



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 30, 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>19</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>5</u>
TOTAL CERTIFICATES	<u>24</u>

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	ITZEL EUFRACIO	3-1484
2.	STEPHANIE ESTRADA	3-1510
3.	DAVID ANGEL MERCADO	3-1480
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JULY 30, 2019	

AI-71432

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Wild Mesquite LLC; Agent: Joe Ortegon	4-2018
2.	Nohely De Jesus Lopez Ramos	4-982
3.	Cynthia Martinez	4-2093
4.	Noe Guzman	4-1875
5.	Jose C. Vera	4-2086
6.	Maribel Garcia Paredes & Agustin Ramirez(Molina)	4-153
7.	Premier Equity Investments, LLC NORTH VALLEY RANCHETTES SUBDIVISION, LOTS 1-12	BLANKET COVER
8.	3F Developers, LLC SALIDA DEL SOL ESTATES PHASE VII, LOTS 1-31	BLANKET COVER
9.	Las Toronjas, LTD LAS TORONJAS SUBDIVISION, LOTS 1-124	BLANKET COVER
10.	Rhodes Enterprises, Inc. AURORA VALLEY PHASE 5 SUBDIVISION, LOTS 373-471	BLANKET COVER
11.	S. Gopal Krishnan KRISHNAN SUBDIVISION, LOTS 1-2	BLANKET COVER
12.	Sergio Resendez RESENDEZ SUBDIVISION, LOTS 7A, 7B & 4A, 4B	BLANKET COVER
13.	Adolfo Valadez A. VALADEZ SUBDIVISION #3, LOTS 1-4	BLANKET COVER
14.	Gilberto Ramirez VILLAS DEL ANGEL SUBDIVISION, LOTS 1 & 2	BLANKET COVER
15.	Ismael Gonzalez, Jr./Cynthia Martinez FAITH SUBDIVISION, LOT 1	BLANKET COVER
16.	Roger Bechtel TROY SUBDIVISION, LOTS 1-4	BLANKET COVER
COMM. COURT: JULY 30, 2019		

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. ABIGAIL CUSTOM HOMES	1-1734
2. HERIBERTO GARCIA	1-2084
3. JUAN GARCIA	1-2137
4.	
COMM. COURT: JULY 30, 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 1 234

T.J. Arredondo, CFM
Director of Planning

Application No:

3-1484
7/19/19

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

Upon the application of:

Name: Itzel Eufrazio
c/o Everica Piña

Address: 7617 W Business
Hwy 83

Mission, TX 78572

Phone: (956) 209-2100

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>antoux</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>52303</u>
	<u>/ /</u>	<u>7/15/19</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-

[] Temporary Pole [x] Permanent Service

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

Canal Estates PH1 Lot 8

[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 30th, 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 Centeno 7/15/19
Planning Department Authorized Signature

Ricardo F. Cuatrecasas
Hidalgo County Judge

7/30/19
Date

ATTEST:

Antonio Hernandez
Hidalgo County Clerk

7-31-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 JP

Am 731-19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1484
7/9/19

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

Itzel Eufracio / Ericka Pina

Known to me [or proved to me in the oath of Texas Driver License or through ID# 41901683 (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:

Canal Estates Ph I Lot 8

[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."

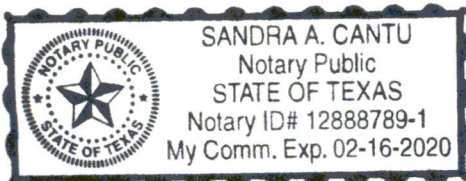
Itzel Euf

(Signature)

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

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CHARGE: VLTC
GF#159794/JM

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: December 21, 2018

Grantor: GERARDO GARCIA AND WIFE, IRMA GARCIA

Grantor's Mailing Address: 205 Alberta Trevino Street
Mission, Texas 78572

Grantee: DANIEL RIOS AND WIFE, ITZEL EUFRACIO

Grantee's Mailing Address): 3120 Yellowhammer Avenue
McAllen, Texas 78504

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$21,750.00). 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): All of Lot 8, CANAL ESTATES PHASE I, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 8A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT, a 0.0416 of an acre of land conveyed to State of Texas by Deed dated August 31, 2005, filed December 5, 2005 under Document Number 2005-1551743, Official Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive coveannts as set forth in instrument recorded in Volume 29, Page 8A, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules regulations and rights in favor of Hidalgo Municipal Utility District No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Canal Estates Phase I, recorded in Volume 29, Page 8A, Map Records of Hidalgo County, Texas.
4. Water Contract as shown by instrument dated March 8, 1956, recorded in Volume 857, Page 232, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Central Power and Light Company, as shown by instrument dated June 19, 1958, recorded in Volume 929, Page 81 and dated August 5, 1959, recorded in Volume 957, Page 378, Deed Records of Hidalgo County, Texas.
6. Future Cable Vision Franchise easement in favor of Rick Martin d/b/a Future Cablevision as shown by instrument dated April 2, 1987, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated July 8, 1999, filed November 16, 1999 under Document Number 823327; dated February 17, 2000, filed April 7, 2000 under Document Numbers 861863 and 861864; and dated April 5, 2000, filed April 7, 2000 under Document Number 861872, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Louis Dreyfus Natural Gas Corp., as Lessee, dated June 16, 2000, filed April 3, 2000 under Document Number 894157, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated June 6, 2000, filed September 26, 2000 under Document Numbers 908260, 908261 and 908262, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated July 21, 2003, filed January 9, 2004 under Document Number 1284320 and Document Number 1284321, Official Records of Hidalgo County, Texas.

- 11. Mineral and/or royalty interest granted in deed dated September 28, 1983, recorded in Volume 1906, Page 286, Official Records of Hidalgo County, Texas.
- 12. Mineral and/or royalty reservation contained in deed dated December 31, 1993, filed January 21, 1994 under Document Number 365493 and filed September 8, 1998 under Document Number 707270, Official Records of Hidalgo County, Texas.
- 13. Mineral and/or royalty reservation contained in deed dated December 2, 2005, filed December 14, 2005 under Document Number 2005-1555500 and dated August 8, 2006, filed August 9, 2006 under Document Number 2006-1648850, Official Records of Hidalgo County, Texas.
- 14. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- 15. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 16. 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.
- 17. Standby fees, taxes and assessments by any taxing authority for the year 2019, 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.

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' lien against the 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.

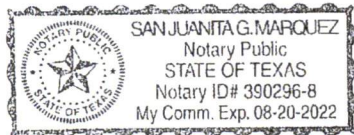
Gerardo Garcia
GERARDO GARCIA
Irma Garcia
IRMA GARCIA

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 26th, 2018 by GERARDO GARCIA.



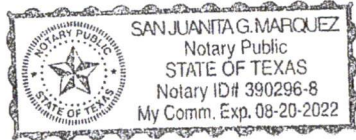
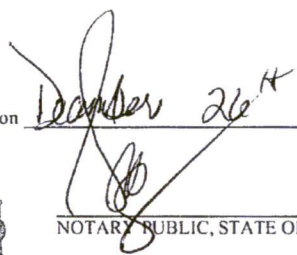
[Signature]
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 26th, 2018 by **IRMA GARCIA**.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
DANIEL RIOS & ITZEL EUFRACIO
3120 Yellowhammer Avenue
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 159794



Chapter 232, Texas Local Government Code

7/9/2019 1:03:11 PM

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

Permit No.: Permit 3-1484
Receipt No.: 008204
C0960-01-000-0008-00

Rios, Daniel & Itzel
- GARCIA GERARDO & IRMA Eufrazio

203 ALBERTO TREVINO ST
MISSION, TX 78572
(956) 240-7237
(956) 240-7237

- [1] Contractor: self
- [2] Water System: M.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2584Sq.Ft.
- [5] Legal Description: CANAL ESTATES PH 1 LOT 8
- [6] Location: BUS. 83 AND SHOWERS RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$58000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK
AND REGULATIONS
Description: Permit 3-1484
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: roy.cantu
Receipt: sandra.cantu

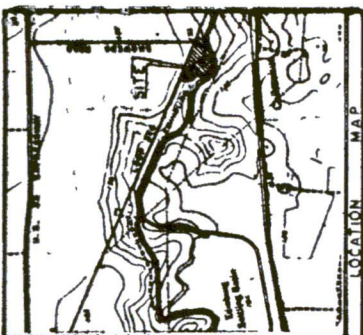
Sandra Cantu 7/9/19
Cashier Date

[NOTICE]

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

Ernesto Teague
Signature of Owner or Applicant

7-9-19
Date



MAP OF
CANAL ESTATES
PHASE I

MISSISSIPPI TEXAS
Recorded in Volume 29 Page 8A
of the map records of Hidalgo
County, Texas
Meiden and Hunt, Inc.
County Surveyors

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
This 24th day of Feb 1987
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas

FILED
FEB 8 1987
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS



IRREGULAR LOTS TABLE	
LOT 1	22538 SQ FT 0.517 AC
LOT 2	21786 SQ FT 0.500 AC
LOT 3	21857 SQ FT 0.502 AC
LOT 4	21861 SQ FT 0.502 AC
LOT 5	21870 SQ FT 0.503 AC
LOT 6	21904 SQ FT 0.503 AC
LOT 7	21801 SQ FT 0.500 AC
LOT 8	21800 SQ FT 0.500 AC
LOT 9	21884 SQ FT 0.502 AC
LOT 10	21917 SQ FT 0.503 AC

BEING A SUBDIVISION
OF A 5.03 ACRE TRACT OF LAND
OUT OF TRACT 385,
LOS EJIDOS DE REYNOSA VIEJO GRANT,
HIDALGO COUNTY, TEXAS

PREPARED BY
FABIAN A. MEDINA, INC.
SURVEYORS
MCALLISTER, TEXAS 78101

SCALE 1" = 100' DATE: AUGUST 24, 1983

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, SURVEYOR OF THIS COUNTY, DO HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

JACK M. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

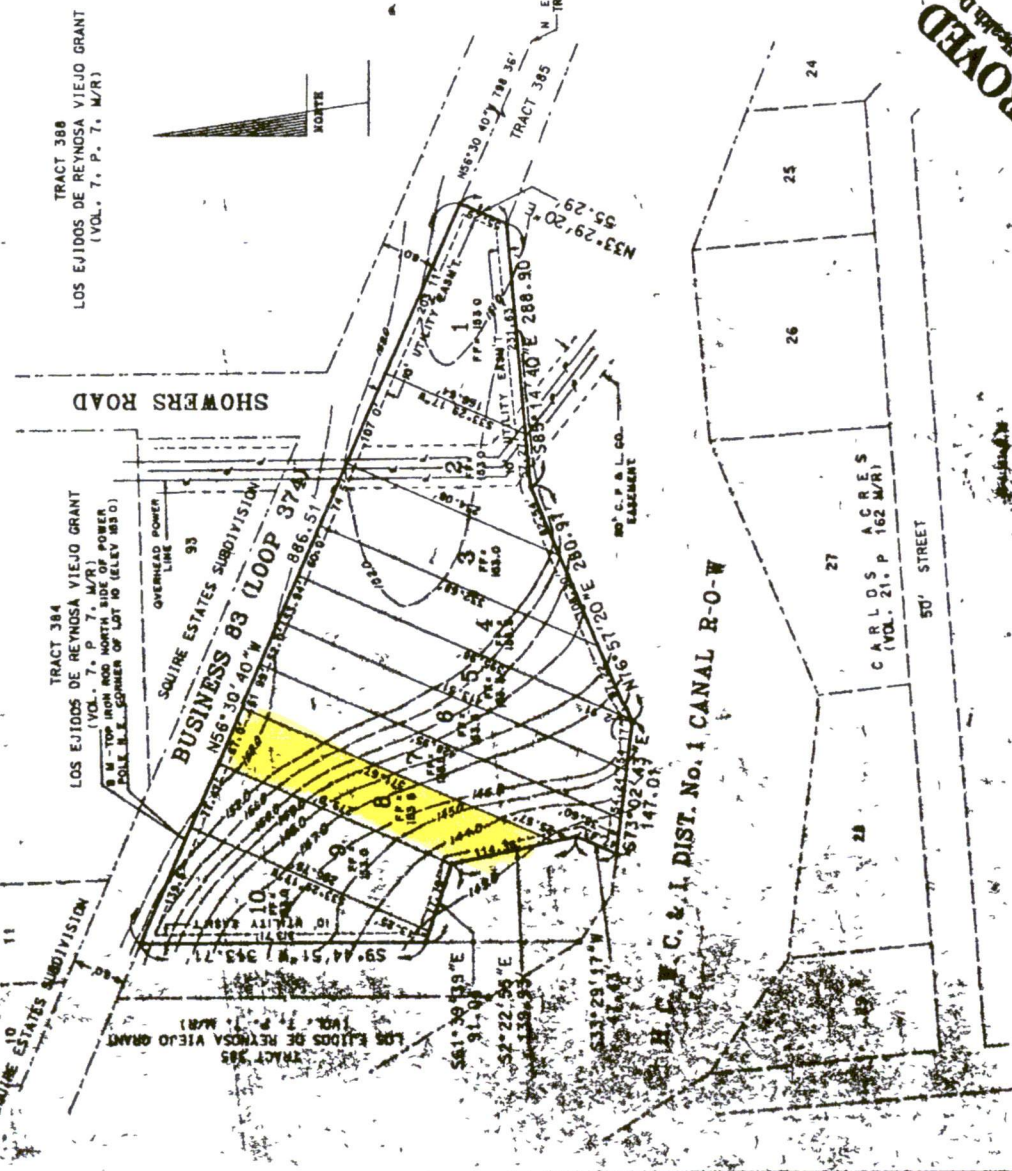
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

John M. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLISTER, TEXAS



APPROVED
Hidalgo County Health Dept.

CHECKED FOR DRAINAGE
BY
Hidalgo Planning Dept.

