



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR August 6, 2019

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>5</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	<u>7</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	BLANCA BERAZA	1-2186
2.		
3.		
4.		
	COMM. COURT: AUGUST 6, 2019	

AS - 71549

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Ana K. Salinas	4-1785
2.	Corina Arce	4-2136
	COMM. COURT: August 6, 2019	

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	ESEQUIEL CHAVEZ EMILIANO	3-1514
2.	VENTURA CHAVEZ CABELLO	3-1515
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 6, 2019	

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	JESUS DANIEL CERROBLANCO	3-1517
2.		
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10.		
11.		
12.		
13.		
	COMM. COURT: AUGUST 6, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2186

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: Blanca Beraza

Address: 8116 beach Dr
Donna TX
78537

Phone: (956) 373-8636

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>WRanning</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature <u>Pre-installed septic</u>
Date Approved: _____	_____/_____/_____	<u>07/30/19</u>

Water Supplier: Alamo water supply (WSC)

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

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

regarding the land described as:

Tropical Palms Est. # 2 lot 32

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

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

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

(Date approved 10-24-02);

verified by _____);

(verified by WRanning);

(verified by WRanning);

(verified by _____);

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

8/6/19
Date

ATTEST: Anton Guajardo Jr.
Hidalgo County Clerk

8-6-19
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2186

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: Blanca Beraza

Address: 8116 Beach Dr

Donna TX 78537

Phone: (956) 373-8634

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

Tropical Palms Est #2 lot 32

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Blanca Beraza
Requesting Party (Signature)

7-30-19
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:

7/30/19
Date

[Signature]
County Official

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

General Warranty Deed

Date: July 20 ,2019

Grantor: Jose Fidencio Beraza and Brenda Araceli Beraza

Grantor's Mailing Address: 3111 Rosa St
Mercedes, Texas 78570

Grantee: Blanca Alicia Beraza

Grantee's Mailing Address: 3111 Rosa Sr
Mercedes, Texas 78570

CONSIDERATION: TEN Dollars and no/100 (\$10.00) Dollars and other consideration.

Property (including any improvements)

All of Lot 32,, TROPICAL PALMS ESTATES NO.2 SUBDIVISION,Hidalgo County, Texas as per map or plat thereof recorded in Volume 41, Page 15, Map Records , Hidalgo County,Texas.

Reservation from Conveyance: None

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 41, Page 15, Deed Records, Hidalgo County, Texas.

- b. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights of claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 22, Page 30, Map Records, Hidalgo County, Texas.
- f. Right of way easement granted to Reynosa Pipe Line Company, recorded in Volume 610, Page 173, Deed Records, Hidalgo County, Texas.
- g. Right of way easement granted to Central Power and Light Company, recorded in Volume 750, Page 295, Deed Records, Hidalgo County, Texas.
- h. Right of way easement granted to Truckline Gas Co., recorded in Volume 845, Page 204, Deed Records, Hidalgo County, Texas.
- i. Right of way easement granted to Coastal States Gas Producing Company, recorded in Volume 1129, Page 209, Deed Records, Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 31, 1984, recorded in Volume 2002, Page 772, being Document No. 74116 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1984, recorded in Volume 2031, Page 147, being Document No. 83095 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 25, 1984, recorded in Volume 2031, Page 157, being Document No. 83098 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 30, 1984, recorded in Volume 2031, Page 159, being Document No. 83099 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 12, 1984, recorded in Volume 2070, Page 691, being Document No. 95725 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 871, being Document No. 153515, Official Records, Hidalgo County, Texas.

- p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 873, being Document No. 153516, Official Records, Hidalgo County, Texas.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 875, being Document No. 153517, Official Records, Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 877, being Document No. 153518, Official Records, Hidalgo County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 879, being Document No. 153519, Official Records, Hidalgo County, Texas.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 881, being Document No. 153520, Official Records, Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 883, being Document No. 153521, Official Records, Hidalgo County, Texas.
- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 12, 1986, recorded in Volume 2265, Page 78, being Document No. 156815, Official Records, Hidalgo County, Texas.
- w. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1989, recorded in Volume 2717, Page 374, being Document No. 102242, Official Records, Hidalgo County, Texas.
- x. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 378, being Document No. 102244, Official Records, Hidalgo County, Texas.
- y. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 27, 1989, recorded in Volume 2717, Page 380, being Document No. 102245, Official Records, Hidalgo County, Texas.
- z. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 382, being Document No. 102246 Official Records, Hidalgo County, Texas.
- aa. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 384, being Document No. 102247, Official Records, Hidalgo County, Texas.
- bb. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 10, 1989, recorded in Volume 2717, Page 392, being Document No. 102251, Official Records, Hidalgo County, Texas.
- cc. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 402, being Document No. 102255, Official Records, Hidalgo County, Texas.

