



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR August 20, 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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	<u>7</u>

AI 71781

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	REBECCA R. DAVENPORT	3-1337
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUGUST 20, 2019	

AI 71781

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Maria S. Luna	4-2088
2. Macbeth Zamudio	4-2091
COMM. COURT: AUGUST 20, 2019	

AI-71781

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Adolfo Sanchez	4-2182
2.	Juan Ramiro Gallegos	4-16570
3.	Juan & Clara Gonzalez	4-1935
4.	Roxana Ruvalcaba	4-1936
	COMM. COURT: AUGUST 20, 2019	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-1337

4/24/19

### 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
	Authorized Signature	<u>antony</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>/ /</u>	<u>8/14/19</u>

Name: Rebecca R. Davenport

Address: 7831 Apache St. Mission, TX

78572

Phone: (956) 342-4329

Water Supplier: NA

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

Account/ESI No.: 100327894 198 42642  
[ ] Temporary Pole [  ] Permanent Service

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

Silverado West Lot 71

[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 Aug. 20, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Sandra Cantu 8/14/19  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge

8/20/19  
Date

ATTEST:

Antonio Guajardo  
Hidalgo County Clerk

8/20/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/20/19 me



# PLANNING DEPARTMENT

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Precinct 3  
Precinct 1 23

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-1337  
4/24/19

### 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

Rebeccah R. Davenport

Known to me [or proved to me in the oath of Texas Driver License or through TXDL#26939307 (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: Silverado West Lot 71, 7831 Apache St. Mission, TX 78572."

[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 August 13, 2019, to certify which, witnesses my hand and seal of office.

Irma Solis Alvarado  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Office of San Jacinto Title Services-McAllen  
# 8243460 Clerk Nete

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

**Warranty Deed with Vendor's Lien**

Date: APRIL 12, 2019

Grantor: MIGUEL A. ALANIZ and wife, LEONOR E. ALANIZ

Grantor's Mailing Address: 7821 APACHE ST.  
MISSION, TEXAS 78572  
HIDALGO COUNTY

Grantee: REBECCA R. DAVENPORT

Grantee's Mailing Address: 2314 W. PALM VISTA DR., APT. 10  
MISSION, TEXAS 75872  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$170,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE and by a first-lien deed of trust of even date from Grantee to EDD HARGETT, Trustee.

Property (including any improvements):

Lot Seventy One (71), SILVERADO WEST SUBD., an Addition to the City of Palmview, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 26, Page 90, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 2365, Page 327 and Volume 2970, Page 353, Official Records of Hidalgo County, Texas; Volume 26, Page 90, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2019, 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. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

- u. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated December 20, 1971, recorded in Volume 1306, Page 562, and dated December 20, 1971, recorded in Volume 1306, Page 573, Deed Records and dated November 15, 1983, recorded in Volume 1906, Page 286, Official Records of Hidalgo County, Texas.
- v. 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.
- w. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Palmview and/or other Governmental Authority.

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

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

UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE and are transferred to UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE without recourse against Grantor.

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

  
MIGUEL A. ALANIZ

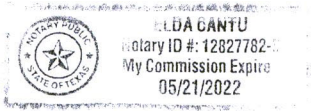
  
LEONOR E. ALANIZ

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2019, by MIGUEL A. ALANIZ.

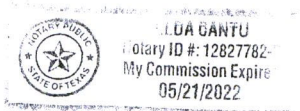


[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2019, by LEONOR E. ALANIZ



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**PREPARED IN THE OFFICE OF:**  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE E-2  
McALLEN, TEXAS 78504  
GF# 182434610

**AFTER RECORDING RETURN TO:**  
REBECCA R. DAVENPORT  
2314 W. PALM VISTA DR., APT. 10  
MISSION, TEXAS 75872



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 3-1337  
Receipt No.: 007227  
S3567-00-000-0071-00

DAVENPORT REBECCA R  
7831 APACHI  
MISSION, TX 78573  
(956) 342-4329  
(956) 342-4329

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SILVERADO WEST LOT 71
- [6] Location: EXPRESSWAY 83 AND SIDER ROAD
- [7] Sewage: M.U.D. *shower*
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000.00
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**  
Description: Permit 3-1337  
Price: \$30.00

**Total Amount.....\$30.00**

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

*Javier Cerda*  
Cashier

4-24-19  
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.

