-installed Septics</u> <u>06/11/19</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as: Oak Hill Ranch #2 Lot #94

on June 18, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 4-21-08);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature Ricardo F. Cruz
Hidalgo County Judge 6/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

ATTEST: [Signature]
Hidalgo County Clerk 6/18/19
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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956-968-4734
956-973-7850

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

Precinct 0234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1939

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: Anamaria Galvan
Address: 23219 Oak Knoll Dr
Edcouch, Tx 78538
Phone: (956) 261-6318

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

Lot 94 Oak Hill Ranch Phase 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

Ani Z
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

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

Date: May 20, 2019

Grantor: Valley Financing, LLC
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Grantee: ~~_____~~ Anamaria Galvan
First Grantee's Social Security Number: 455-91-9176

Grantee's Phone Number: (956) 261-6318
Grantee's Mailing Address (including county):
23219 Oak Knoll
Edcouch, Texas 78538
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 Sixty-Eight Thousand One Hundred Sixty-Two Dollars and No Cents (\$68,162.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 94, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;

8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Phase II Subdivision, as shown on the plat thereof, recorded in Volume 55, Pages 41- 46, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas under clerk's document number 1882643;
13. A lien securing a promissory note (the "Prior Note"), dated December 19, 2007, 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 1839107. 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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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.

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

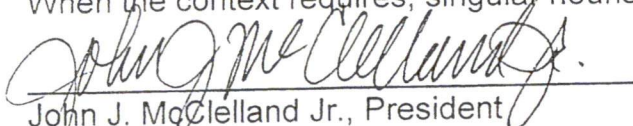
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular

purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

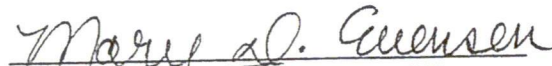
When the context requires, singular nouns and pronouns include the plural.


John J. McClelland Jr., President

(Acknowledgment)

State of Texas
County of Hidalgo

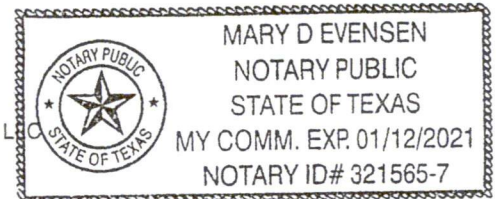
This instrument was acknowledged before me on the 20th day of May, 2019, by John J. McClelland Jr., President of Valley Financing, LLC a Texas Limited Liability Company, on behalf of limited liability company.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Valley Financing, LLC
2614 West Freddy Gonzalez
Edinburg, Texas 78539

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1939
Receipt No.: 007618
00557-02-000-0094-00

GALVAN ANAMARIA
23219 OAK KNOLL
EDCOUCH, TX 78538
(956) 261-6318
(956) 261-6318

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2500Sq.Ft.
[5] Legal Description: OAK HILL RANCH PH 2 LOT 94
[6] Location: FM 88 & MILE 20 N.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$100000
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 15', Side 15', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1939
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

5/23/19
Date

PROPERTY # 727095

[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

5/23/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 01234

Application No: 1-1970

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: Robert Alvarez sr

Address: 3703 Eagle Dr
Mercedes, TX 78570

Phone: 956-246-5950

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>05/31/19</u>

Septic installed 06/07/19
WRamirez

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:

Los Alamos Subdivision Lot 16

on June 18, 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 8-6-1996)
 (verified by [Signature]);
 (verified by WRamirez);
 (verified by WRamirez);
 (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rielma F ENTER
Hidalgo County Judge

6/18/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

6/19/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

6/19/19



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1970

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: Robert Alvarez Jr
Address: 3703 Eagle Dr
Mercedes, TX 78570
Phone: 956-246-5950

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

Los Alamos Subdivision Lot 16

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Robert Alvarez
Requesting Party (Signature)

5-31-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/31/19
Date

[Signature]
County Official

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

GENERAL WARRANTY DEED

Date: March 4, 2019

Grantor(s): YESENIA YANETH GONZALES and husband JULIO ANDRES GONZALES

Grantor's mailing address (including county):