- dd. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 20, 1989, recorded in Volume 2721, Page 808, being Document No. 103682, Official Records, Hidalgo County, Texas.
- ee. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530101, Officials Records of Hidalgo County, Texas.
- ff. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530102, Officials Records of Hidalgo County, Texas.
- gg. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530103, Officials Records of Hidalgo County, Texas.
- hh. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530104, Officials Records of Hidalgo County, Texas.
- ii. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 30, 2005, recorded under Document No 1566232, Officials Records of Hidalgo County, Texas.
- jj. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 30, 2005, recorded under Document No 1566233, Officials Records of Hidalgo County, Texas.
- kk. Coal, lignite, oil, gas or other mineral interests, together with the rights incident thereto, contained in instrument dated January 6, 1982, recorded on February 25, 1982 in/under Volume 1769, Page 348 of the Deed Records of Hidalgo County, Texas, which document contains the following language, "Save and Except there is hereby reserved unto Grantors herein, their heirs and assigns, all of the oil, gas and other minerals, in and under and that may be produced from the above described property".
- ll. 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.
- mm. Zoning and building ordinances in favor of the City of Donna.

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.

BY: Jose Beraza Brenda

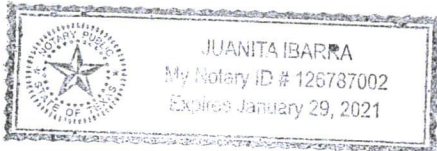
Jose Fidencio Beraza and Brenda Araceli Beraza

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of July
2019, by Jose Fidencio Beraza and Brenda Araceli Beraza.



Juanita Ibarra
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO

Blanca Alicia Beraza

3111 Rosa St

Mercedes, Texas 78570



Chapter 232, Texas Local Government Code

7/29/2019 12:56:31 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2186
Receipt No.: 008470
T7920-02-000-0032-00

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

BERAZA BLANCA A
3111 ROSA ST
MERCEDES, TX 78570
(956) 373-8637
(956) 373-8637

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2916Sq.Ft.
- [5] Legal Description: TROPICAL PALMS ESTATES #2 LOT 32
- [6] Location: ROSEVELT & FM 493 RD.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$98000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2186
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

Date

7/29/19

[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.

Alyssa Beraza
Signature of Owner or Applicant

7-29-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2840
956-318-2844

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Weslaco, TX 78596
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2182

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>7/12/19</u>

Name: Juan Guajardo

Address: 12824 W mesa
Circle, Mercedes
TX 78570

Phone: 956 998 8510

Water Supplier: NAWS

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

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

Juan Guajardo La mesa lot # 77

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct 1 2 3 4

Application No: 1-2182

**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

Juan Guajardo

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

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

La Mesa Lot #77 Mercedes Tx 78570."

[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]

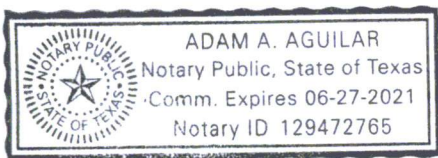
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Guajardo (Signature)

SUBSCRIBED AND SWORN TO before me on 29th July, 20 19, to certify which, witnesses my hand and seal of office.



**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

CORRECTION WARRANTY DEED WITH VENDOR'S LIEN

Date: **APRIL 3, 2017**

Grantor: **INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER**

Grantors' Mailing Address (including county): **4121 N. 10TH ST., #208
MCALLEN, HIDALGO COUNTY, TEXAS 78504**

Grantee: **JUAN GUAJARDO AND CYNTHIA ESTELA GUAJARDO**

Grantees' Mailing Address (including county): **12908 E. MESA CIRCLE
MERCEDAS, HIDALGO COUNTY, TEXAS 78570**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00)**. 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 **ARTURO MARTINEZ**, trustee.

Property (including any improvements):

LOT 77, LA MESA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 23, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Exceptions to Conveyance and Warranty:

- A. RIGHT OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)**
- B. A FIVE FOOT (5') UTILITY EASEMENT ALONG THE EAST LINE OF THE SUBJECT LAND ACCORDING TO THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.**
- C. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.**
- D. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.**
- E. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT PART OF THE PUBLIC RECORD.**
- F. ALL OIL, GAS, AND OTHER MINERALS RESERVED AND/OR CONVEYED IN DEED RECORDED IN VOLUME 704, PAGE 350, VOLUME 1812, PAGE 815, BOTH IN DEED RECORDS OF HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATES OF AFORESAID INSTRUMENTS.**

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.

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.

This correction warranty deed with vendor's lien is made in place of and to correct a warranty deed with vendor's lien from Grantor to Grantee, dated April 3, 2017 and recorded under Document Number 2808078, Official Records, Hidalgo County, Texas. By mistake in that warranty deed with vendor's lien the consideration clause was stated as Cash and a note of even date executed by Grantee and payable to the order of WEALTH BUILDERS CAPITAL INC., MANAGER OF INDEFREE PROPERTIES AND INVESTMENTS, LLC in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). 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 ARTURO MARTINEZ, trustee. When in fact it should have been stated as: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). 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 ARTURO MARTINEZ, trustee. This correction warranty deed with vendor's lien is made by Grantor and accepted by Grantee to correct that mistake, is effective on April 3, 2017 and in all other respects confirms the former Warranty Deed With Vendor's Lien.