*onsite done by [initials]*  
*[Signature]*  
Signature of Owner or Applicant  
**PEDRO Eufracio**

4-24-19  
Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2088

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

Upon the application of:

Name: Morris Lung

Address: 1905 Calichero  
Rd Edinburg  
Tx 78541

Phone: 956 533 6839

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Light Only</u>	
	<u>8/13/19</u>	<u>/ /</u>

Water Supplier: Ciudad Edinburg

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

Account/ESI No.: 10032789408973055  
[ ] Temporary Pole [  ] Permanent Service

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

Lantana Meadows lot 9+10

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Aug 20, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge

8/20/19  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

8/20/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/20/19



# PLANNING DEPARTMENT

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2088

### 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

Maria S. Luna

Known to me [or proved to me in the oath of #24239719 or through 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:

Cantana Meadows Lot #09 & 10"

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

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

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

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

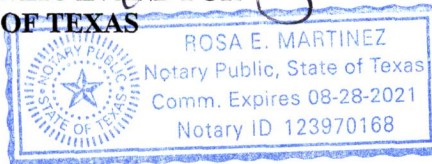
~~-OR-~~

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

Maria S. Luna (Signature)

SUBSCRIBED AND SWORN TO before me on August 5<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.

Rosa E. Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



X

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:  
YOU'RE SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER

**WARRANTY DEED**

**DATE:** June 29, 2017

**Grantors:** Nicolas R. Balli  
Sophia Balli  
34259 Quail Drive  
San Benito TX 78586

**Grantees:** Maria S. Luna  
1905 Calichera Rd.  
Edinburg TX 78541

**Consideration:** Ten Dollars and no 00/100THS (\$10.00) Dollars and other good and valuable consideration.

**Property (Including Any Improvements):**

**Lot(s) Nine (9) and Ten (10) a tract of land out of Brazil Tract, Lantana Meadows Subdivision, Hidalgo County, Texas. According to the Plat recorded in Volume 10, Page 34, of the Map Records of Hidalgo County, Texas.**

**From the northwest corner of the East Retama tract proceed easterly South 81 degrees 28 minutes East a distance of 769.95'; thence northerly North 8 degrees 59 minutes East a distance of 237.7' for the Point of Beginning and the southwest corner of the described tract; thence northerly North 8 degrees 59 minutes East a distance 237.7'; thence easterly South 81 degrees 28 minutes East a distance of 183.25'; thence southerly parallel to the above described west boundary a distance of 237.7' ; thence westerly back to the Point of Beginning, according to the map or plat thereof on file and of record in the office of the county Clerk of Hidalgo County, Texas;**

**SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.**

**SUBJECT TO easements of record, and grantors reserve the right unto themselves, their successors and assigns, perpetual easements as follows: 5' along the east boundary for utilities and irrigation; 25' along the west boundary consisting of 15' for a road tight-of -way and 10' utilities and irrigation.**



DEED RESTRICTIONS FOR TRACTS OF LAND OUT OF  
THE BRAZIL TRACT, HIDALGO COUNTY, TEXAS

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 1,200 square feet or more and must be constructed of at least 80% rock, brick or stucco. This 1,200 square feet must be enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, carports and other outbuildings)
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimension shall govern for front, side and rear set backs on all tracts.
  - A. Fifteen (15) feet from the road and utility easements along the front of each tract.
  - B. Six (6) feet from each side line.
  - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic tank approved by the Hidalgo County Health Department.
5. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside, dwellings, and no buildings or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or commercial vehicles may be parked or stored on private street or easement facing the street.
6. Above ground containers for trash or garbage may not be located in front of a residence or along any street frontage on any day other than pickup day. No portion of the above described property shall be used for dumping trash or other refuse.
7. Maintenance of the road running through the center of the tract shall be the responsibility of the individual tract owners, and costs shall be prorated among the owners in relation to the size of the tract which each owns. Maintenance of the land

purchased by the owner is his individual responsibility and will be kept trimmed and clean; trees will be properly cared for.

8. The tract owners may form an organization to provide for the maintenance of the road, irrigation, land, etc. collection of the monies therefore, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization for-med by the individual tract owners will be a lien against the property until paid.

9. No tract shall be used for business purposes.

10. No animal shall be kept on any tract that may become a nuisance to other owners.

11. No 1/2 acre tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than any one family.

Maria S Luna

Maria S. Luna

6/29/17

28218

The State of Texas,  
County of HIDALGO

} Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION

a Corporation, duly organized and existing under the Laws of the State of Texas

for and in consideration of the sum of TEN AND NO/100 (\$10.00)

DOLLARS

to it paid, and secured to be paid, by NICOLAS R. BALLI AND SOPHIA BALLI

as follows:

One (1) installment vendor's lien note, dated May 16, 1978, in the principal amount of \$1,600.00 due and payable in 60 monthly installments of \$33.60 each, including interest; with the first installment to become due and payable on or before June 16, 1978, and a like installment to become due and payable on or before the 16th day of each and every succeeding month thereafter until the entire principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

NICOLAS R. BALLI AND SOPHIA BALLI

of the County of Hidalgo State of Texas all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows, to-wit:

From the northwest corner of the East Retama tract proceed easterly South 81 degrees 28 minutes East a distance of 769.95'; thence northerly North 8 degrees 59 minutes East a distance of 237.7' for the Point of Beginning and the southwest corner of the described tract; thence northerly North 8 degrees 59 minutes East a distance of 237.7'; thence easterly South 81 degrees 28 minutes East a distance of 183.25'; thence southerly parallel to the above described west boundary a distance of 237.7'; thence westerly back to the Point of Beginning, according to the map or plat thereof on file and of record in the Office of the County Clerk of Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to easements of record, and grantors reserve the rights unto themselves, their successors and assigns, perpetual easements as follows: 5' along the east boundary for utilities and irrigation; 25' along the west boundary consisting of 15' for a road right-of-way and 10' for utilities and irrigation.

SUBJECT to existing lien of record.

SUBJECT to property restrictions attached hereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the

rights and appurtenances thereto in anywise belonging unto the said

NICOLAS R. BALLI AND SOPHIA BALLI, their

heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said

NICOLAS R. BALLI AND SOPHIA BALLI, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 16th day of May A. D. 19 78

Attest:

*William J. Rathwell*  
William J. Rathwell, Secretary.  
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION

By

*Rodger Ellis*  
Rodger Ellis, Vice - President.

28218

FILED FOR RECORD THIS DATE  
At 1:49 o'clock P. M.  
AUG 25 1978  
SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By [Signature] Deputy


*Citrus City Lake Dam*

DEED RESTRICTIONS FOR TRACTS OF LAND OUT OF  
THE BRAZIL TRACT, HIDALGO COUNTY, TEXAS

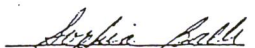
1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 1,200 square feet or more and must be constructed of at least 80% rock, brick or stucco. This 1,200 square feet must be enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, carports and other outbuildings).
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimension shall govern for front, side and rear set backs on all tracts.
  - A. Fifteen (15) feet from the road and utility easement along the front of each tract.
  - B. Six (6) feet from each side line.
  - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic tank approved by the Hidalgo County Health Department.
5. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside, dwellings, and no buildings or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or commercial vehicles may be parked or stored on the private street or easement facing the street.
6. Above ground containers for trash or garbage may not be located in front of a residence or along any street frontage on any day other than pickup day. No portion of the above described property shall be used for dumping trash or other refuse.
7. Maintenance of the road running through the center of the tract shall be the responsibility of the individual tract owners, and costs shall be prorated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his individual responsibility and will be kept trimmed and clean; trees will be properly cared for.
8. The tract owners may form an organization to provide for the maintenance of the road, irrigation, land, etc.; collection of the monies therefore, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.
11. No 1/2 acre tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than any one family.

APPROVED AND ACCEPTED:

CITRUS CITY LAKE DEVELOPMENT CORPORATION

  
Nicolas R. Balli

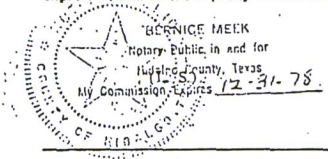
  
Rodger Ellis, Vice President

  
Sophia Balli

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Rodger Ellis, Vice President**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **CITRUS CITY LAKE DEVELOPMENT CORPORATION** a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 23<sup>rd</sup> day of August A. D. 1978

Bernice Meek  
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_ in Vol. \_\_\_\_\_, page \_\_\_\_\_, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in \_\_\_\_\_ the day and year last above written.

(L. S.) \_\_\_\_\_ County Clerk \_\_\_\_\_ County, Texas  
By \_\_\_\_\_ Deputy.

182

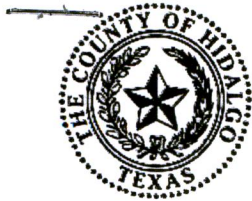
**Warranty Deed**  
(BY CORPORATION)  
WITH VENDOR'S LIEN  
FROM \_\_\_\_\_ TO \_\_\_\_\_

FILED FOR RECORD  
This \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
County Clerk \_\_\_\_\_  
By \_\_\_\_\_ Deputy.

RECORDED  
In \_\_\_\_\_ County Records  
In Book \_\_\_\_\_, on Page \_\_\_\_\_  
County Clerk \_\_\_\_\_  
By \_\_\_\_\_ Deputy.

Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the County Clerk for record.