808 West Mile 12N
Weslaco, Texas 78599
Hidalgo County

Grantee(s): ROBERT ALVAREZ, JR., a single person

Grantee(s) mailing address (including county):

2609 Mi Cielo Dr.
Weslaco, Texas 78599
Hidalgo County

Consideration: *****TEN AND NO/100 (\$10.00) DOLLARS*****

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

Property (including any improvements):

Lot sixteen (16), Los Alamos Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 31, Page 116, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

*Don Juan
Brikey on R-5H
1015
3703 Eagle Dr
Weslaco, TX*

*21,780 sq/ft
1/2 Acre*

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

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

SIGNED on this 4th day of March 2019.

Yesenia Yaneth Gonzales

YESENIA YANETH GONZALES
Julio Andres Gonzales

JULIO ANDRES GONZALES

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

(ACKNOWLEDGMENTS)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of March 2019, by **YESENIA YANETH GONZALES and JULIO ANDRES GONZALES**, Grantors.



Deanna Martinez

NOTARY PUBLIC, State of Texas

AFTER FILING RETURN TO:

Mr. Roberto Alvarez, Jr.
2609 Mi Cielo Dr.
Weslaco, Hidalgo County, Texas



Chapter 232, Texas Local Government Code

5/31/2019 1:45:56 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1970

Receipt No.: 007728

L5610-00-000-0016-00

ALVAREZ ROBERT JR
2609 MI CIELO DR
WESLACO, TX 78599
(956) 246-5950
(956) 246-5950

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1050Sq.Ft.
- [5] Legal Description: LOS ALAMOS LOT 16
- [6] Location: FM 1015 & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 25', Side 10', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1970
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: leo.najera

Inspector: gilbert.pecina

Receipt: leo.najera

[Handwritten Signature]

Cashier

5/31/19
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.

[Handwritten Signature]

Signature of Owner or Applicant

5-31-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 0234

Application No: 1-1994

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: Miguel Ontiveros

Address: 2506 Carnation Cir
Donna TX 78537

Phone: (936) 444-5112

Approved by Environmental Health:	Temporary Service	Final Service <i>Light only</i> <u>M. Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <i>No Sewer Connection yet</i>
Date Approved:	<u>1 / 1</u>	<u>06/10/19</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:

La donna gardens lot 25

on June 18, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 9-21-06); *(Alyssa Miller)*

(verified by [Signature]);

(verified by M. Ramirez);

(verified by M. Ramirez);

(verified by [Signature]);

Planning Department Authorized Signature

Richard F ENTER
Hidalgo County Judge

6/18/2019
Date

ATTEST: [Signature]
Hidalgo County Clerk

6/19/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

[Signature]
6/19/19



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: 1-1994

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: Miguel Ontiveros
Address: 2506 Carnation Cir
Donna TX 78537
Phone: (936) 444-5112

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

la donna gardens lot 25

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel Ontiveros
Requesting Party (Signature)

6-10-19
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:

6/10/19
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfer an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: November 30, 2009

Grantor: Bono Vita, Ltd

Grantor's Mailing Address:
1210 E. Tyler
Harlingen, Texas 78550

 COPY

Grantee: Miguel Angel Ontiveros

Grantee's Mailing Address (including county):
766 Highway 190 East
Huntsville, Texas 77340
Walker 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 Nineteen Thousand Four Hundred and 00/100 Dollars (\$19,400.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 25, La Donna Gardens Subdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 51, Page 117-119.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing note payable to the order of Lone Star National Bank and secured by a deed of trust recorded under Document No. 1496980 of the official records of Hidalgo County, Texas and a Transfer of Lien to Cameron Life Insurance Company dated July 20, 2008, under Document No. 1932018 of the Official Records of Hidalgo County, Texas. 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. **All lots must be used for single-family residential purposes only.**
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;

6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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