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

INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER

BY:

[Signature]
CRISPINA TAN, PRESIDENT

ACCEPTED BY GRANTEE:

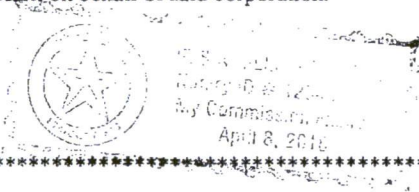
[Signature]
JUAN GUAJARDO

[Signature]
CYNTHIA ESTELA GUAJARDO

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 26th day of June, 2017, by CRISPINA TAN, PRESIDENT OF INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER, on behalf of said corporation.

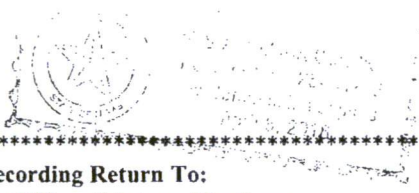


[Signature]
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of June, 2017 by JUAN GUAJARDO AND WIFE, CYNTHIA ESTELA GUAJARDO.



[Signature]
Notary Public, State of Texas

After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203/Fax(956) 781-6204



Chapter 232, Texas Local Government Code

7/26/2019 3:39:48 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-2182
Receipt No.: 008462
L1365-00-000-0077-00

- GUAJARDO JUAN & CYNTHIA E GUAJARDO
12908 E MESA CIRCLE
MERCEDES, TX 78570
(956) 998-8510
(956) 998-8510
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 20 Mobile Homes
 - [4] Size of Structure: 1216Sq.Ft.
 - [5] Legal Description: LA MESA LOT 77
 - [6] Location: mile 11 & mile 1 1/2
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$56900
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-2182
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

7/26/19
Date

[NOTICE]

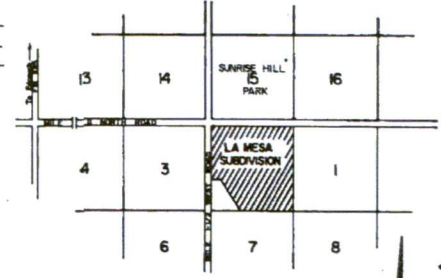
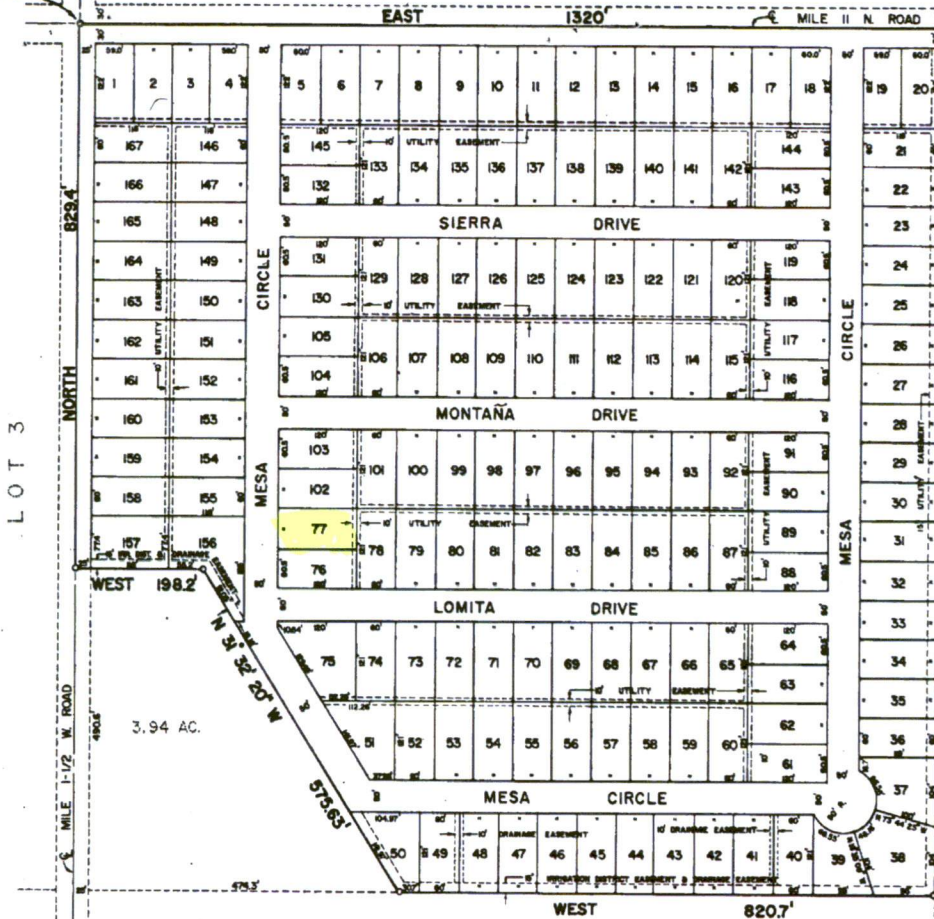
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

7/26/19
Date

NW CORNER OF LOT 2, BLK. 100

CENTRAL HILL FAIR



LOCATION MAP SCALE 1" = 1000'

VOL. 23 PAGE 49

Recorded in Book 22 Page 49 of the map records of Hidalgo County, Texas

FILED MAR 8 1983

APPROVED FOR RECORDING Hidalgo Co. Right of Way Dept. by Donna Walker Date March 7, 1983

PLAT OF LA MESA SUBDIVISION SCALE 1" = 100'

BEING A 36.06 ACRE TRACT OF LAND SITUATED IN LOT 2 BLOCK 100 CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS.

