



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 16, 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>12</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>5</u>
TOTAL CERTIFICATES	<u>17</u>

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MAYRA (MYRA) GUERRERO HERRERA	3-11267
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JULY 16, 2019	

AI 71230

AI-71230

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Juan Andres Castillo	4-2052
2. Sandra Rodriguez	4-1432
3. Juan M. Villarreal	4-2057
4. Rosa N. Moya	4-2072
5. Jose Zamora	4-2045
6. Maritza Luna	4-16316
7. Maria Trevino	4-1831
8. Kary Vega	4-1175
COMM. COURT: JULY 16, 2019	

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ASHLEY REYNA	1-14191
2.	CESAR MUNOZ	1-2089
	COMM. COURT: JULY 16, 2019	

AI 71230

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Llollanda Lopez	4-1987
2.	Feliciano Oriedo	2-82
	COMM. COURT: JULY 16, 2019	

AI 71230

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. ISABEL MARIA HUERTA	1-1866
2. JANET QUINTANILLA	1-1905
3. HOLLYWOOD DEVELOPMENT	1-2092
4.	
COMM. COURT: JULY 16, 2019	

AI 71230

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	RUTH DAYSI GARCIA	3-692
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JULY 16, 2019	



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1866

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: maia Isabel Huerta

Address: 820 Aurora Drive
Weslaco TX 78599

Phone: (956) 351-2153

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MRamen</u>
Inspection/Permit No:		<u>Re-installed septic</u>
Date Approved:	<u>/ /</u>	<u>07/01/19</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:

Aurora Estates lot 1

on July 16, 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 11-7-01); (Alyssa Wilson)

(verified by [Signature]);

(verified by MRamen);

(verified by MRamen);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/16/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

7-16-19
Date [Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1866

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: Isabel Huerta ^{mayia}

Address: 820 Aurora drive
Weslaco TX. 78599

Phone: (956) 351-2153

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

Aurora Estates lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 7-1-19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/1/19
Date

[Signature]
County Official

GIFT DEED

Date: April 2, 2019

Grantor's

Arnulfo Osorio and wife Maria Guadalupe Osorio

Grantor's: Address

1203 Largo St.

Weslaco , Texas 78596

Grantee's

Isabel Maria Huerta And Arnulfo Osorio Jr.

Grantee's: Address

710 S. Tennessee Unit -A

Weslaco, Texas 78596

Consideration: For the love and affection by : Grantor's to Grantee's

Property (including any improvements):

All of lot 1. In the, AURORA ESTATES , An Addition to the city of Weslaco, Hidalgo County, according to map thereof recorded in Volume 38, Page 155, Map Records of Hidalgo County, Texas.

Reservation from and Exception to Conveyance and Warranty :

Grantor's, for the consideration and subject to the reservation from and exception to conveyance and warranty ,grant ,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 heir, executors, administrators, successors, or assigns forever. Grantor's binds Grantor's and Grantor's heirs, executors ,administrators, and successors to warrant and forever defend all an singular the property to Grantee's and Grantee's heirs, executors, successors, and assign against every person whomsoever law administrators fully claiming or to claim the same or any part thereof, except as to the reservations from and exception to warranty. When the context requires, singular nouns and pronouns include the plural.

Arnulfo Osorio

Arnulfo Osorio (Grantor's)

Maria Guadalupe Osorio

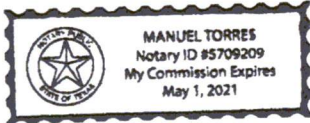
Maria Guadalupe Osorio (Grantor's)

(ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on April 2, 2019 by : Arnulfo Osorio and wife Maria Guadalupe Osorio (Grantor's)



Manuel Torres

NOTARY PUBLIC, STATE OF TEXAS.

After Recording Return to:

Isabel Maria Huerta and Arnulfo Osorio Jr.

710 S. Tennessee Unit-A

Weslaco, Texas 78596

956-351-2153



Chapter 232, Texas Local Government Code

5/6/2019 10:31:04 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 1-1866
Receipt No.: 007357
A6455-00-000-0001-00

Isabel Maria Huerta

OSORIO ARNULFO & MARIA G.

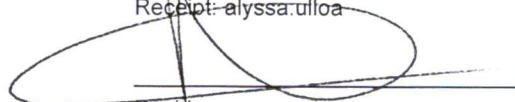
1502 KATIE ST
WESLACO, TX 78596
(956) 975-0934
(956) 533-4802

- [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: AURORA ESTATES LOT 1
- [6] Location: MILE 4 1/2 W. & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 35', Side 10', Side ', Corner 15'
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-1866
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

5/6/19
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

5-6-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Edinburg, Texas 78542
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956-318-2844

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956-968-4734
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1905

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: Janet Quintanilla
Address: 1241 N. Elm 495
Donna, TX
78537
Phone: 956-607-2169

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>M. Ramo</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>existing septic</u> <u>7 15 19</u>

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

regarding the land described as: Tropical Palms Est #2 lot 30

on July 16, 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 10-24-02);
(verified by [Signature]);
(verified by M. Ramo);
(verified by M. Ramo);
(verified by [Signature]);

[Signature]
Planning Department Authorized Signature
Ricardo F. Cuiter
Hidalgo County Judge
Date 7/16/19
ATTEST: [Signature]
Hidalgo County Clerk
Date 7-16-19

APPROVED BY
COMMISSIONERS COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1905

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: Janet Quintanilla
Address: 7311 N Fm 493
Dohna tx 78537
Phone: 956-607-7469

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

Tropical Palms Est #2 lot 38

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/5/19
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:

7/5/19
Date

[Signature]
County Official

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

THE STATE OF TEXAS §
HIDALGO COUNTY § DEED OF GIFT

KNOW ALL MEN BY THESE PRESENTS: That I, Lucas Lorenzo Quintanilla, hereinafter referred to as "Grantor", of Hidalgo County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have GRANTED, GIVEN, and CONVEYED, and by these presents do GRANT, GIVE and CONVEY, unto Janet Quintanilla, hereinafter referred to as "Grantee", as her sole and separate property, all of my right, title and interest, including any community interest that I have, in that certain piece or parcel of land lying in Hidalgo County more particularly described as follows:

Lot 38 (Thirty-eight), TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 41, Page 115, Map Records, Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's heirs and assigns forever.

WITNESS my hand at Hidalgo County, Texas, this 26 day of Feb, 2013.

[Signature]
Lucas Lorenzo Quintanilla

THE STATE OF TEXAS §
HIDALGO COUNTY § ACKNOWLEDGMENT

This instrument was acknowledged before me, this 26 day of Feb, 2013, by Lucas Lorenzo Quintanilla.

My commission expires: 6-3-2016 *[Signature]*
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS: Janet Quintanilla
7341 N. FM 493
Donna, Texas 78537





Chapter 232, Texas Local Government Code

5/15/2019 9:50:27 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-1905

Receipt No.: 007516

T7920-02-000-0038-00

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

*Quintanilla
Ping Au*

QUINTANILLA JANET

7341 N FM 493

DONNA, TX 78537

(956) 607-7169

(956) 607-7169

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 3200Sq.Ft.

[5] Legal Description: TROPICAL PALMS ESTATES #2 LOT 38

[6] Location: MILE 12 N. & FM 493

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$100000

[10] Flood Zone: Zone X

Community Panel Number: 4803340450C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS

Description: Permit 1-1905

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

[Signature]
Cashier

5/15/19
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]

Signature of Owner or Applicant

May 15, 19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2092

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: Hollywood Development and Construction LLC
Address: 2017 Fair Oaks Dr. Mission, TX 78574

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	07/10/19

Phone: 956 803-0341

Water Supplier: North Alamo Water Supply Corp.
Utility Provider: M.V.E.C. AEP

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

regarding the land described as:

Tesoro Estates Ph 3 Lot 17

on July 16, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 3-23-06);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

[Signature] Planning Department Authorized Signature [Signature] Hidalgo County Judge 7/16/19 Date

ATTEST: [Signature] Hidalgo County Clerk 7-16-19 Date

APPROVED BY COMMISSIONERS' COURT ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2092

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: Hollywood Development
Address: 2017 Faircoaks Dr.
Mission, TX 78574
Phone: 956-803-0341

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

Tesoro Estates Ph3 Lot 117

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/8/19
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:

7/8/19
Date

[Signature]
County Official

SIERRA TITLE
CLOSER AS GF# 318097

General Warranty Deed

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

Date: **April 12, 2019**

Grantor: **MARIA GARCES, a single person**

Grantor's Mailing Address: **P.O. Box 2727
Elsa, Texas 78543
Hidalgo County**

Grantee: **HOLLYWOOD DEVELOPMENT AND CONSTRUCTION LLC, A TEXAS LIMITED LIABILITY COMPANY**

Grantee's Mailing Address: **P.O. Box 720565
McAllen, Texas 78504
Hidalgo County**

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

Property (including any improvements):
Lot 117, TESORO ESTATES, PHASE III, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.

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

Restrictions as shown on plat recorded in Volume 50, Page 31, Map Records, Hidalgo County, Texas.

Easement granted to Hidalgo County, recorded in Volume 1158, Page 642, Deed Records of Hidalgo County, Texas.

Easements for pipeline, ditches, etc. as shown by instrument dated December 10, 1919, recorded in Volume 96, Page 463, Deed Records of Hidalgo County, Texas.

Agreement dated December 8, 2005 between AEP Texas Central Company and Grande Valley Homes, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 30, 2006, under Clerk's File No. 1572066.

A fifteen foot (15') utility easement along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 50, Page 31, Map Records Hidalgo County, Texas.

Easements and conditions as shown on plat recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

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

A twenty five foot (25') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.

A 20 percent (20%) building set back line along the rear line of the subject land, not to exceed twenty five feet (25.0'), according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32 , Map Records Hidalgo County, Texas.

A six foot (6') building set back line along the side lines of the subject land, or easement, whichever is greater, according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.

An eighteen foot (18') Garage set back, except where greater setback is required, according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.

Oil and Gas Lease dated November 2, 1955, recorded in Volume 180, Page 361, Oil and Gas Records of Hidalgo County, Texas, and dated October 29, 1985, recorded in Volume 2264, Page 218, Official Records of Hidalgo County, Texas.

Water rights reserved in Deed dated October 21, 2015, from Juan M. Medina and Jose Luis Garcia to Maria Garces, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 3, 2015, under Clerk's File No. 2659493.

All oil, gas, and other minerals conveyed in Deed dated February 15, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 2002, under Clerk's File No. 1056586.

Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instrument executed by Juan M. Medina and Jose Luis Garcia, to Maria Garces, dated October 21, 2015, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File No. 2659493, Official Records Hidalgo County, Texas.

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

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

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

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

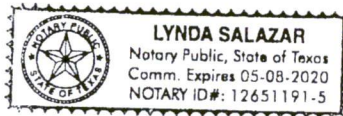

MARIA GARCES

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 12 day of April, 2019, by
MARIA GARCES.

(SEAL)



Lynda Salazar

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Hollywood Development and Construction LLC
P.O. Box 720565
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3180971;LS/ag



Chapter 232, Texas Local Government Code

7/8/2019 12:26:13 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

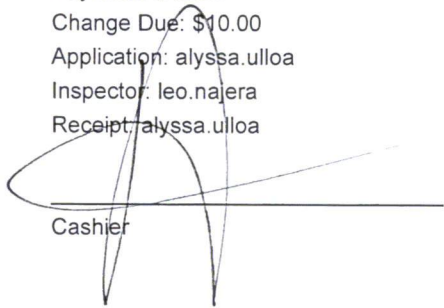
Permit No.: Permit 1-2092
Receipt No.: 008184
T1817-03-000-0117-00

- HOLLYWOOD DEVELOPMENT & CONST.
P.O. BOX 720565
MCALLEN, TX 78504
(956) 803-0341
(956) 789-1337
- [1] Contractor: SELF
 - [2] Water System: City of Weslaco
 - [3] Class of Work: 01 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1134Sq.Ft.
 - [5] Legal Description: TESORO ESTATES PH 3 LOT 117
 - [6] Location: milanos & mile 7
 - [7] Sewage: N/A
 - [8] Construction Type: Block
 - [9] Est. Cost of Construction: \$100000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-2092
Price: \$30.00

Total Amount.....\$30.00

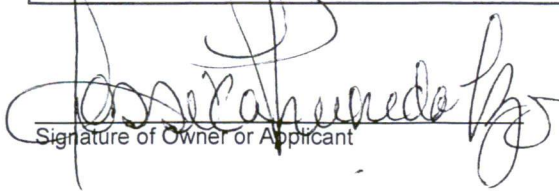
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa


Cashier

7/8/19
Date

[NOTICE]

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


Signature of Owner or Applicant

7/8/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Mission, TX 78572
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-11247
4/15/11

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

Upon the application of:

Name: Mayra (Myra)
Guerrero
Herrera

Address: _____

2725 Megan Dr
Mission, TX 78574

Phone: (956) 271-7111

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>antony</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>52168</u>
	<u>1 / 1</u>	<u>6 RT19</u>

Water Supplier: Sharyland

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

Account/ESI No.: 10032789434782031
 Temporary Pole Permanent Service

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

La Homa Heights Ut No. 3, Lot 15

[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 July 16, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Sandra Arredondo
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

7/16/19
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

7/16/19
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/16/19 ms

Ant 7-16-19



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-11267
4/15/11

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Mayra (Myra) Guerrero-Herrera

Known to me [or proved to me in the oath of Texas Driver License or through TDL#25789352 (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:

La Homa Heights Ut No 3, Lot 15"

[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]

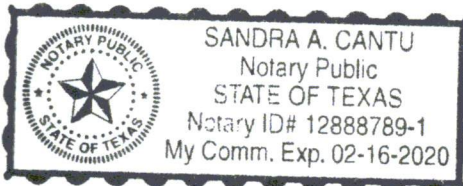
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 June 27, 2019, to certify which, witnesses my hand and seal of office.



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

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

WARRANTY DEED

Date: February 23, 2010

Grantor: Evelia Ayala

Grantor's Mailing Address (including County):

1408 Guadalupe dr.

Mission TX 78512

Hidalgo County

Grantee: Mayra Guerrero

Grantee's Mailing Address (including County):

2802 Girasol St

Mission TX 78574

Hidalgo County, Tx

Consideration : TEN AND NO/DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot #15., LA HOMA HEIGHTS SUBDIVISION UNIT NO. 3. HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT; Seller reserves all oil, gas and other minerals in, under and that may be produced from said property and not heretofore reserved or conveyed by previous grantors.

Reservation From and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO the prior reservations of all oil, gas and other minerals;

SUBJECT TO oil, gas and mineral leases of record;

SUBJECT TO easements, rights-of-ways, and prescriptive rights, whether of record or not; all presently

Recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payments of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from all 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 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 to conveyance and warranty.

Evelia Ayala
Evelia Ayala.

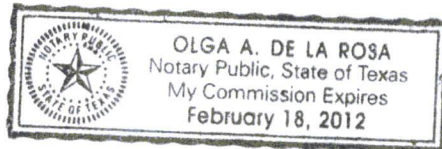
ACKNOWLEDGMENT

STATE OF TEXAS }}
COUNTY OF HIDALGO }}

This instrument was acknowledged before me on this 23rd day of February 2010, by Evelia Ayala.

[Signature]
Notary Public, State of Texas

After Recording Return To:
Mayra Guerrero
2802 Girasol St
Mission Tx 78574



Chapter 232 Texas LGC Application

APPLICATION NO:
3-11267
Apr. 15, 2011

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

L1075-03-000-0015-00

[1] OWNER: GUERRERO, MYRA
2802 GIRASOL ST

MISSION, TX 78574
Telephone No. 581-3682

[7] LEGAL DESC./NAME OF SUBDIVISION
LA HOMA HEIGHTS UT 3 LOT 15
C-25

LOCATION: 0 8 1/2 ML & LA HOMA RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

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

[5] SIZE OF STRUCTURE: 1,296 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 6' REAR 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Cantu 4/15/11
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Rc 4/12/11
Approved by Date

Light [X] Water [X]
Flood Zone: NO Panel No. /Suffix: 0300c Pct: 3
Community No.: 480334
Certification of Elevation Required: YES NO BFE

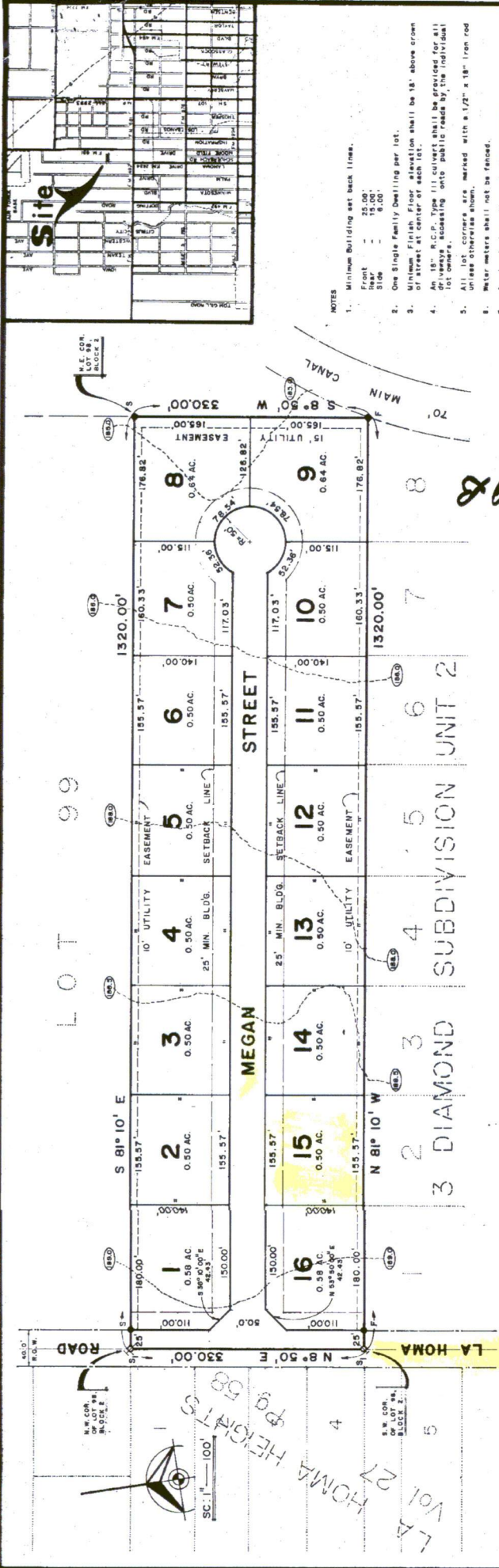
Cristian S. Herrera 4-15-11
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



LEGEND:

- F - FOUND 1/2" IRON ROD
- S - SET 1/2" IRON ROD
- 4 - SET 60 PENNY NAIL

APPROVED FOR RECORDING

BY COMMISSIONER'S COURT

This the 9th day of Oct. 1994

WILLIAM "BILLY" LEO, County Clerk

Hidalgo County, Texas

By: *[Signature]* Deputy

LA HOMA HEIGHTS UNIT No.3

A 10.00 ACRE TRACT OF LAND, BEING ALL OF LOT 98, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT # 2, AS RECORDED IN VOL. 8, PAGE 9, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: APRIL 29, 1994

SC: 1" = 100'



Recorded in Volume 89 Page 139B

FIRM: FLOOD INSURANCE RATE MAP

COMMUNITY-PANEL NUMBER: 480334-0300 C

MAP REVISED: NOVEMBER 19, 1992

THIS AREA IS IN FLOOD ZONE C AREA OF SPECIAL FLOODING.

CONVEY PAPER MUST BE PROVIDED FOR EACH STRATEGY.

NOTES:

1. Minimum Building set back lines.

2. One Single Family Dwelling per lot.

3. Minimum Finish Floor elevation shall be 18" above crown of street at center of each lot.

4. An 18" R.C.P. Type III culvert shall be provided for all (overage) access onto public roads by the individual lots.

5. All lot corners are marked with a 1/2" x 18" iron rod unless otherwise shown.

6. Meter meters shall not be fenced.

7. A visual inspection of the proposed subdivision was conducted and not material within 150 feet was observed.

8. Convey Paper must be provided for each strategy.

FILED OCT 5 1994

WILLIAM "BILLY" LEO, COUNTY CLERK

HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING

BY: *[Signature]*

DATE: APRIL 29, 1994



METES AND BOUNDS DESCRIPTION

10.00 ACRES TRACT

A 10.00 acre tract of land being all of Lot 98, Block 2, La Homa Ranch Citrus Groves Subdivision Unit No. 2 as recorded in Volume 8, Page 9, Map Records of Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty penny (60¢) nail on the centerline of La Homa Road being the southwest corner of said Lot 98 for the southeast corner of herein described tract.

THENCE N 08° 50' 00" E 330.00 feet along said centerline of La Homa Road also being the west line of said Lot 98 to set sixty (60¢) penny nail being the northwest corner of said Lot 98 for the northwest corner of herein described tract.