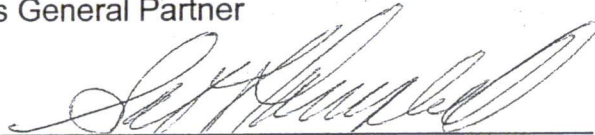
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

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

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

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

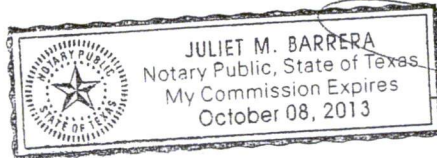
Bono Vita, Ltd,
a Texas Limited Partnership
by SRC Management, Inc., a Texas Corporation
as its General Partner

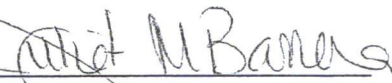
BY: 
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 8th day of December, 2009 by Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita, Ltd., a Texas Limited Partnership.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita, Ltd.
1210 E. Tyler
Harlingen, Texas 78550



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1994
Receipt No.: 007835
L0810-00-000-0025-00

ONTIVEROS MIGUEL ANGEL
766 HIGHWAY 190 E
HUNTSVILLE, TX 77340
(936) 444-5112
(936) 444-5112

- [1] Contractor: SELF
- [2] Water System: City of Donna
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1536Sq.Ft.
- [5] Legal Description: LA DONNA GARDENS LOT 25
- [6] Location: SOUTH RIVER RD. & LOTT RD.
- [7] Sewage: City of Donna
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340500B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS & REGULATIONS
Description: Permit 1-1994
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

6/10/19
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 of Applicant

6-10-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1459

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

Upon the application of:

Name: Jessica Perez

Address: 11724 Mile 19
Edcouch TX
78538

Phone: 956 363 5005

Approved by Environmental Health:	Temporary Service _____	Final Service <u>W. R. ...</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>installed Septic</u>
Date Approved:	<u>1 / 1</u>	<u>05/31/19</u>

Water Supplier: North Alamo

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

Account/ESI No.: 10032789439191242
 Temporary Pole Permanent Service

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

Engelman lot 31

[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 18, 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: 6/18/19

Richard F. ...
6/18/19

...
6-19-19

...
6/19/19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1459

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

Jessica M. Perez

Known to me [or proved to me in the oath of Jessica M. Perez or through 387330216 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land: Engelman lot 31
11752 Mite 19 N Edinburg TX 78538."

[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."

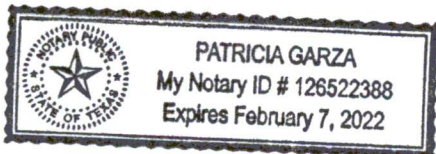
-OR-

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."

Jessica Perez (Signature)

SUBSCRIBED AND SWORN TO before me on January 24, 2019, to certify which, witnesses my hand and seal of office.

Patricia Garza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



2198674

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: March 25, 2011

Grantor: La Cuesta Sol Development Ltd.

Grantor's Mailing Address:
1210 E. Tyler
Harlingen, Texas 78550

Grantee: Silvia Gracia Ochoa

Grantee's Mailing Address (including county):
11724 Mile 19 North
Edcouch, Texas 78538
Hidalgo County

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 Nineteen Thousand Four Hundred and 00/100 Dollars (\$19,400.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 31, Engelman Resubdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 6, Page 41

Reservations from and Exceptions to Conveyance and Warranty:

1. **All lots must be used for single-family residential purposes only.**
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;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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

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

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

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

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

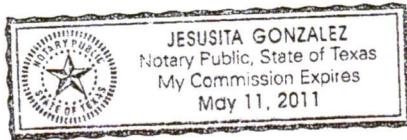
La Cuesta Sol Development Ltd., a Texas Limited Partnership
By: La Cuesta Sol Development GP LLC, as General Partner

BY: *Scot Campbell*
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 4 day of ^{April}~~March~~, 2011 by Scot Campbell, President of La Cuesta Sol Development GP LLC, as General Partner, of La Cuesta Sol Development Ltd., a Texas Limited Partnership, on behalf of said partnership.