OWNER'S STATEMENT AND DECLARATION

The undersigned owner of the land shown on this plat as LA MESA SUBDIVISION, and being all, except a certain 3.94 acre tract, of Lot 2, Block 100, Campacuas Addition to the Capisallo District Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas does hereby make subdivision of said land into the 167 lots shown herein, which subdivision shall forever be known as

LA MESA SUBDIVISION

Mesa Circle, Lomita Drive, Montana Drive and Sierra Drive, all 30 feet wide, are hereby dedicated to Hidalgo County for public roads. A five foot wide strip adjacent to Mile 1 1/2 West Road is hereby dedicated to Hidalgo County for public road purposes.

The 10 foot wide utility easements centered on common lot lines common to the rear of lots as shown on this plat are granted to the County of Hidalgo for utility purposes for electric power, sewage collection, telecommunications and gas distribution. Likewise, the 10 foot wide easement on the eastern perimeter of LA MESA SUBDIVISION, the 10 foot wide easement centered on the line common to lots 40 and 41, and common to lots 48 and 49, together with the 15 foot wide easement along the southern perimeter to this subdivision are granted to the County of Hidalgo for utility purposes, for electric power, sewage collection, telecommunications, and gas distribution.

Possible water, utility mains and service shall be placed within the street right-of-way.

The 15 foot wide irrigation district and drainage easement as shown along the southern perimeter of this subdivision and the 10 foot wide easement along the eastern perimeter of this subdivision is hereby granted to the Hidalgo and Cameron Counties Meter Improvement District No. 9 and to the County of Hidalgo for irrigation and drainage purposes. The 10 foot wide easements centered on the line common to lots 48 and 49 and on the line common to lots 40 and 41 are hereby granted to the County of Hidalgo for drainage purposes.

Signed and sealed this 2nd day of February, 1983.

Casimiro Chapo, owner

STATE OF TEXAS: COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared Casimiro Chapo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Notary Public in and for the State of Texas, my commission expires 3-3-86

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT

MERCEDOS, TEXAS February 8, 1983

Mr. George E. Stourton Delta Systems Service P.O. Box 1073 Elia, Texas 78543

Dear Mr. Stourton:

I have inspected the plat for the proposed La Mesa Subdivision, a subdivision of 36.06 acres out of Lot 2 Block 100, Campacuas Addition to the Capisallo District Subdivision, Hidalgo County, Texas.

I find that proper easements have been provided for District Irrigation and drainage facilities. Therefore, this District has no objection to the proposed subdivision as platted.

SURVEYOR'S CERTIFICATION

This is to certify that I, George E. Stourton, P.E. a Public Surveyor of the State of Texas, have surveyed and plotted the subdivision shown hereon from an actual survey on the ground, and all corners are properly marked with No. 1 Nails as shown on this plat. This plat correctly represents that survey made under my direction. Dimensions are U.S. feet, angular bearings.

George E. Stourton Public Surveyor No. 3811 February 1, 1983

ENGINEER'S CERTIFICATION

This is to certify that I, George E. Stourton, P.E. have investigated the existing topography and drainage characteristics of this subdivision. The subdivision lies in what is commonly known as Area B. In accordance with the Hidalgo County, National Flood Insurance Program, Area B is described as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

A benchmark has been established for this subdivision and is located and described on the right hand side of the plat drawing. The lowest floor elevation of any dwelling shall be at least 28 inches (2.33 feet or 0.73 meters) above the crown of the street in front of said dwelling. The road construction shall be done in accordance with the typical cross-sections submitted to the County of Hidalgo concurrent with this plat. A report pertaining to porcolation rates for this subdivision was submitted to the County of Hidalgo concurrent with this subdivision.

George E. Stourton, P.E. Professional Engineer No. 40904 February 1, 1983

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

This plat is hereby approved by the Hidalgo and Cameron Counties Irrigation District No. 9 subject to the condition that the above owner and his successors in title (subdividers) will provide the domestic water system that will distribute potable water. This district will provide non-potable irrigation water; where distributing facilities are constructed and maintained at the expense of the owner and consisting of pipelines, valves, check gates to be connected to the nearest district facility.