BEING A SUBDIVISION OF A 5.03 ACRE TRACT OF LAND OUT OF TRACT 385, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

BEING A SUBDIVISION OF A 5.03 ACRE TRACT OF LAND OUT OF TRACT 385, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDING TO THE USE OF THE PUBLIC ALTIMETER AND THE PROPER AND CORRECT MEASUREMENTS AND METHODS AND THAT THE PURPOSE AND CONSTRUCTION THEREOF IS AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 234

Application No: 3-1510
7/23/19

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

Upon the application of:

Name: Stephanie Estrada
Address: 5501 Dallas Circle
Minin Ft. 78574
Phone: (956) 293-0052

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Arredondo</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>EST</u> <u>7/23/19</u>

Water Supplier: Agua SUD
Utility Provider: [] M.V.E.C. [x] AEP
Account/ESI No.: 100327894-
[] Temporary Pole [x] Permanent Service

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

South-Fork Lot 62

[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 30th, 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 Carter 7/23/19
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

7/30/19
Date

ATTEST

Antonio Serrano Jr.
Hidalgo County Clerk

7-31-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

7-31-19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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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:

3-1510
7/23/19

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

Stephanie Estrada

Known to me [or proved to me in the oath of Texas Driver License or through DL#16741277 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

South-Fork lot 62"

[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]

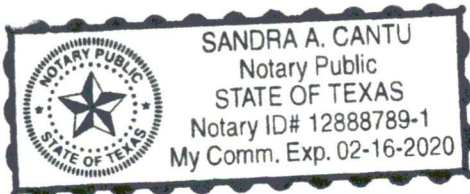
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 23, 2019, to certify which, witnesses my hand and seal of office.



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

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

GENERAL WARRANTY DEED

Date: FEBRUARY 6, 2008

Grantor: FILIBERTO JIMENEZ

Grantor's Mailing Address: 2507 E. 29th STREET MISSION, TEXAS 78574 HIDALGO COUNTY

Grantee: STEPHANIE ESTRADA

Grantee's Mailing Address: 5503 ELLIE DRIVE MISSION, TEXAS 78574 HIDALGO COUNTY

Consideration: Love of, and affection for, Grantee.

Property (including any improvements): All of LOT 62, SOUTH-FORK SUBDIVISION, being a resubdivision of the North 6.0 acres of Lot 83, and all of Lots 86, 87, 88 and 89, Nick Doffing Subdivision Unit No. 1, out of Porciones 48 and 49, Hidalgo County, Texas, according to the map or plat thereof recorded in Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current and prior 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.

[Signature of Filiberto Jimenez]
FILIBERTO JIMENEZ

STATE OF TEXAS)



[Signature of Belinda Y. Sumner]
Notary Public, State of Texas

AFTER RECORDING RETURN TO: STEPHANIE ESTRADA 5503 ELLIE DRIVE MISSION, TEXAS 78574



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

7/23/2019 3:22:09 PM

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

Permit No.: Permit 3-1510
Receipt No.: 008398
S4260-00-000-0062-00

- ESTRADA STEPHANIE
- 5503 ELLIE DR
- MISSION, TX 78574
- (956) 293-0052
- (956) 293-0052
- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: SOUTH-FORK LOT 62
- [6] Location: 492 AND 3 3/4 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side ', Side 6', Corner 25'
Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**
Description: Permit 3-1510
Price: \$30.00

Total Amount.....\$30.00

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

Sandra Cantu 7/23/19
Cashier Date

[NOTICE]

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

onsite done ✓ RC

Signature of Owner or Applicant

Date

7/23/19

4836



MAP OF SOUTH-FORK SUBDIVISION HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE SEVEN (7) ACRES OF LOT 85, AND ALL OF LOTS 86, 87, 88, & 89
BLOCK CANTON SUBDIVISION NO. 1, CITY OF HOUSTON AS & 40
HIDALGO COUNTY, TEXAS
SAY AND EXCEPT THE SOUTH 1/2 OF THE SE 1/4
34.0 FEET OF THE EAST 1/2 OF THE SE 1/4

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, CERTIFY THAT THIS PLAN IS A TRUE AND
CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SUBMITTED AND SUBMITTED
UNDER MY DIRECTION.

LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
HOUSTON, TEXAS
EXPIRES 12, 1984



KNOW ALL MEN BY THESE PRESENTS, THAT THE PROPERTY HEREON DESCRIBED, BEING HERETOFORE UNDIVIDED, HAS
BEEN DIVIDED INTO THE LOTS, ALLEYS, AND DRIVE HEREON SHOWN, AND THE PUBLIC THE SANITARY USE OF THE STREETS AND
ALLEYS DESIGNATED THEREON.

BY: MARYANN, SHERIFF

STATE OF TEXAS,
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M. F. BASSAM, OWNER HEREON TO
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND IN THE MANNER THEREIN EXPRESSED.

M. F. BASSAM
A. B. 1984
Notary Public for the State of Texas
My Comm. Expires
June 2, 1988



THIS PLAN APPROVED BY THE HIDALGO COUNTY CLERK FOR DISTRICT NO. 6 ON THIS DAY, 2013, AT MY
OFFICE IN HOUSTON, TEXAS, 1983, A. D.

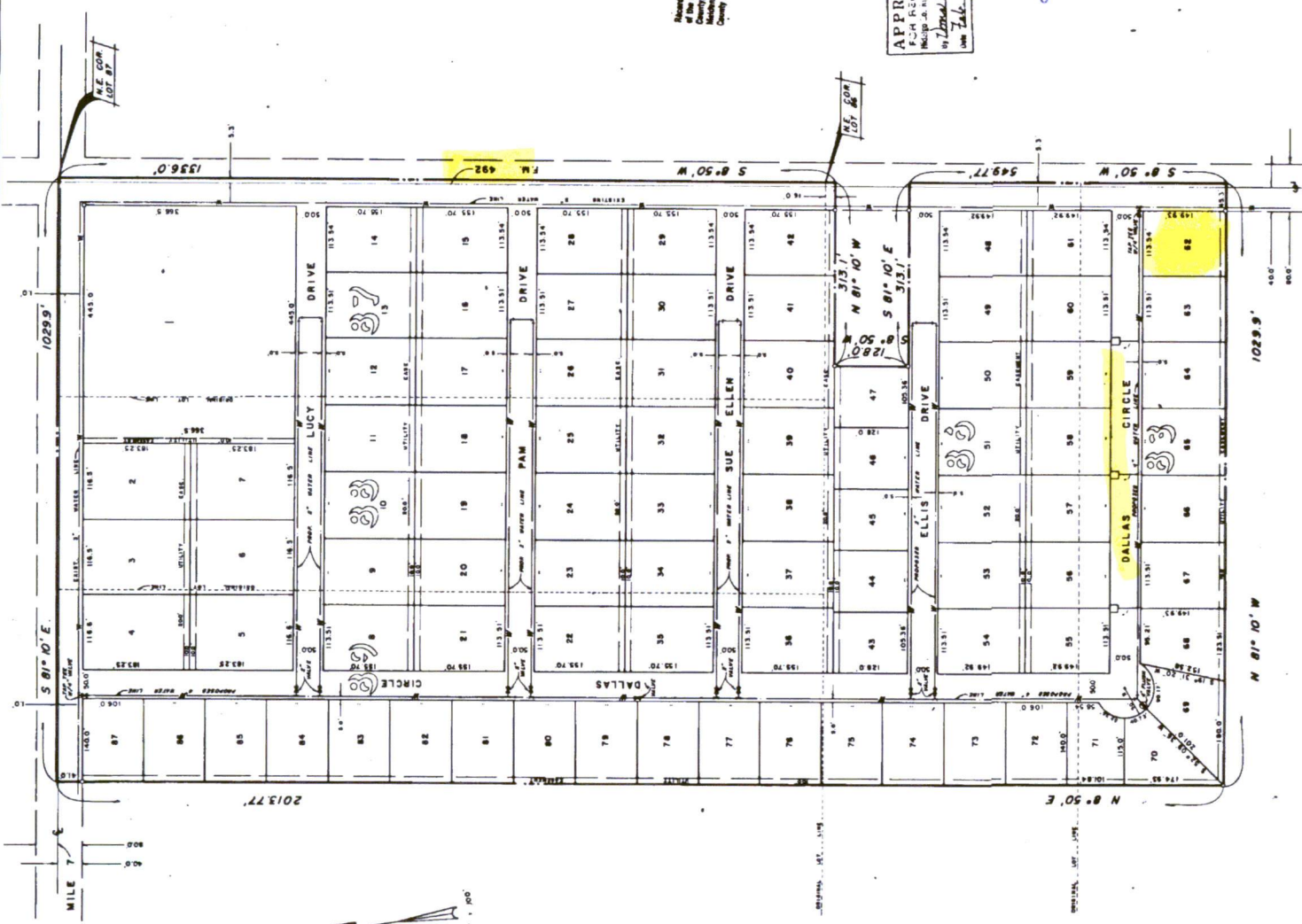
ATTEST:
LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER

CHECKED FOR DRAINAGE
BY: [Signature]

APPROVED FOR RECORDING
187 2 26 1983
[Signature]

APPROVED
FOR RECORDING
187 2 26 1983
[Signature]

2/1/1983



Approved in Book 23, Page 31
County Records of Hidalgo
County and Trust, Inc.
County Clerks



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: 3-1480
7/8/19

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>David Angel Mercado</u>	Authorized Signature	<u>Antonio</u> Authorized Signature
Inspection/Permit No:		<u>2700</u>
Date Approved: <u>7/24/19</u>	<u>/ /</u>	<u>7/24/19</u>

Name: David Angel Mercado
Address: 5304 Astro Dr
Mission TX
78574
Phone: (956) 533-8795

Water Supplier: Shary Land
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: 100327894-
 Temporary Pole [] Permanent Service

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

La Homa Meadows Ph2 Lot 10

[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 30, 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 Carter 7/24/19
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

7/30/19
Date

ATTEST:

Antonio Guajardo
Hidalgo County Clerk

7-31-19
Date

APPROVED BY
COMMISSIONERS' COURT
COMMISSIONER - DP
ON: 7/30/19

DP 7-31-19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1480
7/8/19

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

David Angel Mercado

Known to me [or proved to me in the oath of Texas Driver License or through DL # 36367490 (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 Meadows Ph2 lot 10 ."

[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."

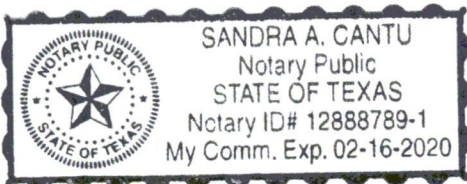
-OR-

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 July 24, 2019, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CHARGE TO: VLTC
GF #160089 (AR)

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 18, 2019

Grantor: MARCO ANTONIO RIVERA and wife, ASHLIE M. RIVERA

Grantor's Mailing Address: 610 Sunrise Lane
Mission, Texas 78574
Hidalgo County

Grantee: DAVID ANGEL MERCADO, a single person

Grantee's Mailing Address: 4506 N. Bentsen Palm Drive
Mission, Texas 78574
Hidalgo County

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$26,250.00) payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lot 10, LA HOMA MEADOWS PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 28, Page 48B, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: as they validly exist

- a. Restrictive Covenants as set forth in instrument dated and filed March 31, 1993 under Document Number 313280, Official Records and Volume 28, Page 48B, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- b. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.
- c. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Homa Meadows Phase II, recorded in Volume 28, Page 48B, Map Records of Hidalgo County, Texas.
- d. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated October 27, 1959, recorded in Volume 962, Page 514, and dated April 20, 1959, recorded in Volume 945, Page 32, Deed Records of Hidalgo County, Texas.

- e. Highway easement in favor of State of Texas as shown by instrument dated September 22, 1965, recorded in Volume 1127, Page 347, Deed Records of Hidalgo County, Texas.
- f. Pipeline easement in favor of The Atlantic Refining Company as shown by instrument dated January 25, 1966, recorded in Volume 1138, Page 336, Deed Records of Hidalgo County, Texas.
- g. Right of way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated October 16, 2015, filed November 10, 2015 under Document Number 2015-2661453, Official Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Floyd A. Schumacher to Roemer-Swanson Energy Corporation, dated December 4, 1999, filed December 14, 1999 under Document Number 859967, and amendments filed January 2, 2003 under Document Number 1153825 and Document Number 1153826, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Floyd A. Schumacher to Tana Oil and Gas Corporation, dated March 12, 1984, recorded in Volume 1967, Page 803, Official Records of Hidalgo County, Texas.
- j. Terms, stipulations and conditions contained in Declaration of Pooling as set forth in instrument dated October 14, 2002, filed October 16, 2002 under Document Number 1131716 and amended filed November 22, 2002 under Document Number 1143125, Official Records of Hidalgo County, Texas.
- k. Mineral and/or royalty reservation contained in deed dated February 26, 1973, recorded in Volume 1357, Page 921, Deed Records of Hidalgo County, Texas.
- l. Order and Resolution in favor of Hidalgo County Irrigation District No. 6 dated January 14, 1993, recorded in Volume 3409, Page 636, Official Records of Hidalgo County, Texas.
- m. Visible and apparent easements on or across the property herein described.
- n. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- o. 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.
- p. Taxes for the year 2019 and all subsequent years, the payment of which Grantee assumes.

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

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

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

LONE STAR NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described on TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$26,250.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said LONE STAR NATIONAL BANK and the same are hereby TRANSFERRED AND ASSIGNED to said LONE STAR NATIONAL BANK without recourse on grantor.

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



MARCO ANTONIO RIVERA

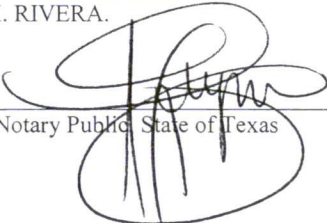


ASHLIE M. RIVERA

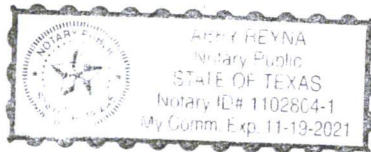
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 18th day of January, 2019 by MARCO ANTONIO RIVERA and wife, ASHLIE M. RIVERA.



Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Law Office of Ciro Ochoa, Jr.
315 N. Shary Rd. #1021
Mission, Texas 78572
GF NO. 160089/AR

AFTER RECORDING RETURN TO:
David Angel Mercado
4506 N. Bentsen Palm Drive
Mission, Texas 78574



Chapter 232, Texas Local Government Code

7/8/2019 10:37:09 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-1480

Receipt No.: 008176

L1085-02-000-0010-00

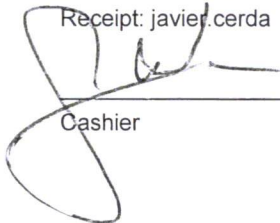
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- Mercado, David
- 5304 astro dr
- MISSION, TX 78574
- (956) 533-8795
- (956) 533-8795
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1888Sq.Ft.
- [5] Legal Description: LA HOMA MEADOWS PH 2 LOT 10
- [6] Location: 4 ml & la homa rd
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340290D
 Precinct: 3
 Certification of Elevation Required: Yes
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply w/ all setbacks
 Description: Permit 3-1480
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: javier.cerda
 Inspector: beto.garza
 Receipt: javier.cerda



 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
 Date 7/8/19



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:

4-2018

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:

Name: WILD MESQUITE LLC
Joe Ortega - Agent
Address: 328 Blue Bird Ave
McAllen TEXAS
78504
Phone: (956) 451-8456

Approved by	Temporary Service	Final Service
Environmental Health: <u>[Signature]</u>		
Inspection/Permit No: <u>YES</u>	Authorized Signature: <u>[Signature]</u>	Authorized Signature: _____
Date Approved: <u>7/15/19</u>		<u>1 1</u>

Water Supplier: NORTH ALAMO WSC
Utility Provider: M.V.E.C. [] AEP
Account/ESI No.: 165703-084
 Temporary Pole [] Permanent Service

regarding the land described as:

919 Kestrel Drive Edinburg TX. 78542 Lot #55 Falcon's Crest Gardens

on JULY 30, 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 8/11/19);
- 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 [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature
[Signature]
Hidalgo County Judge
Date 7/30/19
ATTEST: [Signature]
Hidalgo County Clerk
Date 7-31-19

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2018

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: WILD MESQUITE LLC Joe ORTEGA

Address: 328 BlueBiro Ave
MCCALLEN TX 78504

Phone: (956) 451-8456

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

919 Kestrel Drive Edinburg TX 78542 Lot #55 Falcon's Crest 6A 1920

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)

7-15-19
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:

7/24/19
Date

[Signature]
County Official

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: May 24, 2019

Grantor: JOEY LEE CANTU AND WIFE, HORTENCIA LIZETH DOMINGUEZ

Grantor's Mailing Address: 603 Miguel Hidalgo
San Juan, Texas 78589

Grantee: WILD MESQUITE, LLC d/b/a O.I. CONSTRUCTION

Grantee's Mailing Address: 328 Bluebird Ave.
McAllen, Texas 78504

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 55, FALCON'S CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map recorded in Volume 46, Pages 92 thru 94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records and Volume 46, Pages 92 thru 94, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
4. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the amended map of Falcon's Crest Gardens Subdivision, recorded in Volume 46, Pages 92 thru 94, Map Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Yuma Petroleum Company, as Lessee, dated May 9, 1985, recorded in Volume 2174, Page 932; dated April 11, 1985, recorded in Volume 2175, Page 152; dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, all in the Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 1, dated August 4, 2008, filed August 12, 2008 under Document Number 2008-1918209, Official Records of Hidalgo County, Texas.
7. Management Certificate as shown by instrument dated March 3, 2015, filed March 13, 2015 under Document Number 2015-2594009, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated March 10, 1958, recorded in Volume 913, Page 60, Deed Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated , recorded in Volume 943, Page 82, Deed Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated November 5, 2003, filed November 6, 2003 under Document Number 1263763, Official Records of Hidalgo County, Texas.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
13. Standby fees, taxes and assessments by any taxing authority for the year 2019, 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.


JOEY LEE CANTU

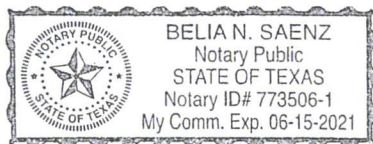

HORTENCIA LIZETH DOMINGUEZ

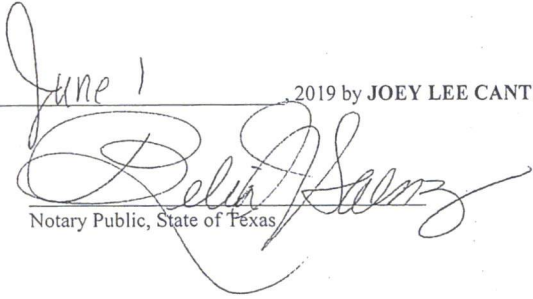
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 1, 2019 by JOEY LEE CANTU.



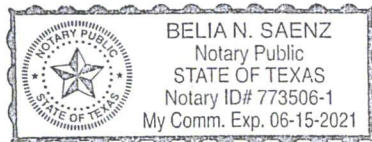

Notary Public, State of Texas

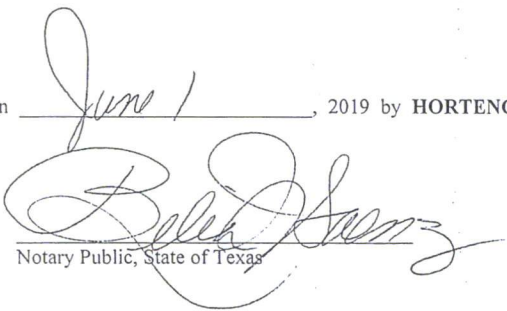
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 1, 2019 by HORTENCIA LIZETH DOMINGUEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
WILD MESQUITE, LLC d/b/a
O.I. CONSTRUCTION
328 Bluebird Ave.
McAllen, Texas 78504

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#162290/File No. 10672-19



Chapter 232, Texas Local Government Code

6/21/2019 8:17:43 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

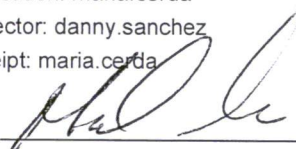
Permit No.: 4-2018
Receipt No.: 007992
F1552-00-000-0055-00

- WILD MESQUITE, LLC DBA O.I. CONSTRUCTION
328 BLUEBIRD AVE
MCALLEN, TX 78504
(956) 451-8456
(956) 451-8456
- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3692Sq.Ft.
[5] Legal Description: FALCON'S CREST GARDENS (AMENDED)
LOT 55
[6] Location: alamo rd and richardson
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$191000
[10] Flood Zone: No

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2018
Price: \$30.00

Total Amount.....\$30.00

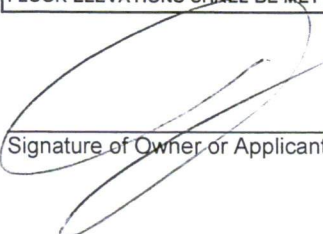
Method of Payment: Check
Check/M.O.#: 8468
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda


Cashier

06/21/19
Date

[NOTICE]

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Signature of Owner or Applicant

6-21-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-982

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
Name: <u>Nohely DeJesus Lopez Ramos</u>	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>P. SEWER</u>
Date Approved: <u> / / </u>	<u> / / </u>	<u>7/19/19</u>

Name: Nohely DeJesus Lopez Ramos

Address: 6606 Citrus Street
Edinburg, TX 78542
Lot. #20

Water Supplier: North Alamo water

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

Phone: 956 348 3701 Account/ESI No.: 318365-002
 Temporary Pole Permanent Service

regarding the land described as: Citrus Village Lot. #20
Entre Benito Ramirez y Cesar Chavez. Donde esta la glorieta hasta el fondo, el que esta acercado con maderas del lado izquierdo, tiene una trilla con un porch.

on July 30th, 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 2/29/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. ENTER
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date [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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-982

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: Nohely de Jesús López Ramos
Address: 6606 Citrus St.
Edinburg, Tx 78542
Phone: 956 348 3701

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

Citrus Village Lot 20

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nohely López R. (Ramos)
Requesting Party (Signature) Julio/19/19
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:

7/24/19
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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: **September 14, 2017**

Grantor: **TOP FRUIT, INC., a Texas corporation**
Grantor's Address: **P. O. Box 720883, McAllen, Hidalgo County, Texas 78504**

Grantee: **Nohely de Jesus Lopez Ramos, a single woman**
Grantee's Address: **2003 Bahamas Drive, Apt #4, Edinburg, Hidalgo County, Texas 78541**

Consideration: **TEN AND NO/100THS DOLLARS-----(\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of THIRTY-ONE THOUSAND SEVEN HUNDRED EIGHTYAND NO/100THS DOLLARS (\$31,780.00), said note is executed by Grantee payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to SARA L. TIPPIT or JOHN L. TIPPIT, III, Trustee.**

Property (including any improvements): **Lot(s) 20, Citrus Village Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Document Number 2690182.**

Reservations from Conveyance: **For Grantor and Grantor's successors, a reservation of all of the previously un conveyed water rights and un conveyed and unreserved oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating and developing the property for oil, gas and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.**

Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2017 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.**

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

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation 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 will become absolute.

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

TOP FRUIT, INC., a Texas corporation

BY: *Laura Coffman*
LAURA COFFMAN, Vice-President

STATE OF TEXAS

*

ACKNOWLEDGEMENT

*

COUNTY OF HIDALGO

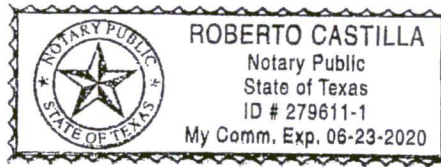
*

This instrument was acknowledged before me on this the 14 day of **September, 2017** by **LAURA COFFMAN, Vice-President of Top Fruit, Inc., a Texas corporation**, on behalf of said corporation.

Roberto Castilla
NOTARY-PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

LAURA COFFMAN
TOP FRUIT, INC.
P. O. Box 720883
McAllen, Texas 78504





Chapter 232, Texas Local Government Code

7/23/2018 1:38:35 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-982

Receipt No.: 003691

C5340-00-000-0020-00

LOPEZ NOHELY DE JESUS
2003 BAHAMAS DR. , APT#4
EDINBURG, TX 78541
(956) 348-3701
(956) 348-3701

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 240Sq.Ft.
- [5] Legal Description: CITRUS VILLAGE Lot 20
- [6] Location: BENITO RAMIREZ & CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$31780
- [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: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.
Description: Permit 4-982
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: maria.cerda

Inspector: guillermo.rodriguez

Receipt: alex.antons

Cashier

7/23/18
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.

Nohely López R.
Signature of Owner or Applicant

~~7/23/18~~ 7/19/2019
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2093

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: Cynthia Martinez

Address: 1438 N. Cesar Chavez Rd
Alamo, TX 78514

Phone: 956)648-8087

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>07 115 119</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 133094-003
 Temporary Pole Permanent Service

regarding the land described as:

(Faith subdivision Lot 1)
A. 85 ac tract more or less out of the N 1/2 of Lot 8 BLK 44 Alamo Land + sugar co.

on July 30th 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 7/17/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 7/30/19

APPROVED BY
COMMISSIONERS' COURT
ON: D.P 7/30/19

ATTEST: [Signature]
Hidalgo County Clerk
Date 7-31-19

[Signature]
7-31-19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2093

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: Cynthia Martinez
Address: 1438 N Cesar Chavez Rd
Alamo, TX 78516
Phone: 956) 648-8087

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

(Faith subdivision) lot 1
A.85a tract more or less out of the N 1/2 of lot 8 Bk 44 Alamo Land +
Sugar Co.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cynthia Martinez
Requesting Party (Signature)

7/15/19
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:

7/24/19
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: MARCH 1, 2013

Grantor: SEVERIANO MORIN, JR., a married person

Grantor's Mailing Address:

1440 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516
HIDALGO COUNTY

Grantee: ISMAEL GONZALEZ, JR. and wife, CYNTHIA MARTINEZ

Grantee's Mailing Address:

1438 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516
HIDALGO COUNTY

Consideration: Cash and a note of even date that is in the principal amount of THIRTY FIVE THOUSAND AND NO/100THS DOLLARS (\$35,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to SANDRA G. FALCON, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

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

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

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

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.

Severiano Morin Jr
SEVERIANO MORIN, JR.

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 24, 2013, by SEVERIANO MORIN, JR.

Gracie G Guajardo
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

WINGATE LAW OFFICES, PLLC.
7000 NORTH 10TH STREET
2ND FLOOR, STE C5
McALLEN, TEXAS 78504
(LAWDOCS\13-0117-WDVL\gg)



AFTER RECORDING RETURN TO:

ISMAEL GONZALEZ, JR.
CYNTHIA MARTINEZ
1438 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516

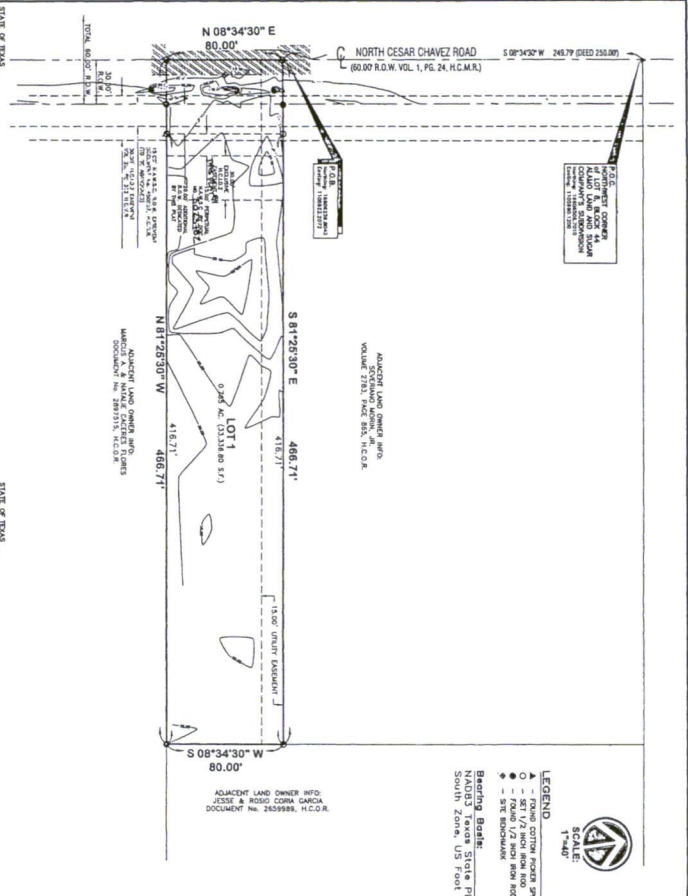
Exhibit "A"

Being a 0.85 gross acre tract of land, more or less out of and forming a part of the North one-half (N $\frac{1}{2}$) of the North (N $\frac{1}{2}$) of Lot 8, Block 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas. Said 0.85 acre tract of land is more particularly described by metes and bounds as follows:

Commencing at a spindle found on the Northwest corner of said Lot 8, Block 44, lying on the centerline of Cesar Chavez Road, thence, as follows:

South 08 degrees, 45 minutes West, coincident with the West line of said Lot 8, also being the centerline of Cesar Chavez Road, a distance of 250.0 feet to a 60-D nail set for the Northwest corner and Point of Beginning of this herein described tract;

- (1) Thence, South 81 degrees, 15 minutes East, along a line parallel to the North line of said Lot 8, a distance of 310 feet pass a $\frac{1}{2}$ inch diameter iron road set on intersection with the East Right-of-Way line of said Cesar Chavez Road, at a distance of 466.71 feet in all to a $\frac{1}{2}$ inch diameter iron rod set for the Northeast corner of this herein described tract;
- (2) Thence, South 08 degrees, 45 minutes West, along a line parallel to the West line of said Lot 8, a distance of 80.0 feet to a $\frac{1}{2}$ inch diameter iron rod set for the Southeast corner of this herein described tract.
- (3) Thence, North 81 degrees, 15 minutes West, along a line parallel to the North line of said Lot 8, a distance of 436.71 feet pass a $\frac{1}{2}$ inch diameter iron rod set on intersection with the East Right-of-Way line of said Cesar Chavez Road, at a distance of 466.71 feet in all to a 60-D nail set on intersection with the West line of said Lot 8 also being the centerline of said Cesar Chavez Road for the Southwest corner of this herein described tract
- (4) Thence, North 08 degrees, 45 minutes East, coincident with the West line of said Lot 8 also being the centerline of said Cesar Chavez Road, a distance of 80.0 feet to the Point of Beginning, containing 0.85 gross acres, more or less, of which 0.06 acres of land, more or less lie in Cesar Chavez Road Right-of-Way.