The Odex Company, Publishers, Dallas



Chapter 232, Texas Local Government Code

7/11/2019 2:58:04 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-2088  
Receipt No.: 008254  
L2850-00-000-0009-00

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

LUNA S. MARIA  
1905 CALICHERA RD.  
EDINBURG, TX 78541  
(956) 703-2237  
(956) 703-2237

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs  
and regulations.  
Description: Permit 4-2088  
Price: \$30.00

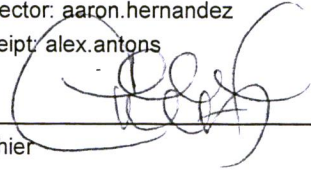
**Total Amount.....\$30.00**

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

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: LANTANA MEADOWS LOTS 9 & 10
- [6] Location: SEMINARY & CALICHERA
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone X

  
Cashier

7/11/19  
Date

[NOTICE]

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

Maria S Long  
Signature of Owner or Applicant

11-7-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-2091

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

Upon the application of:

Name: Macbeth Zamudio

Address: 22759 Brushline Rd.  
Edinburg TX 78542

Phone: 956-457-2069

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>M Ramirez</u>
Date Approved:	<u>/ /</u>	Authorized Signature <u>Septic Pits Installed</u> <u>08/07/19</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: 341241-001  
 Temporary Pole  Permanent Service

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

Macbeth & Denise Zamudio A 1.03 acre tract of land out of  
Santa Cruz Gardens Unit No.2, Block 45, Lot 384

[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 Aug. 20, 2019, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

8/20/19  
Date

ATTEST:

Anton Hernandez  
Hidalgo County Clerk

8/20/19  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/20/19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 <sup>th</sup> 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:

4-2091

### 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

Macbeth Zamudio

Known to me [or proved to me in the oath of Tx Drivers License or through  
# 19712632 (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:

A 1.03 Ac Tract of land out of lots 3 & 4 Block # 45  
Santa Cruz Gardens Unit NO. 2 Hidalgo,  
COUNTY, TX.

[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."

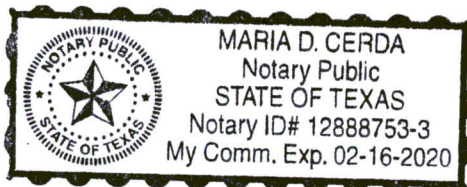
-OR-

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."

Mac 39 (Signature)

SUBSCRIBED AND SWORN TO before me on 08/14, 2019, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from 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.**

## **GIFT DEED**

**Date:** 2/15/19

**Grantor: DOMINGA GALVAN formerly known as DOMINGA ZAMUDIO.**

**Grantor's Mailing Address:**

**22725 Brushline Rd.  
Edinburg, Texas 78542**

**Grantee(s): MACBETH ZAMUDIO.**

**Grantee's Mailing Address:**

**22725 Brushline Rd.  
Edinburg, Texas 78542**

**Consideration:** Love of, and affection for, Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

A 1.03 Acre Tract Of Land Out Of Lots 3 And 4, Block 45, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According To The Plat Or Map Thereof Recorded In Volume 8, Pages 28 And 29, Map Records Hidalgo County, Texas, And According To Warranty Deed With Vendor's Lien Recorded Under County Clerk's Document Number 340348, Official Records, Hidalgo County, Texas, Reference To Which Is Here Made For All Purposes And Being More Particularly Described By Metes And Bounds As Follows.

Beginning At A 60d Penny Nail Found On The East Line Of Lot 4, And In The Centerline Of Brushline Road For The Southeast Corner Of The Alma Iris Garza Tract (A 6.557 Acre Tract Out Of Lots 3 And 4, Block 45, Santa Cruz Gardens Unit No. 2, According To Assumption Special Warranty Deed Recorded Under County Clerk's Document Number 460531, Official Records, Hidalgo County, Texas), And The Northeast Corner Of This Tract, Said Nail Bears S 08°43'13.11 W, 965.68 Feet From The Northeast Corner Of Lot 4.

Thence; S 08° 43' 13.11" W, Along The East Line Of Lot 4, And The Centerline Of Brushline Road, A Distance Of 120.00 Feet To A Cotton Picker Spindle Set For The Southeast Corner Of This Tract.

Thence; N 81° 37' W, Passing A 1/2" Iron Rod With Cap Stamped Rpls 4856 Set At 30.00 Feet For The West Right Of Way Line Of Brushline Road, A Total Distance Of 374.29 Feet To A 1/2" Iron Rod With Cap Stamped Rpls 4856 Set For The Southwest Corner Of This Tract.

Thence; N 08° 23' E, A Distance Of 120.00 Feet To A 1/2" Iron Rod With Cap Stamped Rpls 4856 Set On The South Line Of The Alma Iris Garza Tract For The Northwest Corner Of This Tract.

Thence; S 81° 37' E, Along The South Line Of The Alma Iris Garza Tract, Passing A 1/2" Iron Rod Found At 345.00 Feet For The West Right Of Way Line Of Brushline Road, A Total Distance Of 375.00 Feet To The Point Of Beginning And Containing 1.03 Acres Of Land More Or Less.

Bearings Are In Accordance With Santa Cruz Gardens Unit No.2, Recorded In Volume 28, Pages 28 And 29, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, page 28, Map Records, Hidalgo County, Texas.

Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.

Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the City holding extra-territorial jurisdiction of said property.

Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15.

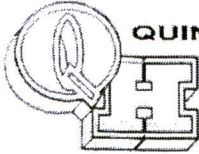
All of the Oil, Gas and Other Minerals in and under the herein described property reserved in instruments recorded in Volume 619, Page 92, and Volume 1278, Pages 585 and 589, Deed Records, Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.

Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.

Any valid easements or reservations that have been recorded.

**Exceptions to Conveyance and Warranty:**

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,



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers \* Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects \* Subdivisions \* Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

**METES AND BOUNDS**

A 1.03 ACRE TRACT OF LAND OUT OF LOTS 3 AND 4, BLOCK 45, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 340348, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 60D PENNY NAIL FOUND ON THE EAST LINE OF LOT 4, AND IN THE CENTERLINE OF BRUSHLINE ROAD FOR THE SOUTHEAST CORNER OF THE ALMA IRIS GARZA TRACT (A 6.557 ACRE TRACT OUT OF LOTS 3 AND 4, BLOCK 45, SANTA CRUZ GARDENS UNIT No.2, ACCORDING TO ASSUMPTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 460531, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT, SAID NAIL BEARS S 08°43'13" W, 965.68 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE; S 08°43'13" W, ALONG THE EAST LINE OF LOT 4, AND THE CENTERLINE OF BRUSHLINE ROAD, A DISTANCE OF 120.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°37' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 374.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°23' E, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE ALMA IRIS GARZA TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°37' E, ALONG THE SOUTH LINE OF THE ALMA IRIS GARZA TRACT, PASSING A 1/2" IRON ROD FOUND AT 345.00 FEET FOR THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ GARDENS UNIT No.2, RECORDED IN VOLUME 28, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: OCTOBER 2, 2018

ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



Property Identification #: 541585

Geo ID: S1700-02-045-0003-01  
Situs Address: 22725 BRUSHLINE RD TX  
Property Type: Real  
State Code: D1

Property Information: 2019

Legal Description: SANTA CRUZ GARDENS #2  
S486.35' EXC N0.73AC FOR  
IMP LOTS 3 & 4 EXC N120'-  
S486.35' LOT 4 & EXC N120'-  
E75' LOT 3 BLK 45 4.80 AC  
GR 4.55 AC NET  
Abstract: S170002  
Neighborhood: SANTA CRUZ GARDENS #2  
Appraised Value: \$905.00  
Jurisdictions: FD3, HCTR2, R15, SST, CAD,  
W15, GHD, JCC, DR1, SEB

Owner Identification #: 294120

Name: ZAMUDIO DOMINGA  
Exemptions:  
DBA: Null



#### Hidalgo CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

## WARRANTY DEED WITH VENDOR'S LIEN

Date: August 19, 1993

DOC# 340348

Grantor: EDNA GUADALUPE CANTU

Grantor's Mailing Address (including county): 3103 W. Highway 83, McAllen, Hidalgo County, Texas  
78501

Grantee: DOMINGA ZAMUDIO

Grantee's Mailing Address (including county): Rt. 5, Box 853, Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and Grantee's assumption of a first-lien note, that is described in this paragraph. Grantee assumes and agrees to pay according to the note's terms all principal and interest remaining unpaid on a first-lien note that is dated January 19, 1993, is in the principal amount of TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$29,500.00), and is executed by EDNA GUADALUPE CANTU, payable to the order of K.V.S. CHOWDARY. It is secured by a vendor's lien retained in a deed conveying the property, dated January 19, 1993 and recorded in Clerk's File No. 311469, of the Official Records of Hidalgo County, Texas; it is also secured by a deed of trust on that property recorded in Clerk's File No. 311470, of the Official Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in that deed of trust.

### PROPERTY (INCLUDING ANY IMPROVEMENTS):

A 6.557 acre tract of land out of Lots 3 and 4, Block 45, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the map and plat thereof recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, reference to which is hereby made for all purposes. Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle found within the R.O.W. of Brushline Road for the Southeast corner of Lot 4, and the Southeast corner of this tract.

THENCE; N 81°37'W, along the South line of Lots 3 and 4, Passing a 1/2" iron rod found at 30.00 feet for the West R.O.W. line of Brushline Road, a total distance of 585.86 feet (Map Record: 585.80 feet) to a 1/2" iron rod found for the Southwest corner of Lot 3, and the Southwest corner of this tract.

THENCE; N 08°23'E, along the West line of Lot 3, a distance of 486.34 feet to a 1/2" iron rod set for the Northwest corner of this tract.

THENCE; S 81°37'E, passing a 1/2" iron rod set at 558.72 feet for the West R.O.W. line of Brushline Road, a total distance of 588.72 feet to a 60 penny nail set on the East line of Lot 4, within the R.O.W. of Brushline Road for the Northeast corner of this tract.