THENCE S 81° 10' 00" E along the north line of said Lot 98, pass at 25.00 feet a set one-half inch iron rod being the east corner of said Lot 98, thence S 81° 10' 00" E continuing for a total distance of 1320.00 feet to the northeast corner of said Lot 98, for the northeast corner of herein described tract.

THENCE S 08° 50' 00" W 330.00 feet along the east line of said Lot 98 to a found one-half inch iron rod being the southeast corner of said Lot 98, for the southeast corner of herein described tract.

THENCE N 81° 10' 00" W along the south line of said Lot 98, pass at 1295.00 feet a found one-half inch iron rod being the east corner of said Lot 98, thence N 81° 10' 00" W continuing for a total distance of 1320.00 feet to the point of beginning and containing 10.00 acres of land more or less.

STATE OF TEXAS () COUNTY OF HIDALGO ()

I, RAUL E. GARCIA, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS CORRECTLY MADE AND IS PREPARED FROM THE ACTUAL SURVEY OF THE LAND AND UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REG. PROFESSIONAL ENGINEER #64750 REG. PROFESSIONAL LAND SURVEYOR #4204



EDGAR J. RUIZ, THE UNDERSIGNED, JUDGE OF THE COUNTY OF HIDALGO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS COUNTY WHEREIN MY APPROVAL IS REQUIRED.

EDGAR J. RUIZ COUNTY JUDGE, HIDALGO COUNTY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT'S EXPENSE.

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 8 ON THIS THE 26th DAY OF APRIL, 1994.

ATTEST: *[Signature]* SECRETARY

CHECKED FOR DRAINAGE BY: *[Signature]* 7-22-94

[Signature]

MY COMMISSION EXPIRES 08/07/96

STATE OF TEXAS

COUNTY OF HIDALGO

DATE: APRIL 29, 1994

BY: *[Signature]*



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-692

7/26/2018

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>Antonio</u>
		<u>7/19/19</u>

Name: Proth' Daisy Garcia

Address: 2212 TIME DR
MISSION TX
78574

Water Supplier: NA

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

Phone: 956-960-7370

Account/ESI No.: 10032789465010835
[] Temporary Pole [] Permanent Service

regarding the land described as:

Quality Estates Lot 12

on July 16, 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 1/9/07);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Sandra Canter
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

7/16/19
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

7/16/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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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: 3-692

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: Ruth Darsi Garcia

Address: 2212 Time Dr
Mission TX 78572-1794

Phone: 956-960-7370

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

Quality Estates Lot 12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ruth D. Garcia
Requesting Party (Signature)

07-05-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/9/19
Date

Sandra Carter
County Official

SIERRA TITLE
STG/MC GF# 3181742

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 RECORDING THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED

Date: June 20, 2019

Grantor: ABIUD RODRIGUEZ LEAL and wife JOHANA LIZBETH CANTU GARZA

Grantor's Mailing Address (including county):

10406 Monte Carlos
Edinburg, Texas 78541
Hidalgo, County

Grantee: TIRSO JAVIER PRUNEDA ALVAREZ and wife RUTH DAYSI GARCIA

Grantee's Mailing Address (including county):

3009 W. Mile 10th
Mission, TX 78574
Hidalgo, County

Consideration: Ten Dollars and other valuable consideration

Property (including any improvements):

Lot 12, Quality Estates Subdivision, as shown by the map or plat thereof recorded in Volume 52, Pages 36-38, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

SUBJECT TO:

1. Easements;
2. Oil and gas restrictions;
3. Other restrictions of records; and
4. Grantee herein assumes and agrees to pay all taxes assessed against the property herein conveyed for the year 2019 and subsequent years.

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, executor, 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 who soever 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.

Abiud Rod
ABIUD RODRIGUEZ LEAL

Johana Lizbeth Cantu Garza
JOHANA LIZBETH CANTU GARZA

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on June 20, 2019 by
ABIUD RODRIGUEZ LEAL and wife JOHANA LIZBETH CANTU GARZA.



Arjelia
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

ANAYA LAW FIRM PLLC
7801 S. Cage Blvd. Ste.101
Pharr, Texas 78577
Tel. 956/702-3111

AFTER RECORIDING MAIL TO:

Tirso Javier Pruneda Alvarez
3009 W. Mile 10th
Mission, Texas 78574



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 3-692
Receipt No.: 003759
Q2010-00-000-0012-00

Tirso Javier Pineda & Ruth Daysi Garcia
RODRIGUEZ BRENDA G & DAVID HERRERA

- 2212 TIME DR.
- MISSION, TX 78572
- (956) 789-8266
- (956) 789-8266
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 864Sq.Ft.
- [5] Legal Description: QUALITY ESTATES LOT 12
- [6] Location: MOOREFIELD AND 9 ML.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$17000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340300D
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**
 Description: Permit 3-692
 Price: \$30.00
Total Amount.....\$30.00

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

[Signature]

 Cashier

7-26-18

 Date

[NOTICE]

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

[Signature]

 Signature of Owner or Applicant

7-26-18

 Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2052

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan Andres Castillo

Address: 8511 Aliyah St
Edinburg, TX
78542

Phone: 956-289-9997

Approved by Environmental Health:	Temporary Service _____	Final Service <u>MR Ramirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>07/01/19</u>

Water Supplier: JAC 343511-001 North Alamo

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

Account/ESI No.: 343511-001
 Temporary Pole Permanent Service

regarding the land described as: 354-4937 Martin
RA Estate ph. 2 lot 47

on July 16, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 3/25/02);
- 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 MR Ramirez);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MR Ramirez);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature Ricardo F. Lopez Hidalgo County Judge 7/16/19 Date

ATTEST: [Signature] Hidalgo County Clerk 7-16-19 Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19 [Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-2052

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

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

PARTY MAKING REQUEST:

Name: Juan Andres Castillo

Address: 8511 Aliyah St
Edinburg, TX 78542

Phone: 956-289-9997

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

RG Estates Ph. 2 lot 47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan A Castillo
Requesting Party (Signature)

07-1-19
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:

7/10/19
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: February 10, 2016

Grantor: RG ESTATES, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): 5711 N. 10th Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: JUAN A. CASTILLO

Grantee's Mailing Address (including county): 8511 Aliyah St.
Edinburg, Texas 78542
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 SIX THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS (\$26,500.00)** and is executed by Grantee, payable to the order of RG ESTATES, LLC. The note is secured by a vendor's lien retained in favor of RG ESTATES, LLC. in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

Lot 47, RG ESTATES, PHASE II, Hidalgo County, Texas as per the map or plat thereof on file and of record under Clerk's Document Number 2584455, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in Official Records, 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, 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.

By 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 each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

RG ESTATES, LLC, a Texas Limited Liability Company

By: 

William A. Schwarz, Manager

(Acknowledgment)

State of Texas §
 §
County of Hidalgo §

This instrument was acknowledged before me on the 5th day of Feb 2016, by WILLIAM A. SCHWARZ, Manager of RG ESTATES, LLC, a Texas Limited Liability Company.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RG ESTATES
5711 N. 10TH Street
McAllen, Texas 78504



Chapter 232, Texas Local Government Code

7/1/2019 3:43:39 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-2052
Receipt No.: 008115
R2428-02-000-0047-00

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

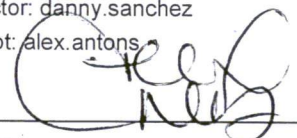
CASTILLO JUAN A
8511 ALIYAH ST
EDINBURG, TX 78542
(956) 354-4937
(956) 354-4937

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2052
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: RG ESTATES PH 2 LOT 47
- [6] Location: val verde and mile 17 1/2
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$100.00
Change Due: \$70.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons


Cashier

7/1/19
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

07-1-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1432

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:

Sandra Rodriguez

Name: Inesque Obregon

Address: 8523 Rancho Alto Drive
Edinburg, TX 78542

Phone: 956-929-5093

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing Septic Tank</u>
Date Approved:	<u>1 / 1</u>	<u>09/14/19</u>

Water Supplier: North Plains

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

Account/ESI No.: X10032789450681861
[] Temporary Pole [] Permanent Service

regarding the land described as:

Brenda Rancho HES lot 407.

on July 16, 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 2/19/19);
- 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 WRamirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

7/16/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7-16-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19

[Signature] 7/16/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1432

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: Sandra Rodriguez
Enrique Obregon JR
Address: 8523 Rosales Alto Drive
Edinburg, TX. 78542.
Phone: 956-929-5093

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

Brenda Ranchettes lot #407

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sandra Rodriguez
Enrique Obregon JR
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) copy of amt.

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

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

6/20/19
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: October 16, 2017

Grantors: Fernando Guerra
Lucila F. Guerra
8408 Sunrise ST
Edinburg, Texas 78542
Hidalgo County

Grantee: Sandra Rodriguez
8523 Rancho Alto Dr.
Edinburg, Texas 78542
Hidalgo County

Consideration: Fifty Thousand Dollars and NO/100THS (\$50,000.00) Dollars and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged.

Property (Including Any Improvements):

All of Lot 407, BRENDA RANCHETTES, Hidalgo County, Texas, according to the map recorded in Volume 39, Page 60, Map Records, Hidalgo, Texas;

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist that same exist and affect the property, to-wit:

- A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservation and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "B" attached hereto and made a part hereof for all purposes.
- B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
- C. Anything an on the ground A-1 survey would reveal.
- D. The taxes for the year 2017 and subsequent years.
- E. Save and except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.

CONDITION OF THE PROPERTY:

This Property is sold in its "As is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.

GRANTING CLAUSE:

EXHIBIT "A"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

- 1.- AS IS", "WHERE IS' AND "WITH ALL FAULTS",
- 2.- SELLER IS NOT MAKING ANY WATTANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER,
EXPRESSED OR IMLIED, WITH RESPECT TO THE PROPERTY TO THE PROPERTY,
(except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:
 - A. WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);
 - B. ZONING AND TAX CONSEQUENCES;
 - C. PHYSICAL OR ENVIRONMENTAL CONDITIONS;
 - D. AVAILABILITY OF ACCESS, INGRESS OR EGRESS;
 - E. OPERATING HISTORY OR PROJECTIONS;
 - F. VALUATION;
 - G. GOVERNEMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;
 - H. THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:
 - 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND
 - 2) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;
- 3.- BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECLTY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;
- 4.- BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY. INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;
- 5.- BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.