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

PRESIDENT

APPROVED FOR RECORDING BY COMMISSIONER'S COURT The No. 724 on 4/7/83 1983

VOL. 23 PAGE 49



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: 4-1785

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:

Ana K. Salinas do
Name: WIDMERSRUIK LLC

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

Address: 328 Bluebird Ave
MCAKER TEXAS
78504

Water Supplier: N/A

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

Phone: (956) 451-8456

Account/ESI No.: 100327894 10550124
 Temporary Pole Permanent Service

regarding the land described as:

14603 mile 20 North ELSA TEXAS 78542 LOT# 82 Evergreen Valley Estates PH III

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

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

- yes A plat has been prepared; (Date approved 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by CRS);
- 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 CRS);
- 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 MRanning);
- 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 MRanning);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by CRS);

[Signature]
Planning Department Authorized Signature

Richard F. ENTER
Hidalgo County Judge

8/6/19
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19

ATTEST: [Signature]
Hidalgo County Clerk

8/6/19
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

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1902 Joe Stephens Ave.
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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: 4-1785

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: Ana K. Salinas c/o

Name: Wild Mesquite LLC Joe Ortega

Address: 308 Blue Bird Ave
McAllen 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.):

14603 Mile 20 North El Paso TX 78542 Lot #80 Evergreen Valley Estate Ph III

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ana K. Salinas
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

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

SPECIAL WARRANTY DEED

Date: January 5, 2018

Grantor: Evergreen Valley Inc., a Texas Corporation

Grantor's Mailing Address (including county)

902 Bighorn Dr.
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: Ana Kristina Salinas
Grantee's Home Phone Number: (956) 785-7544
Grantee's Work Phone Number:
Grantee's Mailing Address (Including county)

1713 W. Garrison Dr. Apt.4
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.

Property (including any improvements):

Lot(s) 82, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that effect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachment or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the year, 2018, and all subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

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 to 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, and executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or Grantor, but not otherwise.

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

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

Evergreen Valley Inc., a Texas Corporation
BY: [Signature]
Herb Scurlock III, Secretary

(Acknowledgment)

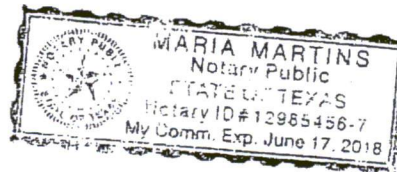
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th day of January 2018 by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas

After recording, mail to:

Evergreen Valley Inc.
902 Bighorn Drive
Edinburg, TX 78542





Chapter 232, Texas Local Government Code

4/18/2019 1:31:13 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
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2401 N. Moorefield Rd.
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1785
Receipt No.: 007138
E8250-03-000-0082-00

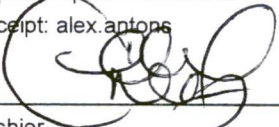
SALINAS ANA KRISTINA
3012 JOSEPHINE
EDINBURG, TX 78539
(956) 638-2159
(956) 451-8456

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 2889Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 82
- [6] Location: SKINNER RD AND MILE 20
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$156000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-1785
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 8356
Payment: \$30.00
Change Due: \$0.00
Application: alex.antonis
Inspector: peter.hernandez
Receipt: alex.antonis



Cashier

4/18/19
Date

[NOTICE]

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



Signature of Owner or Applicant

4-18-19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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: 4-2130

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: Corina Arce

Address: 100 Windsor Ave
Edinburg, Tx
78542

Phone: 956-457-6250

Approved by Environmental Health:	Temporary Service	Final Service
<u>RCB</u>	<u>RCB</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>07/26/19</u>		<u>/ /</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 100 327 894 774 389 14
[] Temporary Pole [] Permanent Service

regarding the land described as: Papavazzi Estates lot 21 & 22

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

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

- yes A plat has been prepared; (Date approved 9/22/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by RCB);
- 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 RCB);
- 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

Ridwan F CENTER
Hidalgo County Judge

[Signature]
Hidalgo County Clerk

8/6/19
Date

8-6-19
Date

APPROVED BY
COMMISSIONERS COURT
8/6/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2136

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: Corina Arce

Address: 100 Windsor Ave.

Edinburg, Texas 78542

Phone: 956-457-6250

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

Papavazzi Estates lot 21 & 22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Corina Arce
Requesting Party (Signature)

7/26/2019
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/31/19
Date

[Signature]
County Official

SPECIAL WARRANTY DEED

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

Date: July 12, 2019

Grantor: Jose Roberto Flores

Grantor's Mailing Address:

2800 Umar Avenue
McAllen, TX 78504

Grantee: Corina Elissa Arce

Grantee's Mailing Address:

129 S. 83rd Street
Edinburg, Texas 78542
Hidalgo County

Consideration:

The division of property in Cause No. F-4346-14-I, styled "In the Matter of the Marriage of Corina Flores and Jose Roberto Flores and in the interest of Kayleigh Allesandra Flores and Kaylynn Isabella Flores, Children" entered in the 398th Judicial District Court of Hidalgo County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Sixty-six Thousand Three Hundred and Seventy-five dollars (\$66,375.00) dated July 21, 2010, executed by Corina E. Flores and Jose Roberto Flores, filed for record in the office of the County Clerk of Hidalgo County, Texas under document No. 2128719, executed by Osvaldo Araiza, Trustee securing the payment of a note of \$66,375.00, payable to INTERNATIONAL BANK OF COMMERCE. Grantee agrees to indemnify and hold Grantor harmless from payment of the

note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvement):

Lot Twenty-one (21) and Lot Twenty-two (22), PAPARAZZI ESTATE SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 143B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservation from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 exceptions to conveyance and warranty.