Jes G
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

La Cuesta Sol Development Ltd..
1210 E. Tyler
Harlingen, Texas 78550

AFFIDAVIT OF HEIRSHIP

THIS AFFIDAVIT MUST BE FILED
IN THE COUNTY CLERK'S RECORD.

Reported owner name:	Claim number:
----------------------	---------------

This Affidavit must be completed by a third disinterested party (Affiant) who will not benefit from the decedent's estate. Do not complete this form if the decedent left a will that was probated in court or there has been some other type of court determination to the estate.

Affidavit of facts concerning the identity of Heirs for the Estate of: Silvia Gracia Ochoa

Before me, the undersigned authority, on this day personally appeared: Julio Casanova
("Affiant") who, being first duly sworn, upon his/her oath states:

1. My name is: Julio Casanova

I live at: P. box 747 Weslaco Texas 78599

I am personally familiar with the family and marital history of: Silvia Gracia
(Decedent), and I have personal knowledge of the facts stated in this Affidavit.

2. I knew the decedent from 2010 until 2014 Decedent died on August 30 2014

Decedent's place of death: Weslaco TX Hidalgo
At the time of decedent's death, decedent's residence was: Edcouch TX Hidalgo

3. Provide the following information on the deceased's marital history:
(If never married, please state that below.)

NAME OF SPOUSE	DATE OF MARRIAGE	DATE OF DIVORCE	DATE OF SPOUSE'S DEATH
<u>Jose Guadalupe Perez</u>	<u>May 9 2008</u>		

4. Provide the following information on the deceased's natural born and adopted children:
(If there are none, please state that below. If additional space is needed, please provide information as an attachment.)

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF CHILD'S OTHER PARENT	DATE OF CHILD'S DEATH
<u>Jessica Maria Perez</u>	<u>12-27-1996</u>		
<u>Silvia Nicole Perez</u>	<u>12-24-1997</u>		
<u>Karla Ruby Perez</u>	<u>11-17-2001</u>		
<u>Marsia Perez</u>	<u>12-07-2003</u>		

5. Provide the following information on the deceased's grandchildren, born only to the deceased children in Item 4, above:
(If there are none, please state that below.)

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF GRANDCHILD'S DECEASED PARENT
<u>Sebastian Alspuro</u>	<u>12-18-15</u>	

6. If the decedent never married and did not have any children, provide the following information on the deceased's parents:

DECEASED'S PARENTS	PARENT'S NAME/ CURRENT ADDRESS	PARENT'S DATE OF DEATH
MOTHER		
FATHER		

Reported owner name:	Claim number:
----------------------	---------------

7. Provide the following information on the deceased's brothers and/or sisters:
 (If there are none, please state that below.)

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	BROTHER'S OR SISTER'S DATE OF DEATH

8. Provide the following information on the deceased's nieces and/or nephews born only to the deceased brothers/sisters in Item 7, above:
 (If there are none, please state that below. If additional space is needed, please provide information as an attachment.)

NAME OF NIECE OR NEPHEW/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF NIECE OR NEPHEW'S DECEASED PARENT

Signed this 1 day of March, 2018.

+ Julio Casanova
 (SIGNATURE OF AFFIANT)

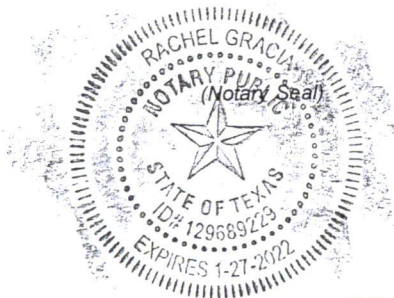
State of Texas

County of Hidalgo

Sworn to and subscribed to before me on 03/01/2018
 (DATE)

by Julio Casanova
 (NAME OF AFFIANT)

[Signature]
 (NOTARY SIGNATURE)



My commission expires: 27 day of Jan., 2022.