EXHIBIT "B" BRENDA RANCHETTES

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 severance, 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 in 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, establishments, 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 Brenda Ranchettes Subdivision, as shown on the plat thereof, recorded in Volume 39, Page 60-62, Map-Records of Hidalgo County, Texas; and
12. Subdivision restrictions filed for record in the Office of the County Clerk of Hidalgo County, Taxes, affecting the subject property.



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

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

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

Permit No.: Permit 4-1432
Receipt No.: 005750
B4038-00-000-0407-00

RODRIGUEZ SANDRA & OBREGON ENRIQUE
8523 RANCHO ALTO DR
EDINBURG, TX 78542
(956) 929-5093
(956) 787-8107

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2422Sq.Ft.
[5] Legal Description: BRENDA RANCHETTES LOT 407
[6] Location: cesar chavez and fm 2812
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$147900
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1432
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons

Cashier (Signature)

Date 1/11/19

PROP. ID# 040825

[NOTICE]

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Signature of Owner or Applicant (Signature)

Date 1/11/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Edinburg, Texas 78542
956-318-2840
956-318-2844

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2057

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan M. Villarreal

Address: 3625 Lasso Trl.
Edinburg, Tx
78541

Phone: (956) 735-2338

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>07/16/19</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 311832-002-1
 Temporary Pole Permanent Service

regarding the land described as:

sendoro trails phase 2 lot 14

on July 16, 19, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 3/28/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature Ricardo F. Lopez Hidalgo County Judge 7/16/19 Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19 [Signature]

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



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-2057

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

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

PARTY MAKING REQUEST:

Name: Juan M. Villarreal
Address: 3675 Lasso Trail
Edinburg, TX 78541
Phone: (956) 735-2338

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

Senders trails phase 2 lot 44

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

JMV
Requesting Party (Signature)

7/2/2019
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:

7/10/19
Date

[Signature]
County Official

CHARGE San Jacinto Title Services-McAllen
GF# 100420350 Closer CAS

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: AUGUST 8, 2016

Grantor: ROBERTO CAVAZOS and wife, ALMA CAVAZOS

Grantor's Mailing Address: 2314 E. 3500 N.
FILER, IDAHO 83328
TWIN FALLS COUNTY

Grantee: JUAN MIGUEL VILLARREAL

Grantee's Mailing Address: 1703 GARDNER ST.
PENITAS, TEXAS 78576
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of SEVENTY-ONE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$71,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lot Forty Four (44), SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1598031, Document No. 1748916, Document No. 1844746 and Document No. 2505773, Official Records and Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 50, Page 51-55, Map Records of Hidalgo County, Texas.
- d. One hundred fifty (150) foot minimum building setback line along the front of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- e. Fifty (50) foot minimum building setback line along both sides of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- f. Fifty (50) foot minimum building setback line along rear side of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.

- g. Utility easement fifteen (15') feet in width, along the front and rear sides of said property as reflected on the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- h. Utility easement ten (10') feet in width, along both sides of said property as reflected on the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- i. Encroachment of wire fence and vinyl fence as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- j. Existing power pole line as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- k. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records of Hidalgo County, Texas.
- l. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records of Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- m. Right of way easement in favor of Hidalgo County as shown by instrument dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.
- n. Roadway easement as shown by instrument November 7, 1975, recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.
- o. Right of way easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.
- p. Roadway easement awarded in Agreed Final Judgment as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718 and Volume 2894, Page 749, both in the Official Records of Hidalgo County, Texas.
- q. Ingress and egress easement in favor of as shown by instruments dated May 31, 2001, filed July 12, 2001 under Document No. 987642, Document No. 987643, Document No. 987644 and Document No. 987645 and abandonment of Easement dated October 31, 2005, recorded under Document No. 1584202, Official Records of Hidalgo County, Texas.
- r. Maintenance and/or special assessment(s) payable to Property Owners' Association, as set out in instrument dated March 31, 2006, recorded under Document No. 1598031 and amended under Document No. 1748916, Official Records, Hidalgo County, Texas.
- s. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 19, 1981, recorded in Volume 404, Page 798, Oil and Gas Records of Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Leases recorded under Clerk's File No. 1591227, 1635461, 1635462, and 1635463, Official Public Records of Hidalgo County, Texas.

- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Leases recorded under Clerk's File Nos. 1641214, 1641215, 1641216, 1641217, 1641218, 1641219, 1641220, 1641221, 1641222, 1641223, 1641224, 1641225, 1641226, 1641227, 1641228, 1641229, 1641230, 1655516, 1655517, 1655519, 1655520, 1655521, 1655522, 1655523, 1655526, 1667754, 1667755, 1667756, 1667757, 1707205, 1707207 and 1707208, Official Records of Hidalgo County, Texas.
- w. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated October 20, 1975, recorded in Volume 1466, Page 407 and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas.
- x. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Alonzo Gonzales, Anita G. Gonzalez and Angelica G. De La Garza to Cidelia G. Gorena, recorded under Document No. 987642, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Anita G. Gonzalez and Angelica G. De La Garza to Alonzo Gonzales, recorded under Document No. 987643, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Angelica G. De La Garza to Anita G. Gonzalez, recorded under Document No. 987644, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- aa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Anita G. Gonzalez to Angelica G. De La Garza, recorded under Document No. 987645, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- bb. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- cc. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

Roberto Cavazos
ROBERTO CAVAZOS

Alma Cavazos
ALMA CAVAZOS

ACKNOWLEDGMENT

STATE OF Idaho §

COUNTY OF Twin Falls §

This instrument was acknowledged before me on the 9 day of August, 2016, by ROBERTO CAVAZOS.

PENNY BERNARDO
NOTARY PUBLIC
STATE OF IDAHO

Penny Bernardo
NOTARY PUBLIC, STATE OF Idaho

STATE OF Idaho §

COUNTY OF Twin Falls §

This instrument was acknowledged before me on the 9 day of August, 2016, by ALMA CAVAZOS.

PENNY BERNARDO
NOTARY PUBLIC
STATE OF IDAHO

Penny Bernardo
NOTARY PUBLIC, STATE OF Idaho

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE. F-3
McALLEN, TEXAS 78504
GF# 162430356

AFTER RECORDING, RETURN TO:

JUAN MIGUEL VILLARREAL
1703 GARDNER ST.
PENITAS, TEXAS 78576



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

7/2/2019 1:44:05 PM

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

Permit No.: Permit 4-2057
Receipt No.: 008127
S2462-02-000-0044-00

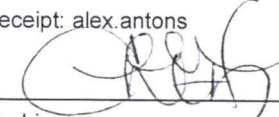
VILLARREAL JUAN MIGUEL
3625 LASSO TRL
EDINBURG, TX 78541
(956) 735-2338
(956) 735-2338

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 200000Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 44
- [6] Location: 281 and 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3469
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2057
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



Cashier

7/2/19

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

7/2/19

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2072

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: Rosa N. Moya
5405
Address: 5405 E Trenton Rd
Edinburg TX 78542

Phone: (956) 293-6114

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Light Only</u>	
	<u>7/18/19</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 272922-002
[] Temporary Pole [] Permanent Service

regarding the land described as: Los Caminos lot 1

on July 16, 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 9/18/02);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

[Signature] Planning Department Authorized Signature
[Signature] Hidalgo County Judge
7/16/19 Date

ATTEST: [Signature] Hidalgo County Clerk
7-16-19 Date
[Signature]

APPROVED BY
 COMMISSIONERS' COURT
 ON: 7/16/19 ms



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2072

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: Rosalia Moya
Address: 5405
5504 E Trenton Rd
Edinburg TX 78542
Phone: (956) 293-6114

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

Los Caminos lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosalia Moya
Requesting Party (Signature)

7-8-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/10/19
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 29, 2019

Grantor: RENE IZAGUIRRE and wife, ANGELICA MARIA IZAGUIRRE,
AKA MARIA ANGELICA IZAGUIRRE

Grantor's Mailing Address (including county): 5201 Wassell Street
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: ROSA NELLY MOYA and DANELLY MOYA

Grantee's Mailing Address (including county): 3310 Mossy Oak Drive
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot 1, LOS CAMINOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 40, Pages 161-163, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 40, PAGES 161-163, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Oil, Gas and Mineral Lease(s) dated July 13, 1976, recorded in Volume 364, Page 151, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevation; 45.00-foot minimum setback line along the front; 85.00-foot minimum setback line along the rear; 15.00-foot minimum setback line along the sides; 15.00-foot exclusive easement to North Alamo Water Supply Corporation along the South side; 15.00-foot electrical and utility easement along the West side; 40.00-foot drainage swale easement, 15.00-foot electrical and utility easement and 30.00-foot Hidalgo County Irrigation District No. 2 easement along the North side; as per map or plat recorded in Volume 40, Pages 161-163, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2019 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

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

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

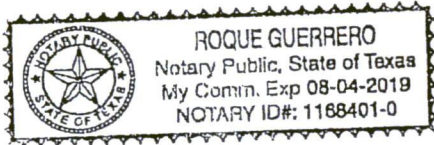
Rene Izaguirre
RENE IZAGUIRRE

Angelica Ma Izaguirre
ANGELICA MARIA IZAGUIRRE,
AKA MARIA ANGELICA IZAGUIRRE

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 1st of May, 2019,
by RENE IZAGUIRRE and wife, ANGELICA MARIA IZAGUIRRE, AKA MARIA
ANGELICA IZAGUIRRE.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ROSA NELLY MOYA and DANIELLY MOYA
3310 Mossy Oak Drive
Edinburg, Texas 78542

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 922422;RG:bc



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

7/8/2019 1:20:55 PM

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

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

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 2401 N. Moorefield Rd.
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 Ph: 956-205-7045
 Fax: 956-205-7049

Permit No.: Permit 4-2072
 Receipt No.: 008188
 L5815-00-000-0001-00

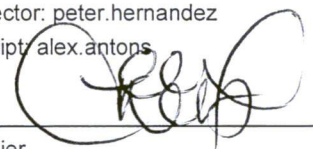
MOYA ROSA N & DANELLY MOYA
 3310 MOSSY OAK DR
 EDINBURG, TX 78542
 (956) 293-6114
 (956) 293-6114

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1044Sq.Ft.
- [5] Legal Description: LOS CAMINOS LOT 1
- [6] Location: TRENTON RD AND ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 45', Rear 85', Side 15', Side 15', Corner '
 Special Conditions: Must comply with hcpd setbacks and regulations. Residential use only, not for commercial use
 Description: Permit 4-2072
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 379
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: peter.hernandez
 Receipt: alex.antons



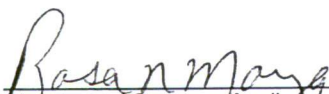
 Cashier

7/8/19

 Date

[NOTICE]