THENCE; S 08°43'13"W, along the East line of Lot 4, within the R.O.W. of Brushline Road, a distance of 486.35 feet to the Point of Beginning and containing 6.557 acres of land more or less.

~~PROPERTY RECORDING AND RECORDS SECTION~~

**Reservations from and Exceptions to Conveyance and Warranty:**

Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, page 28, Map Records, Hidalgo County, Texas.

Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.

Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the City holding extra-territorial jurisdiction of said property.

Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15.

Right of Way Easement dated August 16, 1978 from George L. Harvat and wife, Judy M. Harvat to North Alamo Water Supply Corporation, recorded in Volume 1602, Page 674, Deed Records, Hidalgo County, Texas.

Water Rights Reservation as set forth in Warranty Deed filed on March 23, 1993 under Clerk's File No. 311469, Official Records, Hidalgo County, Texas.

All of the Oil, Gas and Other Minerals in and under the herein described property reserved in instruments recorded in Volume 619, Page 92, and Volume 1278, Pages 585 and 589, Deed Records, Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.


Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

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

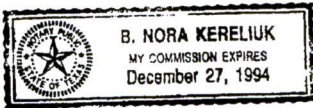
The vendor's lien retained in this deed secures Grantee's assumption of the first-lien note. Grantee's assumption of the first-lien note is also secured by a deed of trust to secure assumption of even date, from Grantee to ROBERT V. CASE, Trustee. If Grantee defaults in payment of the assumed note or in observance of any covenant or condition of any instrument securing its payment, Grantor shall have the right to foreclose the vendor's lien reserved in this deed.

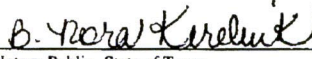
  
\_\_\_\_\_  
EDNA GUADALUPE CANTU

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 19th day of August, 19 93, by Edna Guadalupe Cantu.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed): B. Nora Kereliuk  
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.

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

AFTER RECORDING RETURN TO:

Ms. Dominga Zamudio  
Rt 5, Box 853  
Edinburg, Texas 78539  
fl 93-1018/HCAT/nk

PREPARED IN THE LAW OFFICE OF:

RAMON AND CANTU  
7417 N. Tenth  
McAllen, Texas 78504



Chapter 232, Texas Local Government Code

7/12/2019 8:19:32 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-2091

Receipt No.: 008258

S1700-02-045-0003-08

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

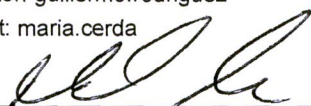
ZAMUDIO MACBETH  
22725 BRUSHLINE RD  
EDINBURG , TX 78542  
(956) 457-2069  
(956) 460-6773

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3118Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 Lot 3
- [6] Location: Brushline & Davis
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$230600
- [10] Flood Zone: Zone A

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 4-2091  
Price: \$30.00

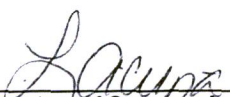
**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 2462  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: guillermo.rodriguez  
Receipt: maria.cerda

  
Cashier  
Date 07/12/19

[NOTICE]

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

  
Signature of Owner or Applicant

7-12-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-2182

### 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
<i>[Signature]</i>	<i>[Signature]</i>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Light Only</u>	
	<u>8 / 8 / 19</u>	<u> / /</u>

Name: Adolfo Sandoz

Address: 20102 Buck Farm  
Edinburg Tx. 78542

Phone: 956-634-9974

Water Supplier: Edinburg

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

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

regarding the land described as:

Lot 553 Las Venades PH.5 Subd.

on Aug 20, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 4/8/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature  
[Signature]  
Hidalgo County Judge  
8/20/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
8/20/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/20/19 [Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-2182

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

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

#### PARTY MAKING REQUEST:

Name: Adolfo Sanchez

Address: 20102 Buck Fawn

Edinburg Tx. 78542

Phone: 956-624-9974

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

Lot 553 Las Venas PH. 5 Subd.

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Adolfo G. Sanchez  
Requesting Party (Signature)

8-7-19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/14/19  
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.**

Re: Lot 553, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: December 19, 2016
2. Grantor: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management, L.L.C, a Texas Limited Liability Company
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ADOLFO GUADALUPE SANCHEZ AND ALMA DELIA SANCHEZ
5. Grantee's Mailing Address: 917 E. Dorothy Circle, Pharr, Hidalgo County, Texas 78577
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY NINE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$59,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot 553, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1553101, Official Records, Hidalgo County, Texas.
  - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

Re: Lot 553, Los Venados Subdivision., PHASE V, Hidalgo County, Texas. V 46, P25-34, Map Records of Hidalgo County, Texas.