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

1/24/2019 2:47:06 PM

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

Permit No.: Permit 1-1459
Receipt No.: 005891
E6290-00-000-0031-00

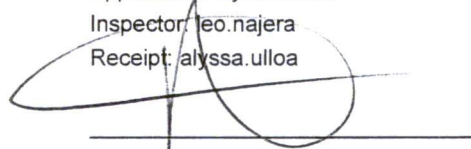
OCHOA SILVIA GRACIA
11724 MILE 19 N
EDCOUCH, TX 78538
(956) 908-4683
(956) 908-4683

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: ENGELMAN LOT 31
- [6] Location: mile 19 & fm 493
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-1459
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: leo.najera
Receipt: alyssa.ulloa



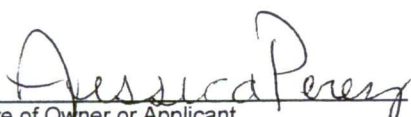
Cashier

1/24/19

Date

Property ID # 674049

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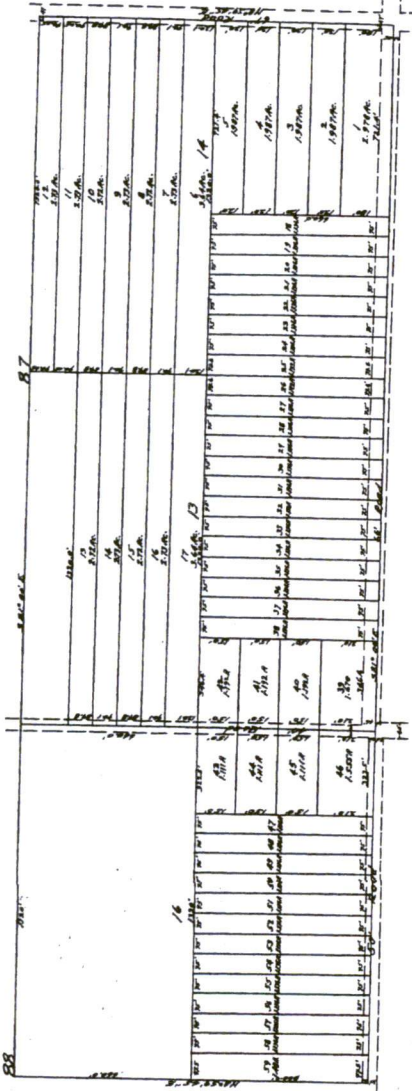
Signature of Owner or Applicant

1-24-19

Date

ENGELMAN RESUBDIVISION

Lots Nos. 16 and 17, in Block No. 87 and South one-half of Lot No. 16 in Block No. 87, of the Higson-Texas Land & Irrigation Company's Sub-division of Lands west of the Meekins Grant in Meade County, Texas, Section 30.



STATE OF TEXAS,
COUNTY OF MEADE.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

STATE OF TEXAS,
COUNTY OF MEADE.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

WITNESSES MY HAND AND SEAL OF OFFICE this _____ day of _____, 1931.

Notary Public for Texas

WITNESSES MY HAND AND SEAL OF OFFICE this _____ day of _____, 1931.

Notary Public for Texas



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1552

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

Upon the application of:

Name: Jose Luis Chavez Ruiz

Address: Julie Lot 17
mile 15 1/2 fm 88
El Paso TX

Phone: 9566513709

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: Date Approved:	<u>Light</u> <u>5/27/19</u>	<u>/ /</u>

Water Supplier: North Alamo WSC

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:

Julie lot 17

[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 18, 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

6/18/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

6-19-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

[Signature]
6-19-19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: _____

**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

JOSE Luis CHAVEZ Ruiz

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

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

LOT SEVENTEEN (17) JULIE SUBD."

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

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

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

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

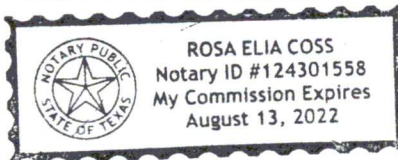
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 26, 2019, to certify which, witnesses my hand and seal of office.