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



 Signature of Owner or Applicant

7-8-19

 Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2045

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: JOSE ZAMORA

Address: 3301 SOUTHERN BREEZE
EDINBURG TX 78541

Phone: 915 449 0891

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <i>water only</i> <u>WRamirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1</u> / <u>1</u>	_____ <u>07/09/19</u>

Water Supplier: N/A

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

Account/ESI No.: 296668-002
 Temporary Pole Permanent Service

regarding the land described as:

File
Lot 616 Los Venados Subdivision 20905 Buckfawn Dr
Edinburg, 78542

on July 16, 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 10/27/05);
- 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 WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature Ricardo F. ENTER Hidalgo County Judge 7/16/19 Date

ATTEST: [Signature] Hidalgo County Clerk 7-16-19 Date [Signature]

APPROVED BY COMMISSIONERS' COURT ON: 7/16/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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1304 South 25th Street
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2045

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: JOSE ZAMORA

Address: 3301 Southern Breeze
Edinburg TX 78541

Phone: 915 449 0891

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

lot 616 Los Venados ^{PH-LE} Subdivision, 20905 Brock Farm Dr. Edinburg 78542

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-9-2019
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:

7/10/19
Date

[Signature]
County Official

SIERRA TITLE
CLOSER ll QF# 3180789 Special Warranty Deed

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

Date: April 25, 2019

Grantor: YOLANDA CUELLAR, not joined herein by her husband as the property herein conveyed constitutes no part of their homestead

Grantor's Mailing Address: 231 Lion Lake Dr.
Weslaco, Texas 78596
Hidalgo County

Grantee: JOSE ZAMORA and wife, CRISTINA MOTTA-ALLEN

Grantee's Mailing Address: 3301 Southern Breeze
Edinburg, Texas 78541
Hidalgo County

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

Property (including any improvements):
Lot 616, LOS VENADOS SUBDIVISION PHASE VI, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2005, under Clerk's File No. 1465875, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 28, 2005, under Clerk's File No. 1464510, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2006, under Clerk's File No. 1570860, and Restrictions as shown on the map recorded in Volume 49, Pages 30 through 37, inclusive.

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

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

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

Electrical and Utility Easement along the South fifteen feet (15') of the North fifty feet (50') of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical and Utility Easement along the South side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the West and East side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A thirty-five foot (35') Road Easement along the North side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records Hidalgo County, Texas.

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

A one hundred foot (100.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records Hidalgo County, Texas.

A fifteen foot (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records Hidalgo County, Texas.

A twenty foot (20.0') building set back line along the sides line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records Hidalgo County, Texas.

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

Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005, under Document Number 1432589 and as shown by instrument dated August 9, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 5, 2006, under Clerk's File No. 1659474.

Memorandum of Oil and Gas Lease executed in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, dated November 17, 2005, filed February 8, 2006 under Document Number 1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 1587827; filed April 13, 2006 under Document Number 1602909; filed April 21, 2006 under Document Number 1605424, 1605425, 1605426; filed April 24, 2006 under Document Number 1605952; filed May 3, 2006 under Document Number 1611001; filed July 21, 2006 under Document Number 1641790; filed August 22, 2006 under Document Number 1654167; filed August 22, 2006 under Document Number 1654168; filed November 6, 2006 under Document Number 1683992; filed November 6, 2006 under Document Number 1683993, 1683994; filed November 9, 2006 under Document Number 1685207; filed January 29, 2007 under Document Number 1715422; filed February 12,

2007 under Document Number 1721012; filed February 27, 2007 under Document Number 1726777; filed September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

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

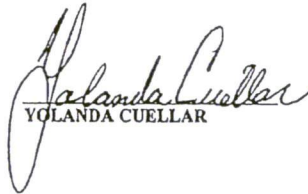
No building permitted over any easements as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, 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.



YOLANDA CUELLAR

ACCEPTED BY:

JOSE ZAMORA

CRISTINA MOTTA-ALLEN

2007 under Document Number 1721012; filed February 27, 2007 under Document Number 1726777; filed September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

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

YOLANDA CUELLAR

ACCEPTED BY:



JOSE ZAMORA



CRISTINA MOTTA-ALLEN

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of April, 2019, by
YOLANDA CUELLAR.

(SEAL)

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th day of April, 2019, by
JOSE ZAMORA

(SEAL)



[Signature]
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th day of April, 2019, by
CRISTINA MOTTA-ALLEN.

(SEAL)



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jose Zamora and Cristina Motta-Allen
3301 Southern Breeze
Edinburg, Texas 78541

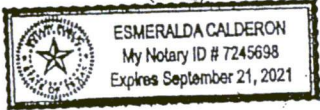
PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF#3180789;MC/ag**

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2019, by
YOLANDA CUELLAR.

(SEAL)



Esmeralda Calderon
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of April, 2019, by
JOSE ZAMORA

(SEAL)

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of April, 2019, by
CRISTINA MOTTA-ALLEN.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jose Zamora and Cristina Motta-Allen
3301 Southern Breeze
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3180789;MC/ag



Chapter 232, Texas Local Government Code

6/28/2019 11:39:17 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-2045
Receipt No.: 008089
L6446-06-000-0616-00

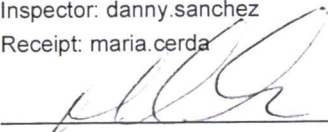
ZAMORA JOSE & MOTTA-ALLEN CRISTINA
3301 SOUTHERN BREEZE
EDINBURG, TX 78539
(956) 449-6440
(956) 609-9032


[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4740Sq.Ft.
[5] Legal Description: LOS VENADOS PH 6 LOT 616
[6] Location: north 281
[7] Sewage: North Alamo WSC
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$343200
[10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2045
Price: \$30.00

Total Amount.....\$30.00

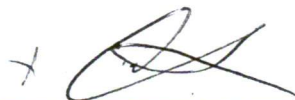
Method of Payment: Check
Check/M.O.#: 4961
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda


Cashier


Date

[NOTICE]

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


Signature of Owner or Applicant

6/28/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16316

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

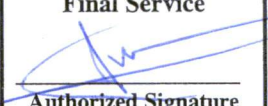
WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maritza Luna
Rodrigo Luna

Address: 3744 Munoz St.
Edinburg TX
78541

Phone: (956) 681-6343

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service  _____ Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>51089</u> <u>6 / 28 / 19</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789453059202
[] Temporary Pole [] Permanent Service

regarding the land described as:

Evergreen Valley estates to Phase II Lot 135

on July 16, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 3/15/03);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cuatrecasas
Hidalgo County Judge

7/16/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

7/16/19
Date

[Signature]
7/16/19

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-10314

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: Roango + Maritza Luna
Address: 3746 Muñoz st. Edinburg
Texas 78541
Phone: (956) 681-6343

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

Evergreen Valley Estates Phase II Lot 135

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maritza Luna 06/28/19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7/10/19
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 19, 2015

Grantor: IRASEMA QUINTANILLA

Grantor's Mailing Address (including county): 3245 N. Sharp, Edinburg,
Hidalgo County, Texas 78539

Grantee: RODRIGO LUNA, JR., and wife, MARITZA LUNA

Grantee's Mailing Address (including county): 3746 Muñoz St., Edinburg,
Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one promissory note of even date herewith in the principal sum of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), payable to the order of IRASEMA QUINTANILLA, 325 N. Sharp, Edinburg, Hidalgo County, Texas 78539 as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees. The payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to LEO MONTALVO, Trustee.

- Property (including any improvements):

All of Lot 135, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85 thru 97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTORS MAKE NO FURTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OR OF MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEE ACCEPTS THE PROPERTY AS AN "AS IS" CONDITION AND WITH ALL FAULTS.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Dated February 3, 2005, filed February 3, 2005 under Document Number 1432170, Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16316
Dec. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E8250-02-000-0135-00

[1] OWNER: LUNA, RODRIGO JR. & MARITZA

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY ESTATES PH 2
LOT#135

3746 MUNOZ ST
EDINBURG, TX 78541

Telephone No. 569-3316

LOCATION: 0 VALVERDE & DAVIS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$13,000

25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 3,287 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

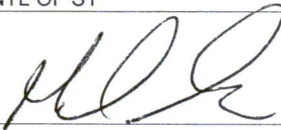
[6] USE OF BUILDING: RES.HOME.ZONE.X

Prop. Id. 697649

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACK. FRONT 50' SIDE 6' REAR
35' . 18" CNTL OF ST

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by

12/28/16
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []


Approved by

12/28/16
Date

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325 A

Certification of Elevation
Required: YES NO BFE

Rodrigo Luna
Signature of Owner or Applicant

12-28-16
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 06-03-15

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1831

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria Trevino

Address: 5701 Apache rd
Seminole Vall
Edinburg.

Phone: 956 5707044

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>pre-installed septic</u>
	<u>1 / 1</u>	<u>07/10/19</u>

Water Supplier: NAWS

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

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

regarding the land described as:

Seminole Valley # 90446

on July 16, 19, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 7/16/19);

(verified by [Signature]);

(verified by WRamirez);

(verified by WRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Rodolfo F. Cruz
Hidalgo County Judge

7/16/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7-16-19
Date [Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3(4)

Application No: 4-1831

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

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

PARTY MAKING REQUEST:

Name: Maria Trevino
Address: 5701 Apache dr.
Edinburg 78542
Phone: 956 570 7044

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

Jeminole valley #2 lot 40

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria G. Trevino 7/10/19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/10/19 [Signature]
Date County Official

Grantor: OLGA G. CAMACHO, also known as OLGA CAMACHO, a single woman

Grantee: MARIA G. TREVINO DE SALDIVAR

Document Type: General Warranty Deed

CORRECTION INSTRUMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

“Original Instrument”

Document Type: General Warranty Deed

Recording Date: October 9, 2014

Recording Information: General Warranty Deed dated September 15, 2014, filed in the Office of the County Clerk of Hidalgo County, Texas under Document No. 2014-2554723.

Grantor: OLGA G. CAMACHO, also known as OLGA CAMACHO, a single woman

Grantee: MARIA G. TREVINO DE SALDIVAR

Description of error in Original Instrument:

1. This is a Correction Instrument pursuant to the provisions of Section 5.028 of the Texas Property Code, regarding the following non-material change resulting from a clerical or inadvertent error in the Original Instrument:

Lot 46, SEMINOLE VALLEY, Hidalgo County, Texas, according to map thereof recorded in Volume 31, Page 99, Map Records of Hidalgo County, Texas.