STATE OF TEXAS
COUNTY OF HINDO
I, John M. Adams, a Licensed Professional Engineer in the State of Texas, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

John M. Adams
DATE: 6-5-19

STATE OF TEXAS
COUNTY OF HINDO
I, John M. Adams, a Licensed Professional Engineer in the State of Texas, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

John M. Adams
DATE: 6-5-19

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John M. Adams
DATE: 6-5-19

ADJACENT LAND OWNER INFO:
JESSE & ROSA CORA GARCIA
DOCUMENT NO. 245998
N 08°34'30" E 80.00'
N 81°25'30" E 418.71'
N 81°25'30" W 418.71'
M 00°30'34" E 80.00'

RECORDING STATE:
South Zone, US Foot

STATE OF TEXAS
COUNTY OF HINDO
I, John M. Adams, a Licensed Professional Engineer in the State of Texas, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

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RECORDING STATE:
South Zone, US Foot

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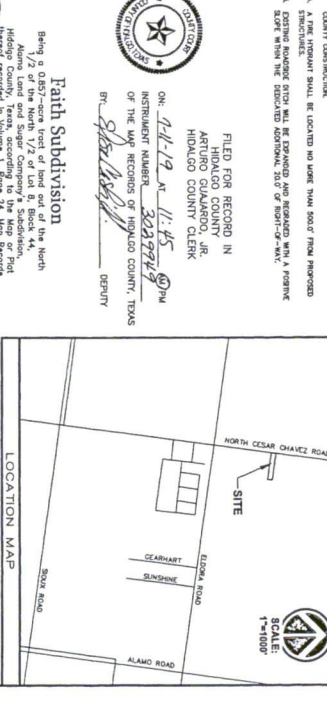
John M. Adams
DATE: 6-5-19

STATE OF TEXAS
COUNTY OF HINDO
I, John M. Adams, a Licensed Professional Engineer in the State of Texas, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

John M. Adams
DATE: 6-5-19

STATE OF TEXAS
COUNTY OF HINDO
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John M. Adams
DATE: 6-5-19



INDEX TO SHEET OF FAIR SUBDIVISION:

SHEET 1: LOCATION MAP AND 1/2" PROPOSED CONVEYANCE MAP FOR THE FAIR SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, T12N, R10E, S10E, HINDO COUNTY, TEXAS.

SHEET 2: CONVEYANCE MAP FOR THE FAIR SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, T12N, R10E, S10E, HINDO COUNTY, TEXAS.

SHEET 3: CONVEYANCE MAP FOR THE FAIR SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, T12N, R10E, S10E, HINDO COUNTY, TEXAS.

SHEET 4: CONVEYANCE MAP FOR THE FAIR SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, T12N, R10E, S10E, HINDO COUNTY, TEXAS.

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John M. Adams
DATE: 6-5-19

ADJACENT LAND OWNER INFO:
JESSE & ROSA CORA GARCIA
DOCUMENT NO. 245998
N 08°34'30" E 80.00'
N 81°25'30" E 418.71'
N 81°25'30" W 418.71'
M 00°30'34" E 80.00'

RECORDING STATE:
South Zone, US Foot



Chapter 232, Texas Local Government Code

7/12/2019 12:13:45 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

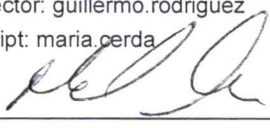
Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

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

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

Permit No.: Permit 4-2093
Receipt No.: 008266
A1800-00-044-0008-16

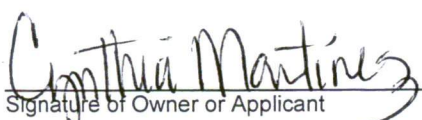
- GONZALEZ ISMAEL JR & CYNTHIA MARTINEZ
- 1438 N CESAR CHAVEZ RD
- ALAMO, TX 78516
- (956) 648-8087
- (956) 648-8087 ✓
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO S80'-N330'-
W466.71'-LOT 8 BLK 44 0.85 AC GR 0.80 AC NET
- [6] Location: Cesar Chavez & Eldora
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side N15', Side 6', Corner '
 Special Conditions: Applicant must comply with all HCPD set backs and regulations
 Description: Permit 4-2093
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Check
 Check/M.O.#: 1215
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: guillermo.rodriquez
 Receipt: maria.cerda


 Cashier
 Date 07/12/19

[NOTICE]

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



 Signature of Owner of Applicant

7/12/19

 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: 4-1875

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: Noe Gozman
Address: 1980 B Los Venados
Dr Edinburg TX
78542
Phone: (956) 219 3813

Approved by Environmental Health:	Temporary Service	Final Service
<u>WRaming</u>	<u>WRaming</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
<u>Pending</u>	<u>WRaming</u>	
Date Approved:	<u>07/24/19</u>	<u> / / </u>

Water Supplier: Edinburg

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

Account/ESI No.: 342367-001
 Temporary Pole Permanent Service

regarding the land described as:

LOS VENADOS PH. 4 lot 469

on July 30th, 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 9/29/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by WRaming);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRaming);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRaming);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRaming);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by WRaming);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: DP 7/30/19

ATTEST:

Rubén F. Cuatrecasas
Hidalgo County Clerk

7/30/19
7-31-19
Date

DP 7-31-19



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

Precinct 1 2 3 4

Application No: 4-1875

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: Noe Guzman
Address: 19806 Los Venados
Dr Edinburg 78542
Phone: (956) 2193813

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

Los Venados PH. 4 lot 469

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Noe Guzman
Requesting Party (Signature)

7/16/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- [checked] Deed
Executory Contract
Lease
Rent Receipt
Affidavit
[checked] 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:

7/24/19
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 23, 2019

Grantor: JUAN RODRIGUEZ, JR. joined herein pro forma by my wife, DELLA FAY PEREZ-RODRIGUEZ

Grantor's Mailing Address:

3701 N. 1st. Lane West
McAllen, Texas 78501
Hidalgo County

Grantee: NOE GUZMAN, a single man

Grantee's Mailing Address:

7111 Alamo Avenue
Pharr, Texas 78577
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 TWO HUNDRED EIGHT THOUSAND SEVEN HUNDRED FORTY-ONE AND 00/100THS DOLLARS (\$208,741.00) of which FIFTY-TWO THOUSAND EIGHT HUNDRED FIFTY-EIGHT AND 71/100THS DOLLARS (\$52,882.29) was advanced in part payment of the purchase price of the herein described property. 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):

All of Lot 469, LOS VENADOS SUBDIVISION PHASE IV, Hidalgo County, Texas, according to the map recorded in Volume 46, Pages 25 thru 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty, to the extent they validly exist:

Restrictive covenants described in instrument dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101 and dated May 2, 2005, filed May 2, 2005 under Document Number 1465875, Official Records and Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003 under Document Number 1220191 and dated July 11, 2003, filed April 23, 2004 under Document Number 1326322, Official Records, Hidalgo County, Texas.

Minimum floor elevations, setback lines; 250 foot along the front, 50 foot along the sides, 100 foot along the rear, 10 foot electrical and utility easement along the East, West and North sides, 100 foot perpetual wildlife easement along the rear, 15 foot electrical and utility easement along the front, 60 foot road, fence and utility easement along the South, 50' X 100' facilities easement and 100' X 200' groundwater drilling easement and restrictions as shown on the map of Los Venados Subdivision, Phase IV, recorded Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas and as shown on survey prepared by Arturo A. Salinas, RPLS No. 4802, dated April 8, 2019, Job No. 19-55520.

Encroachment and/or protrusion of fence, as shown on survey prepared by Arturo A. Salinas, RPLS No. 4802, dated April 8, 2019, Job No. 19-55520.

Rights or claims, if any, of adjoining property owners in and to that portion of the above described property, if any which lies inside record title boundary but outside fences and inside fences but outside record title boundary, as shown on survey prepared by Arturo A. Salinas, RPLS No. 4802, dated April 8, 2019, Job No. 19-55520.

Right of way easement in favor of State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.

Easements in favor of Southwestern Bell Telephone Co. as shown by instruments recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instruments recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, recorded in Volume 1, Page 122 and dated April 27, 1950, recorded in Volume 108, Page 268, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 17, 2005, filed February 8, 2006 under Document Number 2006-1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 2006-1587827; filed April 13, 2006 under Document Number 2006-1602909; filed April 21, 2006 under Document Number 2006-1605424, 2006-1605425, 2006-1605426; filed April 24, 2006 under Document Number 2006-1605952; filed May 3, 2006 under Document Number 2006-1611001; filed July 21, 2006 under Document Number 2006-1641790; filed August 22, 2006 under Document Number 2006-1654167; filed August 22, 2006 under Document Number 2006-1654168; filed November 6, 2006 under Document Number 2006-1683992; filed November 6, 2006 under Document Number 2006-1683993 and 2006-1683994; filed November 9, 2006 under Document Number 2006-1685207; filed January 29, 2007 under Document Number 2007-1715422; filed February 12, 2007 under Document Number 2007-1721012; filed February 27, 2007 under Document Number 2007-1726777; filed September 21, 2007 under Document Number 2007-1808751; filed January 7, 2008 under Document Number 2008-1842934; filed January 29, 2008 under Document Number 2008-1850115 and filed February 25, 2008 under Document Number 2008-1859700 and 2008-1859701, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated July 20, 2004, filed August 4, 2004, under Document Number 1366173, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 26, 2004, filed December 31, 2004 under Document Number 1419574, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated November 26, 2004, filed December 31, 2004 under Document Number 1419574, Official Records of Hidalgo County, Texas.

Management Certificate for Los Venados Property Owner Association as shown by instrument

filed November 12, 2015 under Document Number 2015-2661735, Official Records of Hidalgo County, Texas.

Los Venados Property Owners Association's Certificate as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.

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

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

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

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.

[Signature]
JUAN RODRIGUEZ, JR.
[Signature]
DELLA FAY PEREZ-RODRIGUEZ, *pro forma*

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared JUAN RODRIGUEZ, JR., proved to me through CHAVIS WICKS to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that JUAN RODRIGUEZ, JR. executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of April, 2019.

TANA G SALINAS
Notary Public
STATE OF TEXAS
Notary ID# 1031328-9
My Comm Exp. 08-23-2020

[Signature]
Notary Public, State of Texas
My commission expires: 8/23/2020
Notary Public ID: 1031328-9

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared DELLA FAY PEREZ-RODRIGUEZ, proved to me through Chris Hines to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that DELLA FAY PEREZ-RODRIGUEZ executed the same for the purposes and consideration therein expressed.

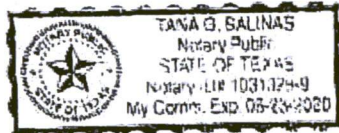
Given under my hand and seal of office this 26th day of April 2019.

[Handwritten Signature]

Notary Public, State of Texas

My commission expires: _____

Notary Public ID: _____



PREPARED IN THE OFFICE OF:

L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF No.: 160879

AFTER RECORDING RETURN TO:

NOE GUZMAN
7111 Alamo Avenue
Pharr, Texas 78577



Chapter 232, Texas Local Government Code

5/10/2019 12:52:12 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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Permit No.: Permit 4-1875
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L6446-04-000-0469-00

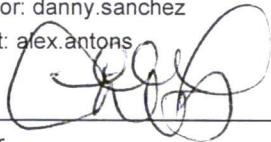
GUZMAN NOE
19806 LOS VENADOS DR
EDINBURG, TX 78542
(956) 960-4337
(956) 960-4337

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '
Special Conditions: must comply with all setbacks and regulations
required by the hcpd
Description: Permit 4-1875
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2402Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 4 LOT 469
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone C

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2296
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



Cashier

5/10/19
Date

Prop. ID# 1058681

[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

5/10/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-2086

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 C. Vera

Address: 4801 N.

Jackson rd

Edinburg Tx 78541

Phone: 956 289 9748

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Existing OSSF</u>
Date Approved:	<u>/ /</u>	<u>7 / 11 / 19</u>

Water Supplier: Sharyland water Supply

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

Account/ESI No.: 10032789403148073

[] Temporary Pole [X] Permanent Service

regarding the land described as:

Reyes Family Subd. Lot. 1

on JULY 30th, 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 7/29/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date

[Signature] 7-31-19



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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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: 4-2086

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 C. Vera

Address: 4801 N. Jackson St
Edinburg TX 78541

Phone: 956 289-9748

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

Reyes Family Subdivision Lot. 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/11/19
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:

7/24/19
Date

[Signature]
County Official

SIERRA TITLE

CLOSER

GMS

GF#

3178174

Warranty Deed with Vendor's Lien

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

Date: September 12, 2018

Grantor: RAFAEL ROMEO REYES and wife, THELMA REYES

Grantor's Mailing Address: 1002 E. Samano Street
Edinburg, Texas 78539
Hidalgo County

Grantee: JOSE CARLOS VERA and wife, YARENY LIZETH RAMIREZ

Grantee's Mailing Address: 1317 Joscelyn Dr.
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **EIGHTY TWO THOUSAND AND NO/100 DOLLARS (\$82,000.00)**. 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 **JOHN ROBERT KING**, Trustee.

Property (including any improvements):

Lot 1, REYES FAMILY SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 11, 2011, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 2231730.

SAVE AND EXCEPT a 0.442 (19,255.78 square feet) of an acre tract of land more or less, previously conveyed, and being more particularly described by metes and bounds in Deed from Rafael Romeo Reyes and wife, Thelma Reyes to Hidalgo County Drainage District No. 1, dated July 8, 2016, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 12, 2016, under Clerk's File No. 2745626.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions per Map or Plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 11, 2011, under Clerk's File No. 2231730.