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee ; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
- E. Anything an on-the-ground A-1 survey would reveal.
- F. The taxes for the year 2016 and subsequent years due to change in land usage or ownership.
- G. Liens in favor of Texas Regional Bank recorded in the Official Records, Hidalgo County, Texas.
- H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
- I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision PHASE V," Hidalgo County, Texas, which amendment is of record by Document Number 1405101.
- J. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the Reservations From, and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):

10. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.

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

12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

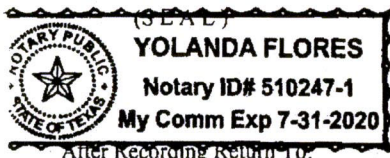
13. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

14. Signature: Garco, Ltd.  
By: Garco Management, L.L.C.  
By: Richard A. Garza, President

The State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 19<sup>th</sup> day of Dec, 2016, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Liability Company, on behalf of said L.L.C. as General Partner of Garco, Ltd., a Texas Limited Partnership, on behalf of said limited partnership.



Yolanda Flores  
Notary Public, State of Texas  
My Commission Expires: 7-31-2020

Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 553, Los Venados Subdivision., PHASE V, Hidalgo County, Texas, V 46. P25-34, Map Records of Hidalgo County, Texas.

## EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document #1405101 and dated April 26, 2005, filed April 28, 2005 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2005, filed April 28, 2005 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

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

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



Chapter 232, Texas Local Government Code

8/8/2019 2:55:39 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-2182

Receipt No.: 008625

L6446-05-000-0553-00

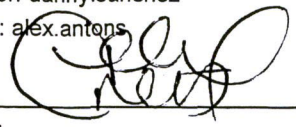
SANCHEZ ADOLFO GUADALUPE & ALMA  
917 E DOROTHY CIRCLE  
PHARR, TX 78577  
(956) 624-9974  
(956) 624-9974

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3714Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 553
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$220000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2182  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 1343  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
Cashier

8/8/19  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

8-8-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Edinburg, Texas 78542  
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956-318-2844

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956-973-7850

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: 4-16570

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan Ramiro Gallegos

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved: / /		8/8/19

Address: 6501 Faith Dr.  
Edinburg TX 78542

Water Supplier: Work Plano

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

Phone: 956-624-9359

Account/ESI No.: #10032789477216743  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Cesar's Ranches LOT 14

on Aug. 20, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 07-14-09);  
Maria Cepeda  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Rubén F. Cuatrecasas  
Hidalgo County Judge  
Date 8/20/19

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 8/20/19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/20/19 jms



# PLANNING DEPARTMENT

Rev. 06-03-15

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16570

### 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: Jesús Ramirez Gallegos

Address: 6501 Earth Dr.

Edinburg Tx 78542

Phone: (956)624-9355

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

Caesar's Ranches Lot A 10

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan Ramirez Gallegos  
Requesting Party (Signature)

8/8/19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

08/12/19  
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 ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

Special Warranty Deed with Vendor's Lien

2077303

1. Date: February 8, 2010
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JUAN R. GALLEGOS AND ANA M. GALLEGOS
5. Grantee's Mailing Address: P.O. Box 1061, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of NINETEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$19,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Sixteen (16) , CAESAR'S RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2017172, Official Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
  - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2010 and subsequent years.
  - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - F. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

- 9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
- 10. Prior Liens: Deed of Trust recorded under Document No. 2010983 , Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
- 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

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

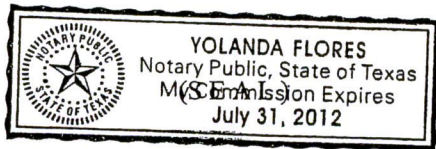
By: [Signature]  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 8<sup>th</sup> day of Feb, 2010, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



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

After Recording Return To:

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

Chapter 232 Texas LGC Application

APPLICATION NO: 4-16570 Mar. 20, 2017

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

C2547-00-000-0016-00

[ 1 ] OWNER: GALLEGOS, JUAN & ANA PO BOX 1061 EDINBURG, TX 78539 Telephone No. 569-3157

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION CAESAR'S RANCHES LOT-16

LOCATION: 0 DOOLITTLE & RAMSEYER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE 05- RESIDENTIAL MOVE-IN/RELO. BUILD

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

[ 5 ] SIZE OF STRUCTURE: 624 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO Prop. Id. 790915

[ 6 ] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT:25' BACK:37' SIDES:7' MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 3/20/17

OTHER TOTAL AMOUNT \$30.00

Approved by Julio Ruiz Date 3/16/17

Light [X] Water [X]

Flood Zone: NO Panel No./Suffix: 032510 Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant Juan R. Gallegos Date 3-20-17

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

[ NOTICE ]

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

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



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1935

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan & Clara Gonzalez  
Address: 1458 Seminole Valley  
Alamo, TX 78516  
Phone: 956-373-1094