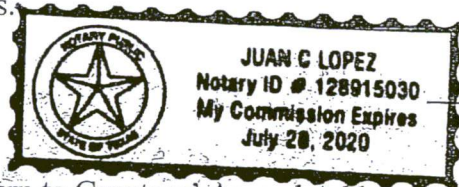
When the context requires, singular nouns and pronouns include the plural.
Grantee assumes all ad valorem taxes due on the property for the current year.

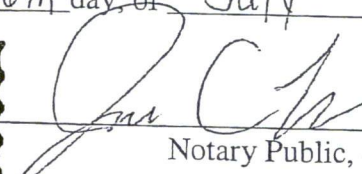

Jose Roberto Flores

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 16th day of July, 2019, by Jose Roberto Flores.




Notary Public, State of Texas

After recording return to Grantees' Agreed Address for Delivery:



(ARCE)

Chapter 232, Texas Local Government Code

7/25/2019 10:41:10 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

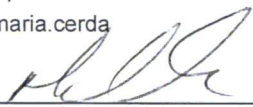
Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-2136
Receipt No.: 008431
P3224-00-000-0021-00

- FLORES CORINA E & JOSE R
- 129 S 83RD ST
- EDINBURG, TX 78542
- (956) 961-6588
- (956) 961-6588
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3450Sq.Ft.
- [5] Legal Description: PAPARAZZI ESTATES LOT 21 & 22
- [6] Location: WINDSOR AND 107
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$227700
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 28', Side 50NS', Side 6SS', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 AND REGULATIONS. SHALL NOT HAVE ACESS TO STATE
 HWY 107
 Description: Permit 4-2136
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda



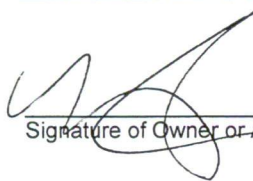
 Cashier

07/25/19

 Date

[NOTICE]

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 Signature of Owner or Applicant

7/25/2019

 Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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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:

3-1514
7/25/19

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Esequiel Chavez Emiliano</u>	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>EXIST</u>
Date Approved:	/ /	<u>7/25/19</u>

Address: 824 El Lucero St
Sullivan City, TX
78595

Water Supplier:

Agua SUD

Utility Provider:

M.V.E.C. AEP

Phone:

(515) 339-6434

Account/ESI No.:

100327894

Temporary Pole

Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 140

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

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

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

(Date approved 8/6/08);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19

ATTEST

Hidalgo County Clerk

Date

8-6-19
[Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1514
7/25/19

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

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

PARTY MAKING REQUEST:

Name: Esequiel Chavez Emiliano
Address: 824 El Lucero St.
Sullivan City, TX 78595
Phone: (515) 339-4434

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

El Lucero Ph2 Lot 140

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Esequiel Chavez
Requesting Party (Signature)

7-25-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/31/19
Date

Sandra Cantu
County Official

SPECIAL WARRANTY DEED

Date: April 4, 2019

Grantor: Rufino Garza
Grantor's Mailing Address:
3779 N. Bentsen Palm Drive
Mission, Texas 78574

Grantee: Esequiel Chavez Emiliano

Grantee's Mailing Address (including county):
720 East Doe
San Juan , Texas 78589
Hidalgo County, Texas

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

Property (including any improvements):

Lot(s) 160, El Lucero Subdivision, Phase II, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of El Lucero Subdivision, Phase II, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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


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

If the Property 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 Property and payable under the Lease.

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

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

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

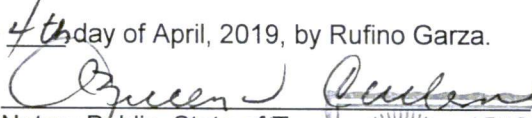


Rufino Garza

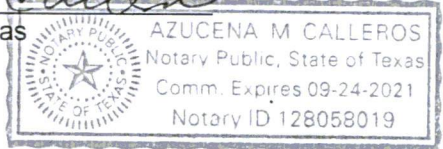
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 4th day of April, 2019, by Rufino Garza.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Rufino Garza
3779 N. Bentsen Palm Drive
Mission, Texas 78574



Chapter 232, Texas Local Government Code

7/25/2019 11:25:10 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 3-1514
Receipt No.: 008433
E4395-02-000-0160-00

CHAVEZ EMILIANO ESEQUIEL
824 EL LUCERO STREET
SULLIVAN CITY, TX 78595
(515) 339-6434
(515) 339-6434

- [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: EL LUCERO PH 2 LOT 160
- [6] Location: EL PINTO ROAD AND 4 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1514
Price: \$30.00

Total Amount.....\$30.00

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

Sandra cantu 7/25/19
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
150
Esequiel Chavez
Signature of Owner or Applicant
7-25-19
Date
Esequiel Chavez Emiliano



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
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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:

3-515
7/25/19

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Ventura Chavez Cabello

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>Antonio</u>
	_____	<u>7/30/19</u>

Address:

825 Giria St.
Sullivan City, TX

Water Supplier: Agua SUD

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

Phone:

(515)-339-6434

Account/ESI No.: 100327894-
[] Temporary Pole [] Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 147

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

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

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

(Date approved 8/6/08);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Planning Department Authorized Signature

Hidalgo County Judge

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

8/6/19
Date

8/6/19
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Mission, TX 78572
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4

Application No:

31515
7/25/19

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

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

PARTY MAKING REQUEST:

Name: Ventura Chavez Cabello
Address: 825 Siria St.
Sullivan City, TX 78595
Phone: (515) 338-6434

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

El Lucero Ph2 Lot 147

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ventura Chavez C
Requesting Party (Signature)

7-25-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/31/19
Date

Sandra Cantu
County Official

SPECIAL WARRANTY DEED

Date: April 4, 2019

Grantor: Rufino Garza
Grantor's Mailing Address:
3779 N. Bentsen Palm Drive
Mission, Texas 78574

Grantee: Ventura Chavez Cabello

Grantee's Mailing Address (including county):
720 East Doe
San Juan , Texas 78589
Hidalgo County, Texas

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

Property (including any improvements):

Lot(s) 147, El Lucero Subdivision, Phase II, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of El Lucero Subdivision, Phase II, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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

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

If the Property 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 Property and payable under the Lease.

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

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

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

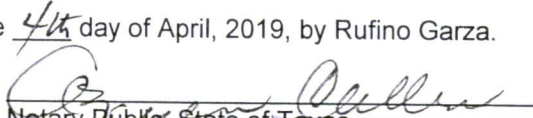


Rufino Garza

(Acknowledgment)

State of Texas
County of Hidalgo

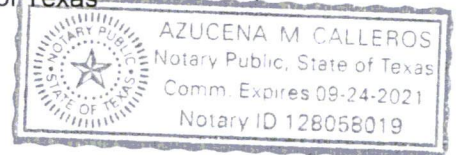
This instrument was acknowledged before me on the 4th day of April, 2019, by Rufino Garza.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rufino Garza
3779 N. Bentsen Palm Drive
Mission, Texas 78574





Chapter 232, Texas Local Government Code

7/25/2019 11:34:16 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-1515
Receipt No.: 008435
E4395-02-000-0147-00

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
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CHAVEZ CABELLO VENTURA
825 SIRIA STREET
SULLIVAN CITY, TX 78595
(515) 339-6434
(515) 339-6434

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 160Sq.Ft.
- [5] Legal Description: EL LUCERO PH 2 LOT 147
- [6] Location: EL PINTO ROAD AND 4 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1515
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: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 7/25/19
Cashier Date

[NOTICE]

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onsite done 5c

X Ventura Chavez C.
Signature of Owner or Applicant

7-25-19
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:

3-1517
7/26/19

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

Name: Jesus Daniel
Cerroblanco

Address: 400 Tangerine
Dr.

Mission, TX 78573

Phone: (956) 607-7931

Water Supplier: Sharyland

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

Account/ESI No.: 158 970-002
 Temporary Pole [] Permanent Service

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

Tangerine Estates Lot 21

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 8/6/19

8/6/19
Am 8/6/19



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 234

Application No:

3-1517
7/26/19

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

Jesus Daniel Cerroblanco

Known to me [or proved to me in the oath of Texas Driver License or through DL#DL6831842 (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:

Tangerine Estates Lot 21"

[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-

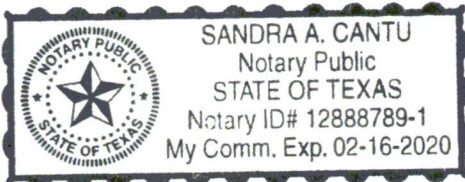
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

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

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

2075893

Date: February 05, 2010

Grantor: Jose De Jesus Ponce

Grantor's Mailing Address: 1210 Frio Lane, Garland, TX 75040

Grantee: Jesus Daniel Cerroblanco

Grantee's Mailing Address: 401 Tangerine Dr., Mission, TX 78572

Consideration: Ten and no/100th Dollars, and other good and valuable consideration.

Property (including any improvements):

All of Lot Twenty-One(21), TANGERINE ESTATES, Hidalgo County, Texas, according to the map recorder in Volume 20, page 34, Map records, in the Office of County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and exceptions to conveyance and warranty:

SAVE AND EXCEPT All oil, gas, and other minerals;
SUBJECT TO Easement, rules, regulations and rights in favor of United Irrigation District;
SUBJECT TO Building restrictions and Conditions or record;
SUBJECT TO Easement for Irrigation line across the East 15 feet of lots 1 & 36, and South feet of lots 34, 35 & 36 as set forth in instrument dated June 23, 1977 recorded in Volume 1542, page 209, Deed record of Hidalgo County, Texas, as shown on the map of Tangerine Estates, recorded in Volume 20, page 34, map records;
SUBJECT TO Easement for utility purpose across said lots, as shown on the map of Tangerine Estates recorded in Volume 20, page 34 map records;
SUBJECT TO Water Service Agreement recorded in Volume 1637, page 142, Deed Records;
SUBJECT TO Easement of record;
SUBJECT TO Oil, gas and mineral leases of record;
SUBJECT TO Texas for the year 1997 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all singular the rights and appearance there to in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns against every person whom so ever lawfully claiming the same or any part thereof, except as to reservations from and exceptions to conveyance and warranty.

When the context require, singular nouns and pronouns include the plural.
No title examination was requested in connection with the preparation of this document, nor was any made.
The preparer expresses no opinion on title to this property.