2. The Original Instrument should correctly read as follows:

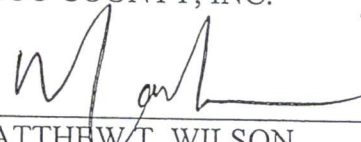
Lot 46, SEMINOLE VALLEY NO. 2, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 33, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Person with knowledge of facts relevant to the correction (hereinafter, “Correction Party”):

Before me, the undersigned authority, personally appeared Correction Party who on oath swears that the following statements are true and correct and are within the personal knowledge of Correction Party:

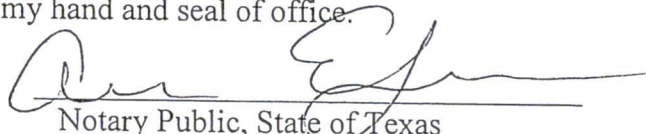
1. My name is MATTHEW T. WILSON, and I am over the age of 18 years and duly qualified to execute this Correction Instrument.
2. I am the Vice-President of Sierra Title of Hidalgo County, Inc. I have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed the following document: General Warranty Deed.
3. I hereby certify that I have given notice of this Correction Instrument to each party to the original instrument in accordance with provisions of Section 5.028(d)(2) of the Texas Property Code.

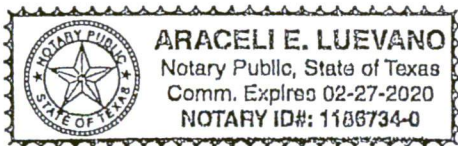
SIERRA TITLE OF
HIDALGO COUNTY, INC.

By: 
MATTHEW T. WILSON,
Vice-President

STATE OF TEXAS §
COUNTY OF HIDALGO §

SWORN TO AND SUBSCRIBED before me on this 8th day of March, 2019, by MATTHEW T. WILSON, Vice-President of SIERRA TITLE OF HIDALGO COUNTY, INC., to certify which witness my hand and seal of office.



Notary Public, State of Texas
Notary Name Printed:
My Commission Expires:



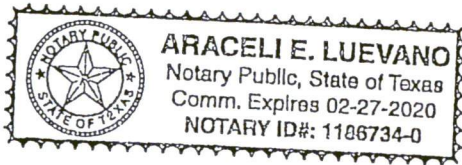
(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of March, 2019,
by MATTHEW T. WILSON, Vice-President of SIERRA TITLE OF HIDALGO
COUNTY, INC., to certify which witness my hand and seal of office.



Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF
JOHN ROBERT KING
3409 N. 10th St., Ste. 100
McAllen, Texas 78501
File No.: GF#3154982a;AL/ct



Chapter 232, Texas Local Government Code

5/1/2019 2:52:29 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.
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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-1831
Receipt No.: 007308
S2440-02-000-0046-00

TREVINO MARIA G DE SALDIVAR
5701 APACHE DR
EDINBURG, TX 78542
(956) 570-7044
(956) 570-7044

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #2 LOT 46
- [6] Location: owassa and raul longoria
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$32000
- [10] Flood Zone: Zone AH

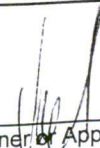
Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 30', Rear 40', Side 7', Side 7', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-1831
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: danny.sanchez
 Receipt: maria.cerda

Cashier  Date 05-01-19

PROP 10# 583180

[NOTICE]

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


 Signature of Owner or Applicant

05-01-19
 Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1175

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: Kary Vega

Address: 4130 Davis Rd.
Edinburg, TX
78539

Phone: 401-426-0191

Approved by Environmental Health:	Temporary Service <u>R Rio</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Installas</u>	_____ Authorized Signature
Date Approved:	<u>06/28/19</u>	<u> / /</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 689750214/10032789478715781
[] Temporary Pole [] Permanent Service

regarding the land described as:

Davis Ranchettes lot 28

on July 16, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; (Date approved 11/21/06);
- 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]);
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R Rio);
- 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 06-28-19);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by R Rio);

[Signature] Planning Department Authorized Signature Ricardo F. Cuatrecasas Hidalgo County Judge 7/16/19 Date

ATTEST: [Signature] Hidalgo County Clerk 7-16-19 Date [Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19 [Signature]



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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1175

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: Kary Vega
Address: 4130 Davis Rd.
Edinburg, TX 78539
Phone: 401-426-0191

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

Davis Ranchettes Lot 28

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/10/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of Pmt.

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

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

7/10/19
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 TRANSFER AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
(Assumption)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HIDALGO §

THAT I THE UNDERSIGNED, DIMAS ROSENDO GUERRA, herein called "GRANTOR", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, and the further consideration that the GRANTEES hereby assume and promise to pay all principal and interest now remaining on that one certain Promissory Note in the original principal sum of TWENTY-NINE THOUSAND AND NO/100THS (\$29,000.00) DOLLARS, and payable to the order of **ROBERT C. RANKIN, CUSTODIAN**, and secured by a vendor's lien retained in a Deed of even date therewith, duly recorded under Document No. 2014-2508035 and additionally secured by a Deed of Trust of even date therewith to **H. HOLLIS RANKIN, III, TRUSTEE**, recorded under Clerk's File No. 2014-2508036, of the Official Public Records of Real Property of Hidalgo County, Texas, and GRANTEES also assume and promise to keep and perform all covenants and obligations of the GRANTOR named in said Deed of Trust, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **DIMAS ROSENDO GUERRA**, and wife, **KARY VEGA**, whose address is 3918 E. David Road, Edinburg, Texas 78539, herewith referred to as "GRANTEES", the real property described herewith as follows:

All of Lot 28, **DAVIS RANCHETTES SUBDIVISION**, an addition to the City of Edinburg, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 51, Page 179-181, Map Records, Hidalgo County, Texas, but with the lien assumed above.

This conveyance, however, is made and accepted subject to any and all liens, restrictions, encumbrances, easements, covenants and conditions both of record and visible, and taxes if any, relating to the hereinabove described property.

EXCEPT AS OTHERWISE PROVIDED IN THIS PARAGRAPH, GRANTEES ACKNOWLEDGE AND AGREE THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THE DEED),

PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, SPECIFICALLY, BUT WITHOUT LIMITATION, (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USES LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS MATERIALS OR CONDITIONS AFFECTED BY ENVIRONMENTAL LAWS. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE INSPECTION PERIOD. GRANTEES ARE RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED, OR TO BE PROVIDED, BY GRANTOR EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FOR A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEES AGREE TO ACCEPT THE PROPERTY AND HEREBY WAIVES AND RELEASES GRANTOR FROM ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY, WHETHER BY CONTRACT, UNDER LAND, UNDER ANY RIGHT OF CONTRIBUTION, OR OTHERWISE, UNLESS GRANTOR WAS SOLELY, AND DIRECTLY, RESPONSIBLE THEREFOR.

GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OR SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY AN VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN NEGOTIATED BASED ON THE FACT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEES SUBJECT TO THE FOREGOING. GRANTEES' ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEES' RECORDING OF

The undersigned **GRANTEE** hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision assuming a mortgage and concerning title exceptions contained therein and acknowledges that same is in conformity with **GRANTEE'S** intent, any agreements and representations made to **GRANTEE** or, if not **GRANTEE** hereby amends any agreement and representations to conform to this Deed, and the terms and provision of same shall control in the event of any conflict, and **GRANTEE** acknowledges this Deed constitutes complete compliance to all agreements and representation, if any, of **GRANTOR** to the complete satisfaction of **GRANTEE** regarding the property described in the attached deed.

DATED this the 8th day of March, 2018.



DIMAS ROSENDO GUERRA



KARY VEGA

PREPARED IN THE LAW OFFICE OF:

Law Office of Hollis Rankin, III, PLLC
920-B South McColl Rd.
Edinburg, Texas 78539
Telephone No.: 956-287-8400

AFTER RECORDING RETURN TO:

Law Office of Hollis Rankin, III, PLLC
920-B South McColl Rd.
Edinburg, Texas 78539

F/N:16671
HHR/dv



Chapter 232, Texas Local Government Code

9/21/2018 12:31:52 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: 4-1175
Receipt No.: 004460
D1550-00-000-0028-00

GUERRA DIMAS ROSENDO & KARY
2802 ESMERALDA
EDINBURG, TX 78539
(956) 777-3677
(956) 777-3677

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 6406Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 28
- [6] Location: doolittle and davis
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$550000
- [10] Flood Zone: Yes

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 40', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1175
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: maria.perda

Cashier

Date

7/10/19

[NOTICE]

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

X
Signature of Owner or Applicant

7/10/19
Date

Reprinted: 07/10/2019



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

Precinct 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2009

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

Upon the application of:

Name: Cesar A MUÑOZ

Address: 3517 1a

Chuparrosa Mercedes

tx 78570

Phone: 956 363-1284

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Re Installed OSSF</u>
Date Approved:	<u>1</u>	<u>7/8/19</u>

Water Supplier: North Alamo

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

Account/ESI No.: MIA
 Temporary Pole Permanent Service

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

LA PALOMA #1 LOT 7 BUK 1

[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 July 16, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Richard F Carter

Hidalgo County Judge

7/16/19

Date

ATTEST:

Antonio Hernandez Jr.

Hidalgo County Clerk

7/16/19

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19

7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 1-2089

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

Cesar A MUÑOZ

Known to me [or proved to me in the oath of TXDL# 16943015 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:

LA PALOMA UNIT #1 LOT 7 BLK 1"

[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."~~

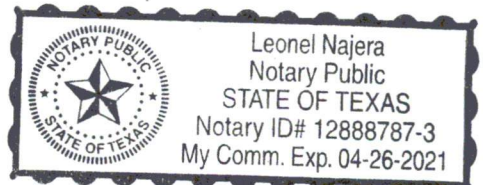
-OR-

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."

Cesar A MUÑOZ (Signature)

SUBSCRIBED AND SWORN TO before me on July 8TH, 2019, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CHARGE SIERRA TIT
STC/LS GF# 3178653

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

WARRANTY DEED

Date: **September 18, 2018**

Grantor: **CELIA RODRIGUEZ, a single women**

Grantor's Mailing Address: **3701 El Gorrion
Mercedes, Texas 78570
Hidalgo County**

Grantee: **CESAR ALFONSO MUNOZ and wife, GIORGINA PATLAN FARIAS**

Grantee's Mailing Address: **3223 Raul Gonzalez Drive
Mercedes, Texas 78570
Hidalgo County**

Consideration: **Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):

Lot 7, Block 1, LA PALOMA SUBDIVISION, UNIT NO. 1, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 96, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

- 1. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 21, Page 98, Map Records Hidalgo County, Texas.**
- 2. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.**
- 3. Prior reservations of oil, gas, and other minerals of record.**
- 4. Restrictions as recorded in Volume 1723, Page 316, Deed Records, Hidalgo, County Texas.**
- 5. Taxes for 2018 and 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

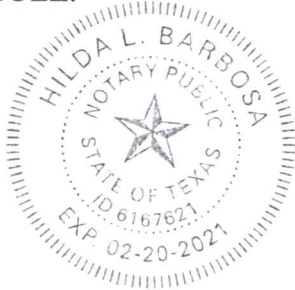
and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

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

Celia Rodriguez
CELIA RODRIGUEZ

STATE OF TEXAS §
 § **Acknowledgment**
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 27 day of September, 2018, by CELIA RODRIGUEZ.