Rosa Elia Coss
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

DATE: March 20, 2002

GRANTOR: KYLE BENNETT, INDIVIDUALLY AND AS TRUSTEE FOR THE
KYLE BENNETT LIVING TRUST

GRANTOR'S MAILING ADDRESS: P.O. BOX 365, La Blanca, Hidalgo
County, Texas 78538

GRANTEE: JOSE LUIS CHAVEZ RUIZ, A MARRIED MAN.

GRANTEE'S MAILING ADDRESS: P.O. BOX 861, EDCOUCH, HIDALGO
COUNTY, TEXAS, 78538.

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable
consideration.

PROPERTY: LOT SEVENTEEN (17) JULIE SUBDIVISION, BEING A
SUBDIVISION OF THE EAST 40.00 ACRES OF LAND OUT OF FARM TRACT
471, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS
OF HIDALGO COUNTY, TEXAS.

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

to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

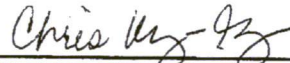


**KYLE BENNETT, Individually
and as Trustee for the
Kyle Bennett Living Trust**

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21 day of March, 2002, by **KYLE BENNETT**, Individually and as Trustee for the Kyle Bennett Living Trust.



**NOTARY PUBLIC, STATE OF TEXAS,
COUNTY OF HIDALGO
COMMISSION EXPIRES: 02/13/06
PRINT NAME: CHRIS MUNIZ-GARZA**



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Mar 25, 2002 at 11:45A
As a Recording
Document Number: 1065519
Total Fees: 16.00
Receipt Number - 409283
By,
Marylou Cantu, Deputy



Chapter 232, Texas Local Government Code

2/25/2019 12:15:32 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1552
Receipt No.: 006250
J9400-00-000-0017-00

RUIZ JOSE LUIS CHAVEZ
PO BOX 861
EDCOUCH, TX 78538
(956) 263-2089
(956) 263-2089

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: JULIE LOT 17
- [6] Location: mile 15 1/2 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$16000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 7', Side 7', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-1552
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: leo.najera
Receipt: alyssa.ulloa

Cashier

Date

2/25/19

Property ID # 512905

[NOTICE]

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

Signature of Owner or Applicant

02-25-2019
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: 1-1996

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

Upon the application of:

Name: Michael Miguel Contreras

Address: 1014 Lost Meadows Dr.
Donna TX. 78537

Phone: (956) 457-6971

Approved by Environmental Health:	Temporary Service	Final Service <i>Light only</i> <i>Warranty</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature <i>No septiccs yet</i>
Date Approved:	<u>1 1</u>	<u>06/10/19</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:

Piquito de oro lot 119

[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 18, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
6/18/19
Date

ATTEST: Rafael Guajardo Jr.
Hidalgo County Clerk
6/19/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 6/18/19

6/19/19



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-1966

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

Michael Contreras

Known to me [or proved to me in the oath of # 13895781 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:

Piquito de oro lot 119

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

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

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

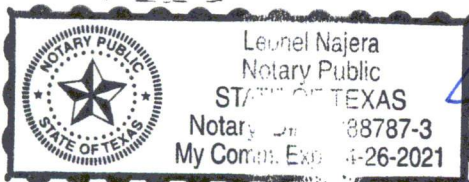
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Signature of Michael Contreras

SUBSCRIBED AND SWORN TO before me on JUNE 12th, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

General Warranty Deed

Date: May 2, 2019

Grantor: GERARDO ZAPATA, joined herein pro forma by my wife, MELODY ZAPATA

Grantor's Mailing Address:

1601 NE Clubhouse Drive, Apt. 201
North Kansas City, MO 64166
Clay County

Grantee: MICHAEL CONTRERAS, a married man

Grantee's Mailing Address:

1014 Lost Meadow Drive
Donna, Texas 78537
Hidalgo County

Consideration:

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

Property (including any improvements):

All of Lot 119, PIQUITO DE ORO SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 124, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty

Restrictions dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records and Volume 22, Page 124, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records, Hidalgo County, Texas.