Easement for Right of Way granted to Rio Grande Valley Gas Company, as set forth in instrument recorded in Volume 505, Page 336, Deed Records, Hidalgo County, Texas.

Easement and Right of Way granted to Trunkline Gas Supply Co., as set forth in instrument recorded in Volume 698, Page 107, Deed Records, Hidalgo County, Texas.

Right of Way Easement granted to Sharyland Water Supply Corporation, by Rafael R. Reyes, dated June 2, 2011, filed for record on June 28, 2011 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2218135.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 11, 2011, under Clerk's File No. 2231730, including but not limited to:

A fifteen foot (15') Utility easement running along the North and West sides of said lot.

A forty foot by forty foot (40' X 40') drainage easement along the North line of said lot.

A twenty foot (20') existing right of way for Jackson Road running along the East side of said lot.

A forty foot (40') additional right of way running along the East side of said lot, West of the twenty foot (20') existing right of way for Jackson Road.

A fifteen foot (15') S.W.S.C. easement running along the East side of said lot, West of the forty foot (40') additional right of way that is West of the twenty foot (20') existing right of way for Jackson Road.

A fifty foot (50.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2231730.

A thirty foot (30.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2231730.

A fifteen foot (15.0'), or greater for easement, whichever is greater, building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2231730.

No fill or permanent structures shall be allowed within any drainage swale easement of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2231730.

No structure shall be permitted over any easement of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2231730.

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

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

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.

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

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

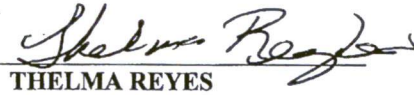
All ad valorem taxes for the year 2018 and all subsequent years.

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

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

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


RAFAEL ROMEO REYES

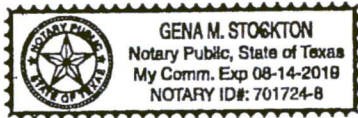

THELMA REYES

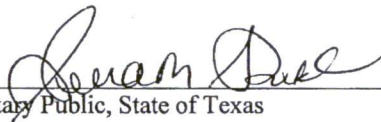
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of September, 2018, by RAFAEL ROMEO REYES.

(SEAL)



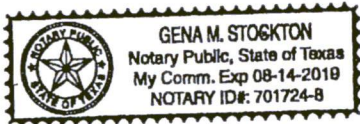

Notary Public, State of Texas

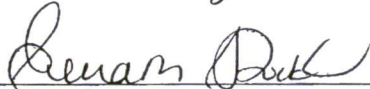
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of September, 2018, by THELMA REYES.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE CARLOS VERA and YARENY LIZETH RAMIREZ
1317 Joscelyn Dr.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3178174;GS/ch



Chapter 232, Texas Local Government Code

7/11/2019 1:59:38 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-2086
Receipt No.: 008250
R2410-00-000-0001-00

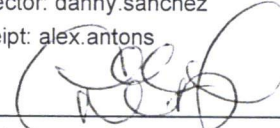
VERA JOSE C. & YARENY L. RAMIREZ
4801 N JACKSON RD
EDINBURG, TX 78541
(956) 289-9748
(956) 289-9748

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: REYES FAMILY LOT 1
- [6] Location: monte cristo and jackson
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$4300
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 60', Rear 30', Side 15', Side 15', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2086
Price: \$30.00

Total Amount.....\$30.00

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



Cashier

7/11/19
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

07/11/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-153

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: Maribel Paredes/Garcia
Agustin Ramirez (Molina)
Address: 2601 Moreno SR.
McAllen TX

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. P. Rio</u>	<u>R. P. Rio</u>	<u>M. Ramirez</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>INSTALL</u>		<u>Per installed septic</u>
Date Approved: <u>07/18/19</u>		<u>07/22/19</u>

Phone: (956) 358-5627

Water Supplier: Sharyland

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

Account/ESI No.: 147893-003
 Temporary Pole Permanent Service

regarding the land described as: Moreno Ph. 3 Lot #7

on July 30th 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 8/29/14);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by R. P. Rio);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R. P. Rio);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by R. P. Rio);
- 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

7/30/19
Date
[Signature]
Date
Am 7-31-19

APPROVED BY
COMMISSIONERS' COURT
ON: DP 7/30/19

ATTEST: [Signature]
Hidalgo County Clerk



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-153

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: Maribel Paredos ^(Garcia) / Agustín Ramirez ^(Molina)
Address: 2601 Morenos R.
McAllen TX
Phone: (956) 358-5627

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

Moreno Ph. 3 Lot #7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-22-19
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:

7/24/19
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: May 26, 2017

Grantor: THE ESPERANZA Z. MORENO TRUST DATED 23rd DAY OF FEBRUARY
2007

Grantor's Mailing Address (including county):

16840 Pine Ridge Drive
Granada Hills, California 91344

Grantee: AGUSTIN MOLINA RAMIREZ and wife, MARIBEL GARCIA PAREDES

Grantee's Mailing Address (including county):

805 Eagle Avenue
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty Four Thousand and 00/100 Dollars (\$44,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to IELEANE PUENTE, Trustee.

Property (including any improvements):

All of Lot 7, MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded on August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Dated March 28, 2013, filed April 19, 2013 under Document Number 2013-2403914, Official Records of Hidalgo County, Texas and filed August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States

- Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 28, 2013, filed April 19, 2013 under Document Number 2013-2403914, Official Records, Hidalgo County, Texas.
 3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No.1.
 4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Moreno Subdivision, Phase III, recorded on August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk of Hidalgo County, Texas.
 5. Easements for canals, laterals, etc., as shown by instrument dated December 3, 1919, recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.
 6. Conveyance of Water Rights in favor of the City of McAllen as shown by instrument dated September 10, 2005, file November 21, 2005 under Document Number 2005-1547184, Official Records of Hidalgo County, Texas.
 7. Uniform Subdivision Non-Standard Water Service Agreement in favor of Sharyland Water Supply Corporation, a Texas Corporation as shown by instrument dated December 12, 2006, filed December 13, 2006 under Document Number 2006-1697658, Official Records of Hidalgo County, Texas.
 8. Agreement for infrastructure improvements in favor of City of McAllen as shown by instrument dated November 27, 2012, filed May 8, 2013 under Document Number 2013-2410223, Official Records of Hidalgo County, Texas.
 9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 2, 1955, by and between Texan Land Company, as Lessor, and Jeff Carr, as Lessee, recorded in Volume 168, Page 147 Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of J.M. Huber Corporation, dated March 15, 1977, recorded in Volume 365, Page 373, Volume 365, Page 376 and Volume 265, Page 932, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of TXO Production Corp., dated April 27, 1983, recorded in Volume 429, Page 555 and dated April 27, 1983, recorded in Volume 429, Page 560, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of TXO Production Corp., dated April 25, 1983, in Volume 1862, Page 900 and dated July 28, 1983, recorded in Volume 1883, Page 772, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 13. Mineral and/or royalty reservation contained in Deed Dated October 26, 1948, recorded in Volume 654, page 211, Deed records of Hidalgo County, Texas.
 14. Mineral and/or royalty reservation contained in Mineral Deed dated September 12, 1952, recorded in Volume 133, Page 196, Oil and Gas Records of Hidalgo County, Texas.
 15. Visible and apparent easements on or across the property herein described.
 16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
 17. Standby fees and taxes for the year 2017 and assessments for prior years.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (I) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (II) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS; (III) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS; (IV) THE SOIL CONDITIONS; DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (V) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VI) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

ESPERANZA Z. MORENO TRUST DATED
23RD DAY OF FEBRUARY 2007


BY: ESPERANZA Z. MORENO

(Acknowledgment)

State of California
County of _____

This instrument was acknowledged before me on the ____ day of May, 2017 by
ESPERANZA Z. MORENO, Trustee of the ESPERANZA Z. MORENO TRUST DATED 23RD
DAY OF FEBRUARY 2007 on behalf of said trust.

Please see attachment. [Signature]

Notary Public, State of California

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.
5522 North Tenth Street
McAllen, Texas 78501

PREPARED BY:

Law Office of Armando Puente, P.C.
5522 North Tenth Street
McAllen, Texas 78504

File/GF Number: 17-039.WDVL



Chapter 232, Texas Local Government Code

12/1/2017 9:22:56 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 4-153
Receipt No.: 000576
M6415-03-000-0007-00

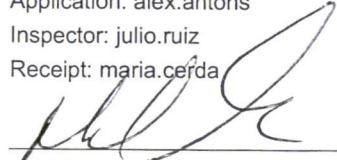
MOLINA AGUSTIN & GARCIA MARIBEL
805 EAGLE AVE
PHARR, TX 78577
(956) 358-5627
(956) 358-5627

Community Panel Number: 480334 0325 D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-153
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3091Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 7
- [6] Location: DEPOT RD & ROGERS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$92730
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: maria.cerda


Cashier

12/01/17
Date

Prop ID# 959748

[NOTICE]

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


Signature of Owner or Applicant

12-1-17
Date

PLANNING DEPARTMENT

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: N/A

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

055 F have been installed for lots 1-11. lot 12 reserved.

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Premier Equity Investments LLC</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Premier Equity Investments LLC
Address: 111 W. Morana Ave. Ste. G
McAllen, TX. 78504

Water Supplier: MAWSC

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

Phone: (956) 222-6488
Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

North Valley Ranchettes lots 1-12

on July 30th, 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; (Date approved 7/30/19);
- 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 Jan Sosin);
- 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 Jan Sosin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: D.P. 7/30/19

ATTEST:

Hidalgo County Clerk

Date

Richard F. Carter
Antonio Guajardo Jr. 7-31-19
7/30/19 Jan 7-31-19



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: WJA

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: Premier Equity Investments, LLC

Address: 1111 W. Nolana Ave, Ste. Q
McAllen, Tx 78504

Phone: (956) 222-6488

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

North Valley Ranchettes. 175 1-1A.

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)

4-29-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

4-18-2019
Date

[Signature]
County Official



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

OSPS installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: 3F Developers, LLC

Address: 5114 N. Inspiration Rd.
Mission, TX 78573

Water Supplier: AAQUA SOD

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

Phone: (956) 585-3477

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

regarding the land described as:

Salida del SOT Estatero Ph. VII 1951-31,

on July 30th, 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
yes
yes
no
yes
yes

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4.23.19);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 PP

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date Am 7-31-19



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: WHA

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: 3F Developers, LLC

Address: 5114 N. Inspiration Road

Mission, Texas 78573

Phone: (956) 585-3477

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

lots 1-31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel
Requesting Party (Signature)

4-9-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. 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:

5.10.19
Date

Flou U. Sosin
County Official



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

OSSA'S installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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

Name: Leo Toronjas, LTD.

Address: P.O. Box 11075
Phon, TX. 78577

Phone: 492-4650

Water Supplier: WPAWSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: Leo Toronjas LTD H-124

on July 30th, 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; (Date approved 7/30/2019);
- 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 Floris);
- 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 Floris);

[Signature]
Planning Department Authorized Signature Ridwell F. Carter
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: D.P. 7/30/19

ATTEST: [Signature]
Hidalgo County Clerk 7-31-19
Date [Signature] 7-31-19



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: PA

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: Las Toronjas, LTD.

Address: P. O. Box 1675
Pharr, Texas 78577

Phone: (956) 992-9650

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

A 81.31 acre tract of land being all of Block 111 and Block 124, Amended La Blanca Agricultural Company Subd. "B"

Las Toronjas 1075 1-124

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Las Toronjas, LTD

By Patricia B. Skelton 4-24-19
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 subd. 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:

7-18-2019
Date

Yael Serin
County Official

**PLAT OF
LASTORONJAS SUBDIVISION**

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SET FORTH IN THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, INCLUDING THE EASEMENTS, RIGHTS, AND INTERESTS SET FORTH IN VOLUME 131, PAGE 446, DEED RECORDED IN HARRIS COUNTY, TEXAS, AND IN VOLUME 131, PAGE 446, DEED RECORDED IN HARRIS COUNTY, TEXAS.

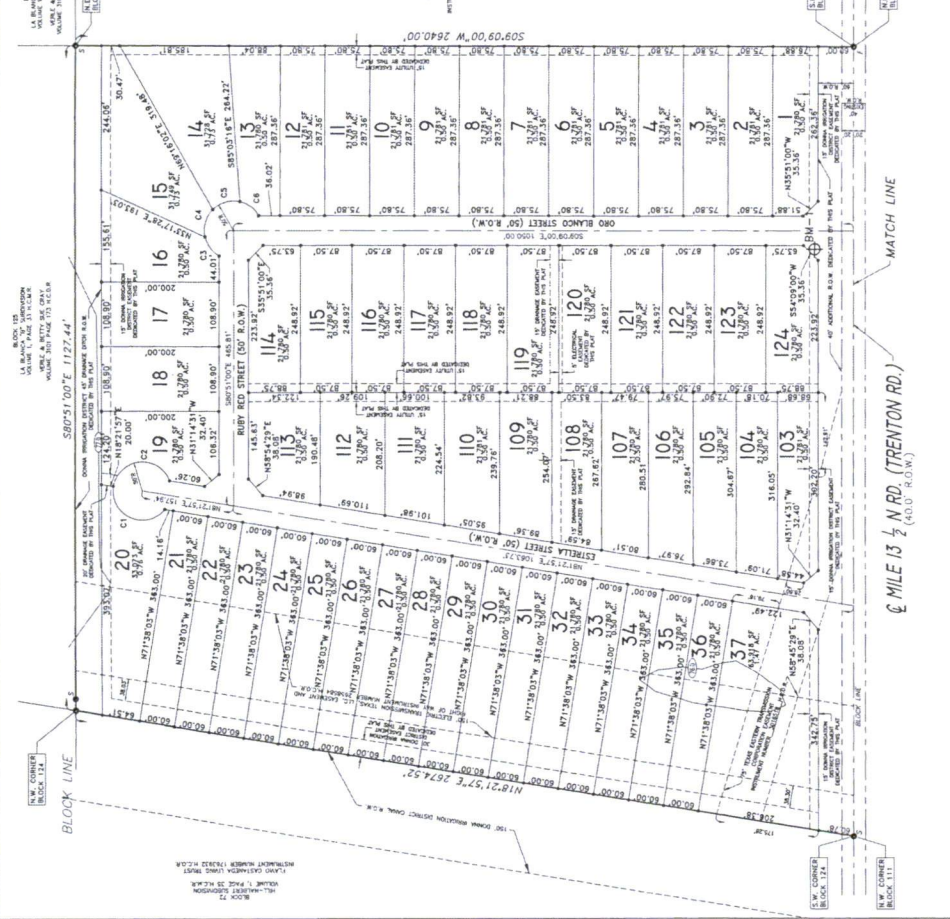
PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, ARCHITECTS, SURVEYORS, LAND PLANNERS
CORPORATE OFFICE: 1100 WEST 17TH STREET, SUITE 1000, FORT WORTH, TEXAS 76102
TELEPHONE: (817) 734-1100
FAX: (817) 734-1101
WWW.REGARCIA.COM

DATE: JULY 20, 2017 SCALE: 1" = 100'

JOB NO.: 2016-075
DRAWN BY: D.E.S.