Hilda L. Barbosa
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
BARRY E. JONES
324 W. 3rd Street
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:
BARRY E. JONES

BEJ#2018-112
G.F. 3178653

U:\REAL ESTATE\2018 RE Files\Munoz, Cesar Purchase from Celia Rodriguez\WARRANTY DEED.wpd



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.
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-2089
Receipt No.: 008177
L1650-01-001-0007-00

- MUNOZ CESAR A & GIORGINA P FARIAS
- 3223 RAUL GONZALEZ DR
- MERCEDES, TX 78570
- (956) 363-1284
- (956) 363-1284
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: LA PALOMA UNIT NO. 1 LOT 7 BLK 1
- [6] Location: fm 1015 & mile 12
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$19500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply with all county setbacks & regulations
 Description: Permit 1-2089
 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

7/8/19
Date

[NOTICE]

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Cesar A Munoz
Signature of Owner or Applicant

7-8-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14/19

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

Upon the application of:

Name: Ashley Reyna

Address: 13141 Cedar Ave
Edinburg TX, 78542

Phone: 956 261 2825

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>W. Ramirez</u>
Inspection/Permit No:		<u>Existing Septic</u>
Date Approved:	<u>1 / 1</u>	<u>07/05/19</u>

Water Supplier: North Alamo Water supply
CORP
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: 10032789409583322
[] Temporary Pole [x] Permanent Service

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

La Blanca Estater Subdivision lot #87

[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 July 16, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge

7/16/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

7-16-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19

[Signature]
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: _____

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

Ashley Rayna

Known to me [or proved to me in the oath of # 87AR or through TX DL (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:

La Blanca Estates Subdivision lot #87."

[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-

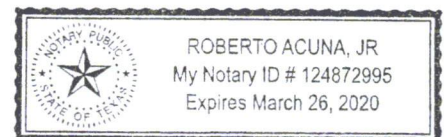
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Ashley Rayna

(Signature)

SUBSCRIBED AND SWORN TO before me on 7/5, 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.

WARRANTY DEED

2196071

DATE: April 7, 2011

GRANTOR: PATRICIO JAVIER GONZALEZ and wife, ESMERALDA V. GONZALEZ

GRANTOR'S MAILING ADDRESS: 2901 Langer Dr.
Edinburg, Hidalgo County, Texas 78542

GRANTEE: ASHLEY MARIE REYNA, a single woman

GRANTEE'S ADDRESS: 13225 Beech Ave.
Edinburg, Hidalgo County, Texas 78542

CONSIDERATION: TEN DOLLARS AND NO/100 AND OTHER VALUABLE CONSIDERATION

PROPERTY:

Lot 87, LA BLANCA ESTATES SUBDIVISION, a subdivision in Hidalgo County, Texas, and as per map or plat thereof recorded in Volume 23, Page 130, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM and EXCEPTIONS TO CONVEYANCE:

SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

Subject to:

1. Any and all restrictions, covenants, conditions, leases, reservations and easements, if any relating to the property, but only to the extent they are still in effect and shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, relating to the property, including the Hidalgo County Water and Surveillance Order, but only to the extent they are still in effect.
2. Easements or claims of easements, with respect to the property, whether or not recorded in the public records, and
3. Declaration of Covenants, Conditions and Restrictions recorded in Volume 2720 Page 359, Official Records, Hidalgo County, Texas.

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.

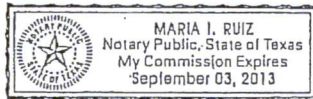
NOR TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE ON THIS PROPERTY.

Patricio J. Gonzalez
PATRICIO JAVIER GONZALEZ
Esmeralda V. Gonzalez
ESMERALDA V. GONZALEZ

ACKNOWLEDGEMENT

STATE OF TEXAS * COUNTY OF HIDALGO

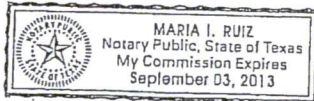
This instrument was acknowledged before me on the 7th day of April, 2011, by PATRICIO JAVIER GONZALEZ.



M. Ruiz
Notary Public, State of Texas
My commission expires: 9-3-13

STATE OF TEXAS * COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7th day of April, 2011 by ESMERALDA V. GONZALEZ.



M. Ruiz
Notary Public, State of Texas
My commission expires: 9-3-13

AFTER RECORDING RETURN TO GRANTEE:

Ashley Marie Reyna
13225 Beech Ave.
Edinburg, Texas 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14191

Nov. 29, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Permit # 207802
L0540-00-000-0087-00

[1] OWNER: REYNA, ASHLEY MARIE
13141 CEDAR AVE
EDINBURG, TEXAS 78542
Telephone No. 261-2825

[7] LEGAL DESC./NAME OF SUBDIVISION
LA BLANCA ESTATES LOT 87

LOCATION: 0 FM 493 & MILE 17 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 1,520 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE AH-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 15'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Valle 11/29/2016
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina 11/29/2016
Approved by Date

Light [] Water []

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 1

Community No.: _____

Certification of Elevation Required: YES NO BFE

[Signature] 11/29/16
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Approved by the State of Texas
of the State of Texas
County of Hidalgo

AMENDED
MAP OF

LA BLANCA ESTATES SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION
OF 28.78 ACRES OUT OF LOT 210, LA BLANCA SUBDIVISION
HIDALGO COUNTY, TEXAS



L. LAMBERT, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, OF THE COUNTY OF HIDALGO, TEXAS, HEREBY CERTIFIES THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AND SUBMITTED UNDER HIS DIRECTION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, OF THE COUNTY OF HIDALGO, TEXAS, HEREBY CERTIFY AS PRESIDENT OF THE TRAIL-TEXAS LAND AND DEVELOPMENT COMPANY, OWNER OF THE LA BLANCA ESTATES SUBDIVISION OF HIDALGO COUNTY, TEXAS, THAT I, THE UNDERSIGNED, HAVE CAUSED THIS MAP TO BE PREPARED AND SUBMITTED TO THE PUBLIC UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF SEPTEMBER, A.D. 1982.

THIS MAP APPROVED BY THE COMMISSION DISTRICT ON THIS THE 22nd DAY OF SEPTEMBER, A.D. 1982

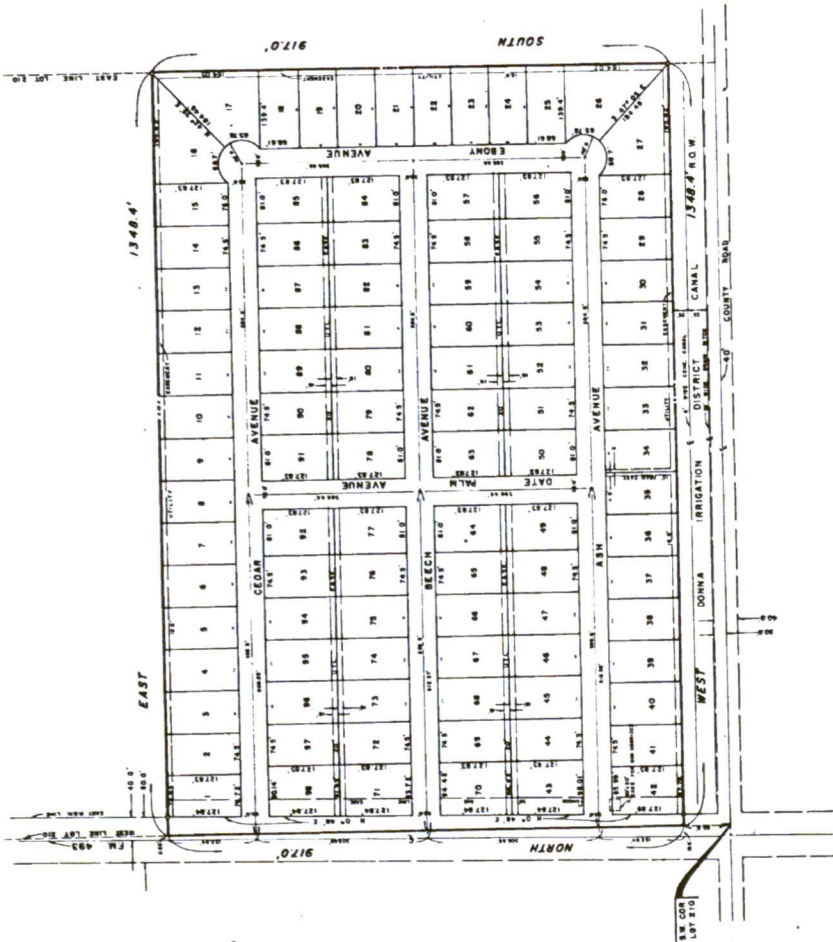
ATTEST: *[Signature]*
SECRETARY

3-5-81
Approved by Board of Commissioners
County of Hidalgo
Hidalgo County, Texas
September 23, 1982

APPROVED FOR RECORDING
SEP 21 1982
Hidalgo County, Texas

CHECKED FOR DRAMA
BY: [Signature]

APPROVED FOR RECORDING
COMMISSIONERS' COURT
Hidalgo County, Texas
September 23, 1982





PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1987

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

Upon the application of:

Name: Lolanda Lopez

Address: 6706 Curry Rd Lot 4
Edinburg, TX 78542

Phone: 956 222 2688

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>existing septic</u> <u>07/05/19</u>

Water Supplier: Edinburg TX NAWS

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

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

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

Los Cemitos Lot 5

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 16, 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. ENTER
Hidalgo County Judge

7/16/19
Date

ATTEST: Rafaela Guajardo Jr.
Hidalgo County Clerk

7-16-19
Date [Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1987

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

Lolanda Lopez

Known to me [or proved to me in the oath of State of Texas Drivers license 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: Los Cerritos Lot#5
16103 N. Expressway 281 Edinburg, TX 78542."