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

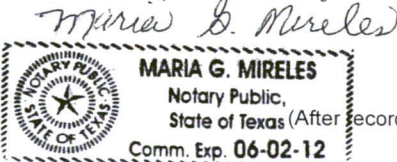
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledge before me this 05th day of February 2010, by Jose De Jesus Ponce

Grantor: Jose De Jesus Ponce
Jose De Jesus Ponce

Grantee: Jesus Daniel Cerroblanco
Jesus Daniel Cerroblanco

Notary Public, State of Texas
Comm Exp. 06-02-12





Chapter 232, Texas Local Government Code

7/26/2019 10:20:23 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-1517
Receipt No.: 008443
T0800-00-000-0021-00

CERROBLANCO JESUS DANIEL
401 TANGERINE DR
MISSION, TX 78573
(956) 607-7931
(956) 607-7931

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: TANGERINE ESTATES LOT 21
- [6] Location: MAYBERRY ROAD AND 3 MILE
- [7] Sewage: City of Mission
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$18000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1517
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: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 7/26/19
Cashier Date

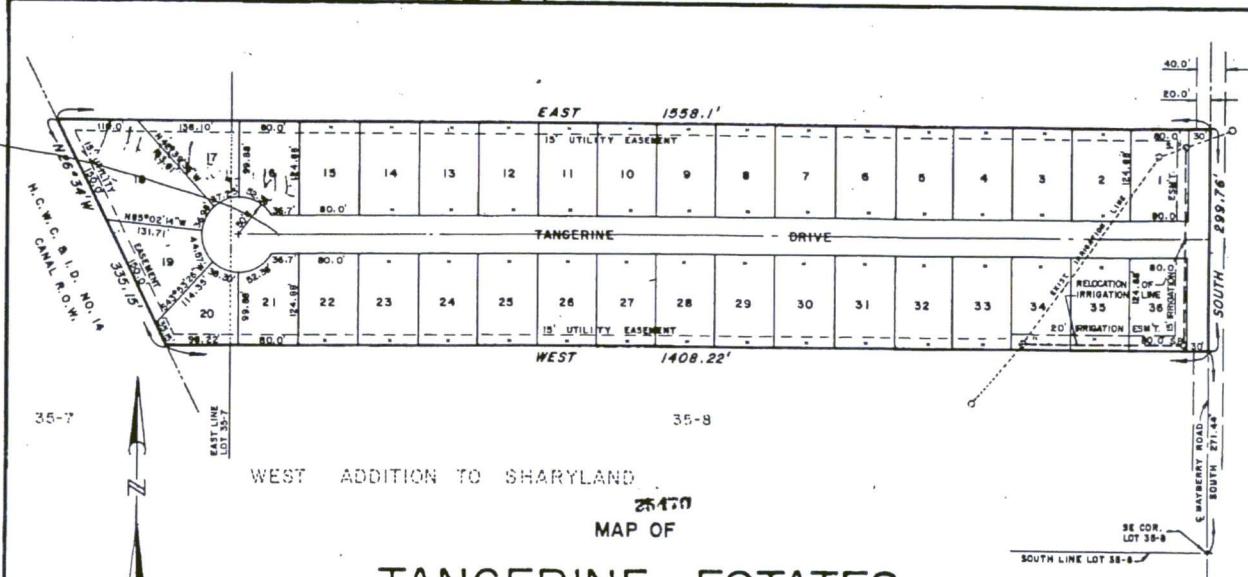
[NOTICE]

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

Jesús D. Cerroblanco
Signature of Owner or Applicant

7-26-19
Date

Jesús D. Cerroblanco



WEST ADDITION TO SHARYLAND

25470
MAP OF

TANGERINE ESTATES

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 10.21 ACRES,
BEING 1.13 ACRES OUT OF LOT 35-7 AND 9.08 ACRES OUT OF LOT 35-8
WEST ADDITION TO SHARYLAND
HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By H. D. Pily
Date 2-22-77

I, CHARLES L. MELDEN, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
APRIL 11, 1977

SURVEYED: MARCH 31, 1977
T158-P9-111
JOB NO. 770167

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, LOUIS E. HAVELKA, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TANGERINE ESTATES" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

Louis E. Havelka
LOUIS E. HAVELKA, OWNER



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS E. HAVELKA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Charles L. Melden
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

7/4/77
DATE
Charles L. Melden
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, ON THIS THE 4th DAY OF July, A. D., 1977.

ATTEST:
Mona Martinez
CITY SECRETARY

Charles L. Melden
MAYOR

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS THE 28 DAY OF July 1977, A. D., 1977.

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14

ATTEST:
John J. Brown
SECRETARY

BY John J. Brown

Recorded in Book 20 Page 34
of the maps records of Hidalgo
County, Texas
Charles L. Melden
County Surveyor

FILED FOR RECORDING
Charles L. Melden

AUG 23 1977
LAWSON
COUNTY CLERK

APPROVED FOR RECORDING
BY
COMMISSIONARY CLERK
SANTOS SANCHEZ, County Clerk
Hidalgo County, Texas
By Charles L. Melden Deputy

8/22/1977