**SHEET NO. 2
OF 5 SHEETS**

NO.	SHEET	REVISION NOTES	DATE	APPROVED

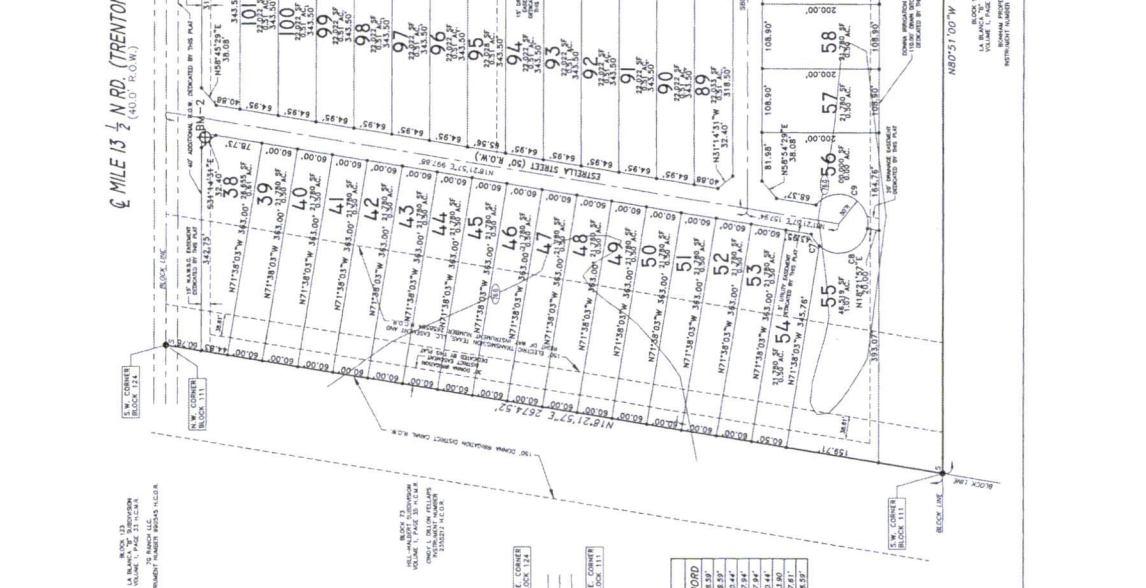


CURVE DATA		
RADIUS	DELTA	LENGTH CHORD
C1 50.00'	150.0000°	150.00'
C2 50.00'	150.0000°	150.00'
C3 50.00'	150.0000°	150.00'
C4 50.00'	150.0000°	150.00'
C5 50.00'	150.0000°	150.00'
C6 50.00'	150.0000°	150.00'
C7 50.00'	150.0000°	150.00'
C8 50.00'	150.0000°	150.00'

LA BLANCA ARCHITECTURAL COMPANY
1100 WEST 17TH STREET, SUITE 1000, FORT WORTH, TEXAS 76102
TELEPHONE: (817) 734-1100
FAX: (817) 734-1101
WWW.LA-BLANCA.COM

REGISTERED ARCHITECT
REGISTERED LAND SURVEYOR
REGISTERED ENGINEER

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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

ASSR's installed
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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>Name: Rhodes Enterprises, Inc.</u>	_____ Authorized Signature	_____ Authorized Signature
<u>Inspection/Permit No:</u>	_____ Date Approved: / /	_____ Date Approved: / /

Address: 200 S. 10th St. Ste. 1400
W Allen, Tx. 78501

Water Supplier: NAWSC

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

Phone: 287-2800

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

regarding the land described as: Aurora Valley #5 lots 373-471

on July 30th, 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; (Date approved 6/20/19);
- 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 for son);
- 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 for son);

[Signature]
Planning Department Authorized Signature

Richard F Carter
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk Date 7-31-19 [Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 1111

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: Rhodes Enterprises, Inc.
Address: % Nick Rhodes, President
200 S. 10th St. Ste 1400
McAllen, TX 78501
Phone: (956) 287-2800

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 64.538 acres out of Lots 54, 55 & 56,
Hill-Halbert Subdivision, Volume 1, Page 35, H.C.M.R.
Aurora Valley #5 Tracts 373471

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)

5-7-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

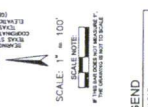
7-18-19
Date

[Signature]
County Official

**Map of
AURORA VALLEY PHASE 5**
BEING A RESUBDIVISION OF 64.538 ACRES
OUT OF
LOTS 54 AND 55,
AND BEING ALL OF LOT 56
HILL-HALBERT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

BY: **John J. Hunt**
 9-20-18
 FIDELITY & BOND
 PROFESSIONAL ENGINEER
 LICENSE NO. 17192-08
 EXPIRES 09-20-2022
 DATE PREPARED: 04-23-2018
 SURVEYED FOR: 17192-08

FILED FOR RECORD IN
 HIDALGO COUNTY, TEXAS
 INSTRUMENT NO. 2022-02
 BY: **John J. Hunt**



- LEGEND**
- STAMPED MELDON AND HUNT, INC.
 - FOUND BEARER
 - 3/4" IRREGULAR BOUNDARY
 - 1/4" BENCH MARK
 - 1/8" BENCH MARK
 - 1/16" BENCH MARK
 - 1/32" BENCH MARK
 - 1/64" BENCH MARK
 - 1/128" BENCH MARK
 - 1/256" BENCH MARK
 - 1/512" BENCH MARK
 - 1/1024" BENCH MARK
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 - 1/814785711127751111136" BENCH MARK
 - 1/162957142254542222222272" BENCH MARK
 - 1/325914285109084444444448" BENCH MARK
 - 1/651828570218168888888896" BENCH MARK
 - 1/1303657404363377777792" BENCH MARK
 - 1/2607314808726755555584" BENCH MARK
 - 1/521462961745351111136" BENCH MARK
 - 1/1042925235907022222222272" BENCH MARK
 - 1/208585047181404444444448" BENCH MARK
 - 1/417170094362808888888896" BENCH MARK
 - 1/8343401887246177777792" BENCH MARK
 - 1/1668680374492355555584" BENCH MARK
 - 1/333736074898471111136" BENCH MARK
 - 1/667472149796942222222272" BENCH MARK
 - 1/133494429593984444444448" BENCH MARK
 - 1/266988859187968888888896" BENCH MARK
 - 1/5339777183759377777792" BENCH MARK
 - 1/1067955367551875555584" BENCH MARK
 - 1/213591073510371111136" BENCH MARK
 - 1/4271821470207422222222272" BENCH MARK
 - 1/854364294041484444444448" BENCH MARK
 - 1/170872858082968888888896" BENCH MARK
 - 1/3417457161659377777792" BENCH MARK
 - 1/6834914323318755555584" BENCH MARK
 - 1/136698284663751111136" BENCH MARK
 - 1/2733965693275022222222272" BENCH MARK
 - 1/546793138655004444444448" BENCH MARK
 - 1/109358677310008888888896" BENCH MARK
 - 1/2187173546200177777792" BENCH MARK
 - 1/4374347092400355555584" BENCH MARK
 - 1/874869418480071111136" BENCH MARK
 - 1/17497383696001422222222272" BENCH MARK
 - 1/34994767392002844444444448" BENCH MARK
 - 1/6998953478400568888888896" BENCH MARK
 - 1/139979075680011377777792" BENCH MARK
 - 1/27995815136002



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

*DSSF's
escrowed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: S. Anpal Krishnan

Address: 2306 S. Victoria Rd.
Donna, TX. 78537

Phone: 330-9293

Water Supplier: WATS

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

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

regarding the land described as:

Krishnan Subdivision lots 1-2

on July 30th, 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; (Date approved 6-10-19);
- 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 for sein);
- 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 for sein);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 P.P

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 0234

Application No: NA

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: S. Gopal Krishnan

Address: 2306 S. Victoria Rd.
Donna, TX 78537

Phone: (956) 330-2293

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

10.465 Ac. out of Lot 2, Block 15, La Donna Plat, Hidalgo County, Texas ^{1075 1-2} Krishnan Subd.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

JAN 25, 2019

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-17-19
Date

[Signature]
County Official



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

OSSPS have been escrowed

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: DPA

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

Name: Sergio Resendez

Address: 4506 Phyllis Ln.
Edinburg, Tx. 78539

Phone: 328-9725

Water Supplier: NAWSC

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

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

regarding the land described as: Resendez lots 7A, 7B + 4A, 4B.

on July 30th, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

yes A plat has been prepared;
yes A plat has been reviewed and approved by the Commissioners Court;
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 7-1-19);

(verified by Fior Resin);

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 Fior Resin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST:

Hidalgo County Clerk

Date

Rodolfo F. Lopez

7/30/19

7-31-19

Dm 7-31-19



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: QA

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

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

PARTY MAKING REQUEST:

Name: Sergio Resendez

Address: 4506 Phyllis Lane

Edinburg, Texas 78539

Phone: (956) 328-9729

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

~~Lots 4 and 7, Berny Estates Unit II Subdivision~~ Resendez Subdivision
1057A, 10B & 4A, 4B

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)

6-7-2019
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-18-19
Date

[Signature]
County Official



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

3055 ft² installed
1 screwed.
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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>A. Valadez</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	____/____/____	____/____/____

Name: A. Valadez

Address: 4001 E. Curry Rd.
Edinburg, Tx. 78542

Water Supplier: N/A use

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

Phone: 383-4991

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

regarding the land described as:

A. Valadez #3 lots 1-4

on July 30th, 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 7-2-19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by A. Valadez);
- 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 A. Valadez);
- 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 A. Valadez);

[Signature] Planning Department Authorized Signature Rodolfo F. Lopez Hidalgo County Judge 7/30/19 Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 J.P.

ATTEST: [Signature] Hidalgo County Clerk 7-31-19 Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: [Handwritten Signature]

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: Adolfo Valadez

Address: 4601 E. Curry Rd
Edinburg, TX, 78542

Phone: (956) 383-4991

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

A Valadez Subdivision # 3 lots 1-4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature] 5-29-19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-18-19 Date
[Handwritten Signature] County Official



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

Existing DSSP's.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: W/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Gilberto Ramirez

Address: 10124 Glasscock Rd.
Mission Tx. 78573

Water Supplier: S.W.S.C

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

Phone: 501-5009

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

regarding the land described as:

Villas Del Angel 10751-2

on July 30th, 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; (Date approved 7-01-19);
- 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 for Sesin);
- 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 for Sesin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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: N/A

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: Gilberto Ramirez

Address: 10124 Glasscock Rd., Mission, TX 78573

Phone: (956) 581-5009

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

Villas Del Angel lots 1+2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 6/3/2019
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 subd. 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:

7-18-19
Date

[Signature]
County Official



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

DSSF has been installed.
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

Name: Ismael Amador Jr.
Cytha MARTINEZ

Address: 1438 W. Nelson Chavez Rd.
Alamo, TX 78516

Water Supplier: WAWS

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

Phone: 408-8087

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

regarding the land described as:

Faith subdivision lot 1

on July 30th 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 7-1-19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Forsein);
- 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 Forsein);
- 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 Forsein);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/30/19
Date

APPROVED BY
COMMISSIONERS' COURT
DN: 7/30/19 J.P.

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date [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
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Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Ismael Gonzalez JR / Cynthia Martinez
Address: 1438 N. Cesar Chavez Rd.
Alamo, TX 78516.
Phone: 956-648-8087

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

Being 0.857-acre tract of land out of the North 1/2 of the North 1/2 of Lot 8, Block 44, Alamo Land and Sugars Company Subdivision, Hidalgo County, Texas, according to Map recorded in Volume 1, Page 24, H.C.M. 2.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

Faith Subdivision 1A1

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

Ismael Gonzalez Jr.
Cynthia Martinez
Requesting Party (Signature)

06/07/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-18-19
Date

Heusein
County Official

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED (OWNER) OF THE UNDEVELOPED TRACT OF LAND...

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED [Name], the [Name] of the [Name]...



STATE OF TEXAS, COUNTY OF HIDALGO. I, [Notary Name], Notary Public for the State of Texas, do hereby certify that the foregoing instrument was acknowledged before me by the parties named herein...

INDEX TO SHEET OF FAITH SUBDIVISION. SHEET 1 OF 2 SHEETS. SHEET 2 OF 2 SHEETS.

OWNER: CARLOS GARZA. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. LICENSE NO. 0810519.

REGISTERED PROFESSIONAL SURVEYOR: JOSE MARIO GONZALEZ, P.E., License No. 6519.

REGISTERED PROFESSIONAL ENGINEER: CARLOS GARZA, License No. 0810519.

REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

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REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

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REGISTERED PROFESSIONAL ENGINEER: AEC ENGINEERING, L.L.C., License No. 0810519.