[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]

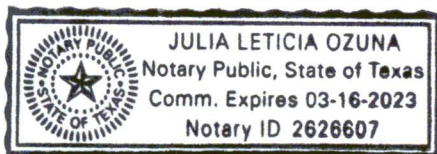
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Lolanda Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on July 5th, 2019, to certify which, witnesses my hand and seal of office.



R. Ozuna
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CHARGE BIENTA TITLE
3181342

General Warranty Deed

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

Date: June 3, 2019

Grantor: ANICA LEE RODRIGUEZ, a single person

Grantor's Mailing Address: P.O. Box 3160
Edinburg, Texas 78540
Hidalgo County

Grantee: LLOLANDA LOPEZ

Grantee's Mailing Address: 101 Pennzoil Loop South
Edinburg, Texas 78542
Hidalgo County

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

Property (including any improvements):

Lot 5, LOS CERRITOS SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 138, Map Records of Hidalgo County, Texas;

SAVE AND EXCEPT that portion of said Lot 5, previously conveyed and being more particularly described by metes and bounds by Deed, dated March 16, 2004, from Jose Angel Castillo and wife, Cynthia Castillo to the State of Texas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 5, 2004, under Clerk's File No. 1318893.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as shown on the Map recorded in Volume 32, Page 17, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Nora G. Brown to Southwestern Bell Telephone Company, by instrument dated December 4, 1942, recorded in Volume 502, Page 263, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Carroll Vernon and wife, Barbara F. Vernon to North Alamo Water Supply Corp., by instrument dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records of Hidalgo County, Texas.

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

Oil and Gas Lease dated June 18, 1956, from Carroll Vernon and wife, Barbara Vernon to Hale Schaleben, recorded in Volume 189, Page 164, Oil and Gas Lease Records of Hidalgo County, Texas.

oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 604, Page 528 and Volume 688, Page 598, Deed Records of Hidalgo County, Texas, and Volume 2175, Page 679, Official Records of Hidalgo County, Texas.

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

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

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

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

Anica Lee Rodriguez
ANICA LEE RODRIGUEZ

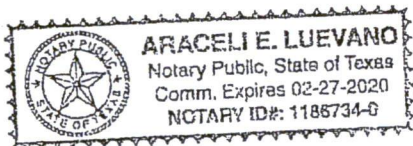
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 5th day of June, 2019, by
ANICA LEE RODRIGUEZ.

(SEAL)

Araceli E. Luevano
Notary Public, State of Texas





Chapter 232, Texas Local Government Code

6/13/2019 10:20:01 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-1987
Receipt No.: 007881
L5827-00-000-0005-00

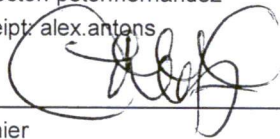
LOPEZ LLOLANDA
101 PENNZOIL SOUTH
EDINBURG, TX 78542
(956) 227-2686
(956) 227-2686

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: LOS CERRITOS LOT 5
- [6] Location: 281 AND CERRITOS
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone C

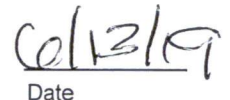
Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-1987
Price: \$30.00

Total Amount.....\$30.00

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



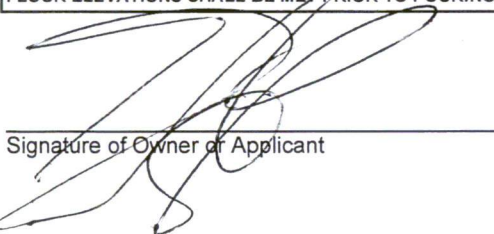
Cashier



Date

[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

6-13-19

Date



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: 2-82

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

Upon the application of:

Name: Feliciano Oviedo

Address: P.O. Box 1148
Alamo Tx. 78516

Phone: 956-351-9160

Approved by Environmental Health:	Temporary Service	Final Service <i>Light only</i>
Inspection/Permit No:	Authorized Signature	<u>W. Ramirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>No sewer yet</u> <u>071 051 19</u>

Water Supplier: North Alamo Water Supply

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:

Campo Alto Lot# 141 - 142
Block # 5

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on July 16, 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

Rolando F. Carter
Hidalgo County Judge

7/16/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7/16/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/16/19

[Signature]
Date



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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 2-82

**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

Feliciano Oviedo

Known to me [or proved to me in the oath of TEXAS DRIVER LICENSE or through TX 07623524 (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:

Campo Alto Lot#141-142 Block#5."

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

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

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

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

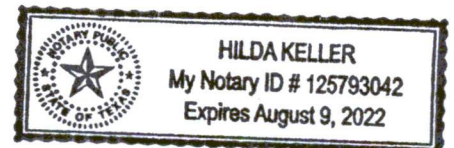
-OR-

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

Feliciano Oviedo (Signature)

SUBSCRIBED AND SWORN TO before me on April 17, 2019, to certify which, witnesses my hand and seal of office.

Hilda Keller
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



(N)

X

WARRANTY DEED

DOC# 395190

Date: June 24, 1994

Grantor: EDUARDO OVIEDO AND SANTOS OVIEDO

Grantor's Mailing Address (including county): P.O. Box 1148
Alamo, Texas 78516 (Hidalgo County)

Grantee: FELICIANO OVIEDO

Grantee's Mailing Address (including county): P.O. Box 1148
Alamo, Texas 78516 (Hidalgo County)

Consideration: Ten and No/100 Dollars and other valuable consideration

Property (including any improvements):

Lots One Hundred Forty One (141) and One Hundred Forty Two (142), Block Five (5) CAMPO ALTO SUBDIVISION, being a subdivision of the South 792 feet of the West 545 feet of Lot 7, Block 40, Alamo Land and Sugar Company's Subdivision out of the Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to Map and Plat of record in Volume 11, Page 51, Map Records, Hidalgo County, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

All exception and reservations of record, if any.

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 conveyance and warranty.

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

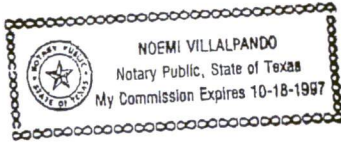
Eduardo Oviedo
EDUARDO OVIEDO

Santos Oviedo
SANTOS OVIEDO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of June, 19 94,
by EDUARDO OVIEDO and SANTOS OVIEDO.



Noemi Villalpando
Notary Public, State of Texas
Notary's name (printed): Noemi Villalpando
Notary's commission expires: 10-18-97

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by
of
a
corporation, on behalf of said corporation.

DOC# 395190
FILED FOR RECORD
06-29-1994 01:12:21
WILLIAM (BILLY) LEO
HIDALGO COUNTY

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

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:



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

4/10/2019 3:33:35 PM

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

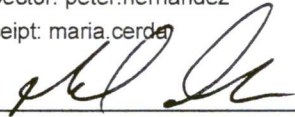
Precinct No. 1 Substation
 1902 Joe Stephens Ave.
 Weslaco, Texas 78596
 Ph: 956-968-4734
 Fax: 956-973-7850

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

Permit No.: Permit 2-82
 Receipt No.: 007013
 C0800-00-000-0141-05

- OVIEDO FELICIANO
- PO BOX 1148
- ALAMO, TX 78516
- (956) 351-9160
- (956) 351-9160
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 780Sq.Ft.
- [5] Legal Description: CAMPO ALTO LOT 141 & 142
- [6] Location: 495 AND 4TH STREET
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 12', Rear 5', Side 4', Side 4', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 AND REGULATIONS
 Description: Permit 2-82
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda

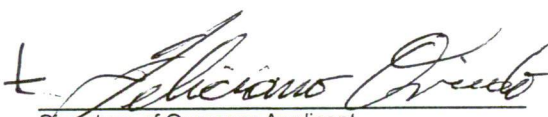


 Cashier

04/10/19
 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

4-10-19
 Date

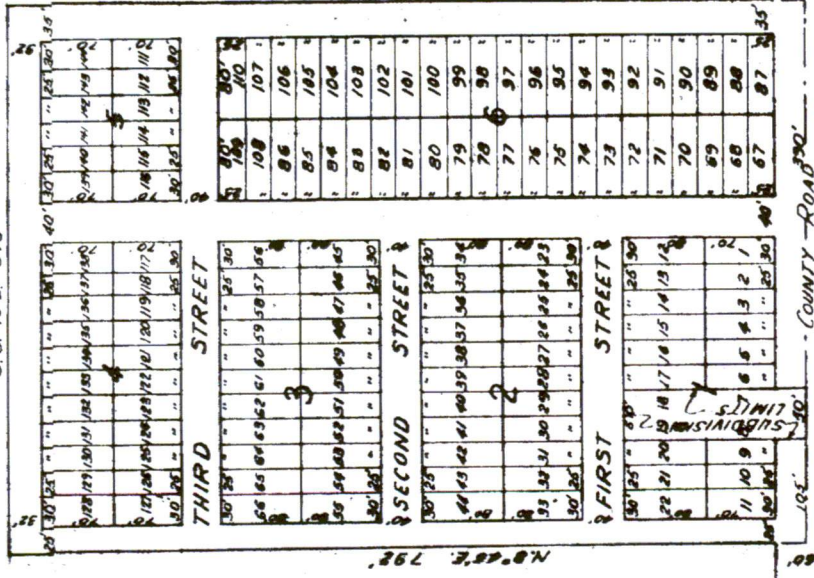
FILED FOR RECORD THIS DATE
At 2:50 P.M.
FEB. 21 1956

J. P. [Signature]

STATE OF TEXAS
COUNTY OF HIDALGO

I, A. N. Cox Owner of the lands herein shown, having caused same to be subdivided do hereby accept and approve the accompanying Map of said Subdivision of said lands and do hereby grant to the public the use of and an easement into the streets shown thereon. There are reserved over, under and across the streets, shown there on, easements for water lines, gas lines, sewer lines, telephone and telegraph lines, electric lines and other public utilities. Such easements are to be for the benefits of myself or those to whom I may here after grant franchise. In testimony whereof witness my hand this 27th of January A.D. 1956.

A. N. Cox
A.N. Cox



MAP
OF
CAMPO ALTO SUBDIVISION

Being a revised Map of a Subdivision made in 1938 of the south 792 feet of the West 545 feet of Lot 7 Block 40 of the Alamo Land and Sugar Co's Subdivision of Lands in Hidalgo County Texas. Scale: 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO

I, M.B. Gore a Civil Engineer & Surveyor do hereby certify that the accompanying Map is a true and correct representation of a survey made by me, on the ground, for the Owner in February A.D. 1955.

M.B. Gore
M.B. Gore

Subscribed and sworn to before me the undersigned Authority by M.B. Gore on this 30th day of January, A.D. 1956.

Notary Public in and for Hidalgo County Texas