Statutory easements, rules regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Piquito De Oro, recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Easements for roadways and canal rights of way as shown by instrument dated June 8, 1918, recorded in Volume 75, Page 121, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated February 10, 1969, recorded in Volume 1226, Page 858, Deed Records of Hidalgo County, Texas.

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


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

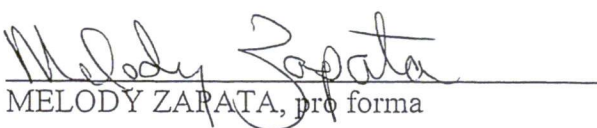
Standby fees, taxes and assessments by any taxing authorities for the year 2019, and subsequent years.

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.

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

GRANTOR:


GERARDO ZAPATA


MELODY ZAPATA, pro forma

STATE OF ~~TEXAS~~ Missouri)

COUNTY OF ~~HIDALGO~~ Clay)

This instrument was acknowledged before me on May 8, 2019, by GERARDO ZAPATA.

VANESSA SMITH
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: September 10, 2020
Commission # 12541518

Vanessa Smith
Notary Public, State of Texas mo
My commission expires: 9-10-2020

STATE OF ~~TEXAS~~ Missouri)

COUNTY OF ~~HIDALGO~~ Clay)

This instrument was acknowledged before me on May 8, 2019, by MELODY ZAPATA.

VANESSA SMITH
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: September 10, 2020
Commission # 12541518

Vanessa Smith
Notary Public, State of Texas mo
My commission expires: 9-10-2020

AFTER RECORDING RETURN TO:

MICHAEL CONTRERAS
1014 Lost Meadow Drive
Donna, Texas 78537
GF: 161818VLTC

me



Chapter 232, Texas Local Government Code

6/10/2019 12:59:32 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-1996
Receipt No.: 007843
P6960-00-000-0119-00

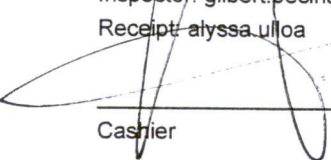
CONTRERAS MICHAEL
1014 LOST MEADOW DR
DONNA, TX 78537
(956) 457-6971
(956) 457-6971

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1622Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 119
- [6] Location: SIOUX & VALVERDE RD.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
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 1-1996
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