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PLANNING DEPARTMENT

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

OSFs have been installed
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Progen Bechtel

Address: 2410 Paseo Del Lago

Palmhurst, TX 78573

Phone: 532-1266

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

Water Supplier: N/A WSC

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

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

regarding the land described as: Troy 10x5 1-4

on July 30th, 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 7-1-19);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by for sign);
- 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 for sign);

[Signature]
Planning Department Authorized Signature

Railma F Cruz
Hidalgo County Judge

7/30/19
Date

APPROVED BY COMMISSIONERS' COURT ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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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: MA

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: Roger Bechtel

Address: 2410 Paseo Del Lago

Palmhurst, TX 78573

Phone: (956) 532-1266

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Troy Subdivision: A 12.92 acre tract of land being all of Lot 2, K & K Acres Subdivision, Hidalgo County, Texas

May was 1-4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Roger A. Bechtel
Requesting Party (Signature)

5-30-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-18-19
Date

Hansen
County Official



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: 1-19

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

Upon the application of:

Name: Rio Financial Holdings
INC. LLC
Agent: Brian Humphreys Jr.
Address: 1655 N 23rd St
McAllen, Texas 78501
Phone: 956-631-7890
878-1487

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Ramirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>existing Septic</u>
Date Approved:	<u>1 1</u>	<u>07/22/19</u>

Water Supplier: MHWSC
Utility Provider: [] M.V.E.C. [X] AEP
Account/ESI No.: N/A
[] Temporary Pole [X] Permanent Service

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

MC lot 22

[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 30th 19, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~OR~~

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

[Signature]
Planning Department Authorized Signature
Ricardo F. Lopez
Hidalgo County Judge

7/30/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

7-31-19
Date
[Signature]

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 0 2 3 4

Application No: 1-19

**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

Brian Homphreys, Jr. (Rio Financial Holding LLC)

Known to me [or proved to me in the oath of #06914949 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:

MC lot 22"

[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 July 19th, 2019, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Direct: *Nicolas Casares and wife, Elvia Jimena Casares*
Indirect: *Rio Bank, as Successor in Interest to Elsa State Bank & Trust Co.* {File No.37151}

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property (including any improvements) to be sold is described as follows:

Lot 22, MG SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 27, Page 155, Map Records of Hidalgo County, Texas.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: January 2, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: *Administrative Building, located at 2802 S. Business Hwy 281, Edinburg, Texas 78539 (outdoor covered area on the west side of the building),* the area designated for foreclosures.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain

in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Nicolas Casares and wife, Elvia Jimena Casares**. The deed of trust is dated **August 1, 2017**, and is recorded in the office of the County Clerk of Hidalgo County, Texas, as **Document Number 2851028, Hidalgo County, Texas**.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the real estate lien note in the original principal amount of **\$100,000.00**, executed by **Nicolas Casares and wife, Elvia Jimena Casares**, and payable to the order of **Elsa State Bank & Trust Co.**; and (2) all renewals and extensions of the note. **Rio Bank, as Successor in Interest to Elsa State Bank & Trust Co.** is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.


Questions concerning the sale may be directed to the undersigned.

6. Substitute Trustees: As per the Appointment of Substitute Trustee dated December 10, 2018, and recorded in the Official Records of Hidalgo County, Texas, the following individuals have been appointed as substitute trustee:

Juan M. Pequeño, Jr., Rudy Salinas, Jr. Eugene R. Vaughan, III, Lauren K.
Christy, David Lozano and Gregory P. Kerr
2300 W. Pike Boulevard, Suite 300
P.O. Drawer 1247
Weslaco, Texas 78599-1247
Hidalgo County, Texas
Phone: (956)968-5402
Fax: (956)969-9402

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: December 11, 2018



Juan M. Pequeño, Jr.,
Rudy Salinas, Jr.
Eugene R. Vaughan, III
Lauren K. Christy,
David Lozano
Gregory P. Kerr
Substitute Trustees
2300 W. Pike Blvd, Suite 300
P.O. Drawer 1247
Weslaco, Texas 78599-1247
Telephone: (956) 968-5402
Telecopier: (956) 969-9402

SERVING ON ACTIVE MILITARY DUTY: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-19
Receipt No.: 000101
M3852-00-000-0022-00

Rio Financial Holdings
CASARES ELVIA

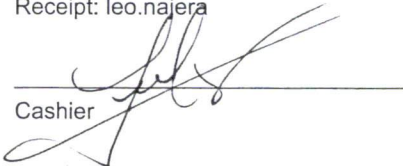
803 CATARINA ST.
WESLACO, TX 78596
(956) 756-3061
(956) 756-3061

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2190Sq.Ft.
- [5] Legal Description: MG LOT 22
- [6] Location: MILE 2 & GONZALEZ RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone B

Community Panel Number: 480334 / 0525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 55', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 1-19
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: leo.najera


Cashier 

10/12/17
Date

Property ID# 513222

[NOTICE]

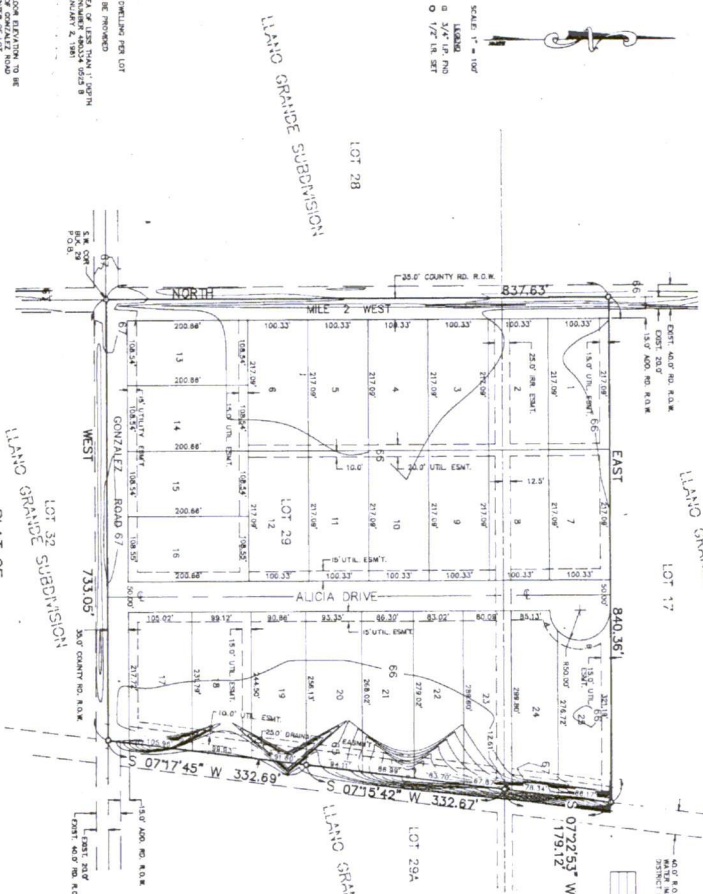
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

10-12-17
Date

LOCATION MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PLAT OF
MC SUBDIVISION**
BEING A 15.126 ACRE TRACT OF LAND
BEING THE SOUTH 3.38 ACRES OF BLOCK 17
AND ALL OF BLOCK 29,
OF THE RESUBDIVISION OF BLOCKS
13,14,17,18,28,29,32,33,50,51,54,55,72 AND 73
LLANO GRANDE SUBDIVISION
HIDALGO COUNTY, TEXAS

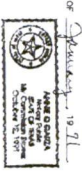
APPROVED FOR RECORDING
COMMISSIONER OF THE PUBLIC LANDS
WILLIAM BELLY, LEAD County Clerk
Hidalgo County, Texas
By: *[Signature]*, Deputy



THIS PLAT IS APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MERCEDES ON THIS THE 30th DAY OF NOV, 1991.
APPROVED AS TO FORM: *[Signature]*
CITY CLERK: *[Signature]*



APPROVED FOR RECORDING
COMMISSIONER OF THE PUBLIC LANDS
WILLIAM BELLY, LEAD County Clerk
Hidalgo County, Texas
By: *[Signature]*, Deputy



NOTARY PUBLIC
BY COMMISSION EXPIRES: 12-21-91

PHASE V ENGINEERING INC.
CIVIL AND INDUSTRIAL ENGINEERING
Land Planning
Construction Management
1600 WATSON, SUITE B WALKER TEXAS 75788-4304

CREATED BY	DATE	CREATED BY	DATE
ST	EV-102	ST	OCT 1990
REVISED BY	DATE	REVISED BY	DATE
EV-89-129	1991		



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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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: 1-2118

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

Upon the application of:

Name: JAVIER ARCE

Address: P.O. Box 71
Doma TX 78537

Phone: 956.376.3761

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>For water only.</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>7 11 8 1 19</u>

Water Supplier: North Alamo

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:

Highland Farms Lot 13, Donna, Hidalgo County, TEXAS
(Billman 's. mile 9)

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

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

~~-OR-~~

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/30/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7-31-19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 DP

[Signature]
7-31-19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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: 1-2118

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

JAVIER ARCE

Known to me [or proved to me in the oath of _____ or through
TX DL 20073521 (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:

Highland Farms Lot 13, Donna, Hidalgo County, Texas :"
(Billman 14, Mile 9)
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

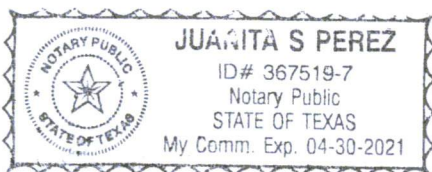
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Javier Arce (Signature)

SUBSCRIBED AND SWORN TO before me on July 18, 2019, to certify which, witnesses my hand and seal of office.



Juanita S. Perez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

128 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

Know All Men by These Presents:

County of Hidalgo

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

THAT I, Victoria Reyna Lara of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100ths----- (\$10.00)-----DOLLARS and other good and valuable consideration to me in hand paid by JAVIER ARCE

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said JAVIER ARCE whose mailing address is 2805 North Hutto Road, Donna, Texas 78537 of the County of Hidalgo State of Texas all that certain Property (including any improvements):

Lot 13, HIGHLAND FARMS SUBDIVISION, an Addition in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 30, Map Records of Hidalgo County, Texas.

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

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said JAVIER ARCE, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS my hand at Donna, Texas this 7th day December 2018.

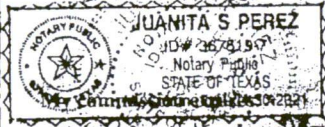
Witness at Request of Grantor:

x Victoria Reyna Lara Victoria Reyna Lara

(Acknowledgement)

STATE OF TEXAS COUNTY OF Hidalgo

This instrument was acknowledged before me on the 7th day of December 2018 by Victoria Reyna Lara.



Notary Public, State of Texas Notary's printed name: JUANITA S. PEREZ

Warranty Deed

FROM
Victoria Reyna Lara
TO
Javier Arce

FILED FOR RECORD

This day of
at o'clock M.
.....
County Clerk

By Deputy

RECORD

In County Records
In Book on page
County Clerk

By Deputy

Recording Fee \$

This Instrument should be filed immediately with
the County Clerk for Record

WHEN RECORDED RETURN TO:
2805 North Hutto Road
Donna, Texas 78537

THE ODDE COMPANY, Publishers, Dallas

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires:

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

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires:

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

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the day of
by

My commission expires:

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



Chapter 232, Texas Local Government Code

7/12/2019 12:15:34 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2118
Receipt No.: 008267
H3050-00-000-0013-00

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

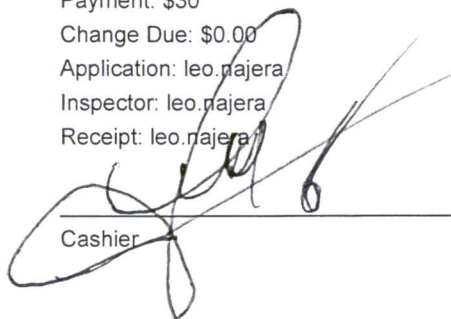
ARCE JAVIER
PO BOX 71
DONNA, TX 78537
(956) 376-3761
(956) 376-3761

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4018Sq.Ft.
- [5] Legal Description: HIGHLAND FARMS LOT 13
- [6] Location: billman & mile 9
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-2118
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: leo.najera
Inspector: leo.najera
Receipt: leo.najera



Cashier

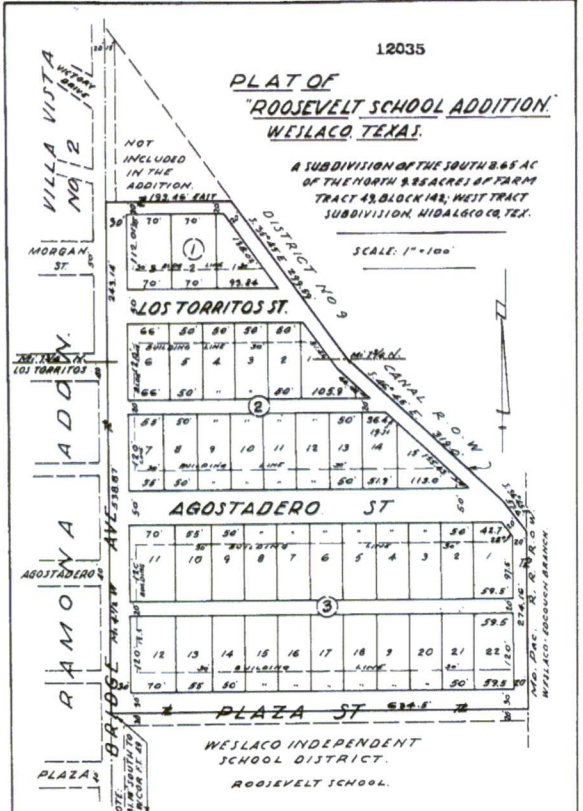
7/12/19
Date

[NOTICE]

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

Jani A. A.
Signature of Owner or Applicant

7-12-19
Date



KNOW ALL MEN BY THESE PRESENTS:
 THAT I, MARK BAILEY, OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AND TO THE CITY OF WESLACO, TEXAS, THE STREETS AND ALLEYS AS SHOWN ON THE ABOVE PLAT OF "THE ROOSEVELT ADDITION" WESLACO, TEXAS, AS LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE OF THE PUBLIC.
 EXECUTED THIS 27th DAY OF MAY, A. D. 1960.
 Mark Bailey, Owner.

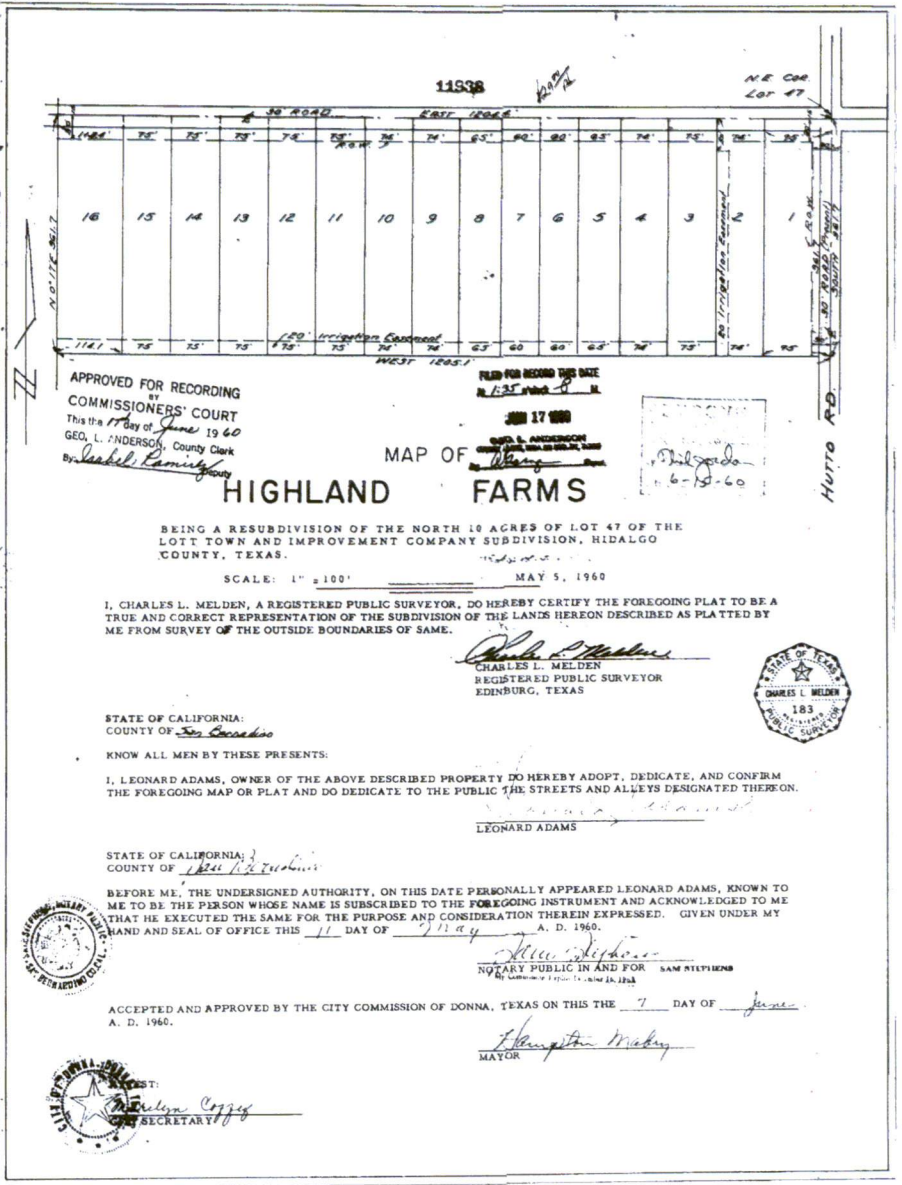
STATE OF TEXAS:
 COUNTY HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF MAY, 1960.
 Luther Hughes
 NOTARY PUBLIC, HIDALGO CO., TEX.
 LUTHER HUGHES

STATE OF TEXAS:
 COUNTY HIDALGO:
 THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS, TO THE BEST OF MY KNOWLEDGE A FULL, TRUE AND COMPLETE MAP OF THE ABOVE DESCRIBED PROPERTY, AS SUBDIVIDED AND PLATTED HEREON BY ME.
 WITNESS MY HAND AND SEAL THIS 27th DAY OF MAY, 1960.
 H. S. Bennett, C.E.
 Registered Professional Engineer.

SWORN AND SUBSCRIBED TO BEFORE ME THIS 27th DAY OF MAY, 1960.
 Luther Hughes
 NOTARY PUBLIC, HIDALGO CO. TEX.

APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AT ITS REGULAR MEETING OF JUNE 7th 1960.
 V. C. Thompson, City Sec'y.
 B. J. Horn
 Mayor.

APPROVED FOR RECORDING
 BY COMMISSIONERS' COURT
 This the 17th Day of June 1960
 GEO. L. ANDERSON, County Clerk
 Geo. L. Anderson
 6-17-60



APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 This the 17th Day of June 1960
 GEO. L. ANDERSON, County Clerk
 Geo. L. Anderson

MAP OF
HIGHLAND FARMS

BEING A RESUBDIVISION OF THE NORTH 10 ACRES OF LOT 47 OF THE LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.
 SCALE: 1" = 100'
 MAY 5, 1960

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

Charles L. Melden
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS



STATE OF CALIFORNIA:
 COUNTY OF Santa Barbara

KNOW ALL MEN BY THESE PRESENTS:
 I, LEONARD ADAMS, OWNER OF THE ABOVE DESCRIBED PROPERTY DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

LEONARD ADAMS

STATE OF CALIFORNIA:
 COUNTY OF Santa Barbara

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED LEONARD ADAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF May, A. D. 1960.

Notary Public in and for Santa Barbara County, California
 SAM STEPHENS

ACCEPTED AND APPROVED BY THE CITY COMMISSION OF DONNA, TEXAS ON THIS THE 7 DAY OF June, A. D. 1960.

Thompson Mackay
 MAYOR





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

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

Precinct 1 2 3 4

1-1734

T.J. Arredondo, CFM
Director of Planning

Application No:

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: Abigail custom
Agent: Miguel Chavez HUMES

Address: 11600

Puesta Del Sol
Weslaco TX

Phone: 956-532-88-04

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>07/11 / 19</u>

Water Supplier: North Alamo

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

Account/ESI No.: 1003278942205043
[] Temporary Pole [] Permanent Service

regarding the land described as: Sol Encantado lot 40

on July 30th, 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 9-25-02);
(ATL 354 L/M on)

(verified by [Signature]);

(verified by M Rawls);

(verified by M Rawls);

(verified by [Signature]);

[Signature]

Planning Department Authorized Signature

Rodolfo F. Cuatrecasas

Hidalgo County Judge

7/30/19

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 A.P.

ATTEST: [Signature]
Hidalgo County Clerk

9-31-19

Date

[Signature] 9-31-19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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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: 1-1734

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: Abigail Custom Homes Miguel Chavez, Agent

Address: 6857 N. Mi 4.5
Weslaco TX

Phone: 956-650-6879

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

lot 40 Sol Encantado

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel Chavez
Requesting Party (Signature)

7-11-19
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:

7-11-19
Date

[Signature]
County Official

Charge to VLTC
GF#161099/JR

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: March 19, 2019

Grantor: RUDY MORENO, a single person

Grantor's Mailing Address: 1438 Summerfield Lane
Harlingen, Texas 78550

Grantee: ABIGAIL CUSTOM HOMES, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 6801 N. Mile 4 1/2 West
Weslaco, Texas 78599

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 40, SOL ENCANTADO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 40, Page 173, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records and Volume 40, Page 173, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Sol Encantado Subdivision, recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas.
5. Easements for roadways, canals, drainage ditches, etc. in favor of American Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Deed Records of Hidalgo County, Texas.
6. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated August 12, 2002, filed October 11, 2002, under Document Number 1130374, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 18, 1958, recorded in Volume 219, Page 604 and dated May 26, 1965, recorded in Volume 298, Page 33, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 1984, recorded in Volume 2051, Page 951, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 3, 1967, recorded in Volume 313, Page 837, Oil and Gas Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deeds recorded in Volume 502, Page 516 and Volume 1501, Page 30, Deed Records and filed October 19, 1998 under Document Number 717576, Official Records of Hidalgo County, Texas.
11. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. 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.
14. Standby fees, taxes and assessments by any taxing authority for the year 2019, 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.

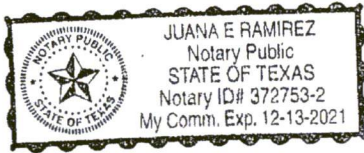

RUDY MORENO

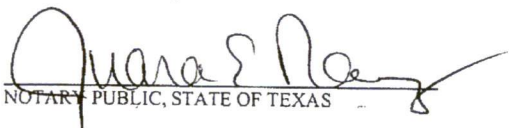
(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on March 21, 2019 by RUDY MORENO.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
ABIGAIL CUSTOM HOMES, LLC
6801 N. Mile 4 1/2 West
Weslaco, Texas 78599

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#161099/File No. 10470-19



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Fax: 956-973-7850

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

Permit No.: Permit 1-1734
Receipt No.: 006859
S3979-00-000-0040-00

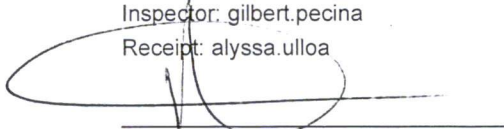
ABIGAIL CUSTOM HOMES
6801 N. MILE 4 1/2 W
WESLACO, TX 78599
(956) 532-8804
(956) 532-8804

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3400Sq.Ft.
- [5] Legal Description: SOL ENCANTADO LOT 40
- [6] Location: MILE 14 1/12 & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 15', Side 7.5', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1734
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 6898
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa



Casher

4/3/19
Date

Property ID# 650090

[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

4-3-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2084

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: Heriberto Garcia

Address: 502 Bahama St.

Weslaco TX

78596

Phone: (956) 463-7474

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>W. Ramirez</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 1</u>	<u>installed sewer</u> <u>07/15/19</u>

Water Supplier: North Alamo

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

Account/ESI No.: 100 327 894 530 826 23
[] Temporary Pole [] Permanent Service

regarding the land described as:

Tesoro Est Ph 3 lot 133

on July 30th, 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 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;
- No yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3-23-06;
(Alyssa 4/11/06))

(verified by [Signature]);

(verified by W. Ramirez);

(verified by W. Ramirez);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ridwell F. Carter
Hidalgo County Judge

7/30/19
Date

7-31-19
Date

Am 7-31-19

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk



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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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: ~~0286~~

1-2084

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: Heriberto Garcia

Address: 502 Bahama St.

Weslaco TX, 78596

Phone: 956-463-7474

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

Tesoro Estates PH 3 Lot 133

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)

7/15/19
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:

7/15/19
Date

[Signature]
County Official

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 27, 2019**

Grantor: **JUAN M. MEDINA, a single man; and JOSE LUIS GARCIA joined herein proforma by his wife, NORA C. GARCIA**

Grantor's Mailing Address: **309 W. Pike Blvd., Ste. A
Weslaco, Texas 78596
Hidalgo County**

We hereby certify that this is
a true and correct copy of the
original instrument.
Sierra Title of Hidalgo County, Inc.

Grantee: **HERIBERTO GARCIA, a single man**

Grantee's Mailing Address: **2712 Roselawn Dr.
Weslaco, Texas 78596
Hidalgo County**

By  _____

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 133, TESORO ESTATES, PHASE III, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas, and other minerals not previously reserved in and under and that may be produced from the above Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.

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

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 ten foot (10') 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.

Minimum set back line along the rear, to be twenty percent (20%) of Lot depth 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.

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.

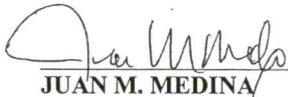
No structure shall be permitted over any easement as shown on plat recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.

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, 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.



JUAN M. MEDINA



JOSE LUIS GARCIA



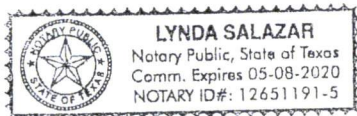
NORA C. GARCIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by
JUAN M. MEDINA.

(SEAL)



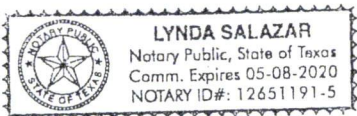
Lynda Salazar
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by
JOSE LUIS GARCIA.

(SEAL)



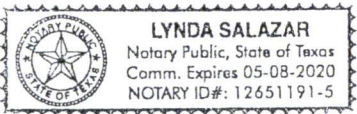
Lynda Salazar
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by
NORA C. GARCIA.

(SEAL)



Lynda Salazar
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Heriberto Garcia
2712 Roselawn Dr.
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF#3181701;LS/ag**



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

7/3/2019 11:14:46 AM

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

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

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

Permit No.: Permit 1-2084
Receipt No.: 008145
T1817-03-000-0133-00

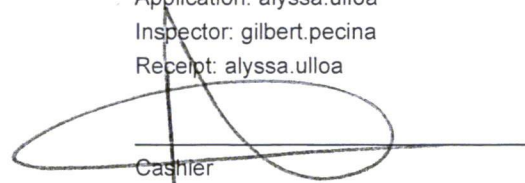
GARCIA HERIBERTO
2712 ROSELAWN DR
WESLACO, TX 78596
(956) 463-7474
(956) 463-7474

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: TESORO ESTATES PH 3 LOT 133
- [6] Location: MILANOS & MILE 7 N.
- [7] Sewage: City of Weslaco
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 10', Rear 25', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2084
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2468
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

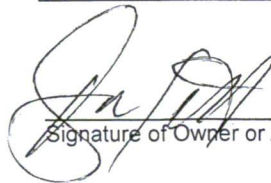

Cashier

7/3/19
Date

Property # 2069169

[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

7-3-2019
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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: 1-2137

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. Garcia

Address: 2025 W. Vike 11 N.
Weslaco, TX 78599

Phone: 956-739-4836

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septic</u> <u>07/17/19</u>

Water Supplier: North Alamo

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

Account/ESI No.: 192540-015
 Temporary Pole [] Permanent Service

regarding the land described as:

Eagles Nest sub unit 3, Lot 6, Block 6

on July 30th 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8-30-07); *(Alyssa Collier)*

(verified by [Signature]);

(verified by M Ramirez);

(verified by M Ramirez);

(verified by [Signature]);

Planning Department Authorized Signature [Signature] Hidalgo County Judge

Date 7/30/19

APPROVED BY
COMMISSIONERS' COURT
ON: 7/30/19 D.P.

ATTEST: [Signature]
Hidalgo County Clerk

Date 8-31-19

Am 7-31-19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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956-968-4734
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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: 1-2137

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. Garcia
Address: 2025 W. Mile 11 N.
Weslaco, TX 78599
Phone: 956-739-4836

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

Eagles Nest sub. unit 3, Lot 6, Block 6

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)

7-17-19
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:

7/17/19
Date

[Signature]
County Official

Capital Title
GF# 19-1002M-WC

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: **July** 9th, 2019

Grantor: **Javier Enrique Garcia and Belinda Garcia, husband and wife**

Grantor's Mailing Address: 2706 Pena St., Weslaco, Texas 78599

Grantee: **Juan M. Garcia Jr.**

Grantee's Mailing Address: 3125 N. Texas Blvd., Weslaco, Texas 78596

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 6, Block 6, EAGLE'S NEST ESTATES SUBDIVISION UNIT III, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Map recorded in Volume 53, Page 170, of the Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.



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

7/17/2019 11:52:16 AM

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 1-2137
Receipt No.: 008316
E0155-03-006-0006-00

GARCIA JUAN M. JR.
3125 N. TEXAS BLVD
WESLACO, TX 78599
(956) 970-3571
(956) 970-3571

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side S20', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS; SOUTH SIDE SETBACK 20'
Description: Permit 1-2137
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: EAGLE'S NEST ESTATES UT 3 LOT 6 BLK 6
- [6] Location: MILE 6 1/2 & MILE 10
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$45000
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1555
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: tes.najera
Receipt: alyssa.ulloa

Cashier

7/17/19
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

7-17-19
Date