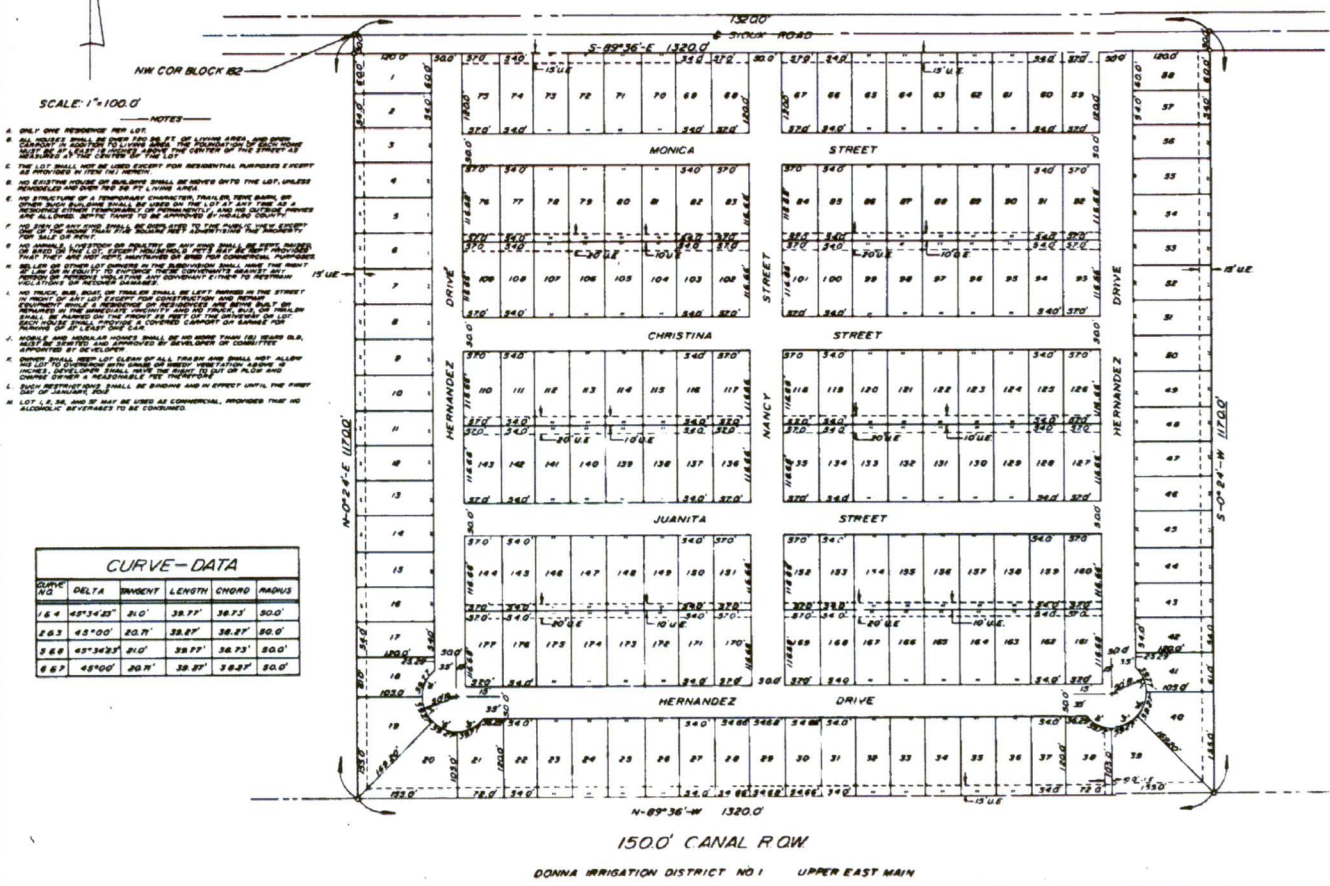
6/10/19
Date

[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

6/10/19
Date



21757
 FILED FOR RECORD THIS DATE
 JUN 9 1982
 COUNTY CLERK
 HIDALGO COUNTY TEXAS

PLAT
 OF
PIQUITO DE ORO
 35.46 ACRES TRACT
 OUT OF
 BLOCK 182 OF THE MILL-HALBERT TRACT
 EL GATO AND LA BLANCA GRANTS
 HIDALGO COUNTY, TEXAS

APPROVED
 FOR RECORDING
 H. J. BERRY, JR.
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS
 JUN 8 1982

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 THIS 5th day of MAY 1982
 HONORABLE BARBARA COOK, CLERK
 HIDALGO COUNTY, TEXAS
 BY: [Signature]

STATE OF TEXAS
 COUNTY OF HIDALGO
 KNOW TO ALL PERSONS BY THESE PRESENTS:
 THAT **JOSÉ A. HERNÁNDEZ**, UNDERSIGNED OWNER OF THE PROPERTY HERON DESCRIBED, DOES HEREBY ADOP, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

OWNER José A. Hernández

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSÉ A. HERNÁNDEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF MARCH A.D. 1982.

NOTARY PUBLIC Reginald L. Mearns

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1982.

ATTEST SECRETARY D. C. [Signature]
 RESIDENT H. M. [Signature]

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3819 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
 BY: W. O. [Signature]

MANUEL H. FARR
Samuel H. Farr
 REGISTERED PROFESSIONAL ENGINEER
 AND REGISTERED PUBLIC SURVEYOR
 3218
 STATE OF TEXAS