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MR Raman</u>
Inspection/Permit No:		Installed Septic
Date Approved:	<u>1 1</u>	<u>08/13/19</u>

Water Supplier: N/A  
Utility Provider:  M.V.E.C. [ ] AEP  
Account/ESI No.: 346217-001  
[ ] Temporary Pole  Permanent Service

regarding the land described as:  
Lot 63 Seminole Valley #4

on Aug 20, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 8/20/19);
- 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 MR Raman);
- 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 MR Raman);
- 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 MR Raman);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by CRS);

CRS  
Planning Department Authorized Signature  
Richard F. Carter  
Hidalgo County Judge  
8/20/19  
Date

ATTEST: Antonio Hernandez  
Hidalgo County Clerk  
8/20/19  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/20/19 ms



# PLANNING DEPARTMENT

Rev. 06-03-15

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-1935

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

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

#### PARTY MAKING REQUEST:

Name: Juan + Clara Gonzalez  
Address: 1458 Seminole Valley  
Alamo TX 78516  
Phone: 956-373-6944

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

Lot 63 Seminole Valley #4

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Juan Gonzalez X 8-13-19  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/14/19  
Date

[Signature]  
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN  
Conforms to State Bar of Texas Form

Date: November 24, 2014

Grantor: J & DMC Properties LLC

Grantor's Mailing Address: 2614 West Freddy Gonzalez Drive  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: Juan Gonzalez and spouse, Clara Gonzalez

Grantee's Mailing Address: 6 Mile and 17 1/2 Street  
Elsa, Texas 78543  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Seven Thousand One Hundred and 00/100 Dollars (\$27,100.00) and is executed by Grantee, payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION, in this deed and by a deed of trust of even date from Grantee to Leo Dan Perez, Trustee.

Property (including any improvements):

Lot Sixty-three (63), SEMINOLE VALLEY #4 SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Pages 146 thru 148, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

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

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

LANDTITLEUSA, INC.

GR# 057339 CLOSER ML

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

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

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

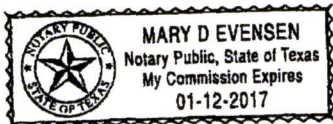
J & DMC Properties, LLC

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

(Acknowledgement)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

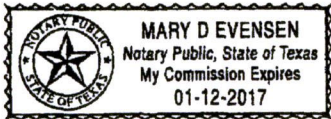


*Mary D. Evensen*  
NOTARY PUBLIC STATE OF TEXAS

(Acknowledgement)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Mary D. Evensen*  
NOTARY PUBLIC STATE OF TEXAS

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

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



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

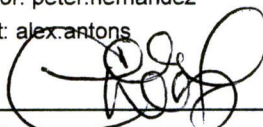
GONZALEZ JUAN & CLARA  
PO BOX 2188  
ELSA, TX 78543  
(956) 373-6944  
(956) 739-2020

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

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

**Total Amount.....\$30.00**

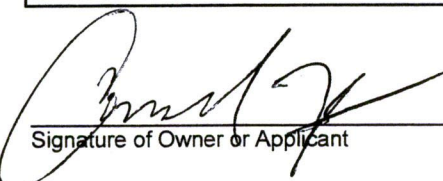
Method of Payment: Check  
Check/M.O.#: 6647  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

5/29/19  
Date

[NOTICE]

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

  
\_\_\_\_\_  
Signature of Owner or Applicant

5/29/19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office:  
1304 South 25<sup>th</sup> 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: 4-1936

### 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: ROXANA ROVALCABA

Address: 2616 Del Rey West  
Edinburg, TX 78542

Phone: (956) 739-2020

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	08/13/19

Water Supplier: NA

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 346231-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Del Rey Estates UT 1 lot 40

on Aug. 20, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 12/14/16);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- 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 MRamirez);
- 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

Rubén F. Cruz  
Hidalgo County Judge    Date 8/20/19

ATTEST: [Signature]  
Hidalgo County Clerk    Date 8/20/19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/20/19



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1934

### 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: ROXANA RONALCABA  
Address: 2616 Del Rey West  
Edinburg Tx 78542  
Phone: 956 739-2020

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

Del Rey Estate UT 1 lot 40

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X R. Ronalcala  
Requesting Party (Signature)

X 8/13/19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/14/19  
Date

[Signature]  
County Official

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

**Special Warranty Deed with Vendor's Lien**

**Date:** September 13, 2018

**Grantor:** DEL REY ESTATES, L.P., a Texas limited partnership

**Grantor's Mailing Address:** P.O. Box 365  
La Blanca, Hidalgo County, Texas 78558

**Grantee:** ROXANA RUVALCABA, a married person

**Grantee's Mailing Address:** 4501 E. Jenica Cir.  
San Juan, Hidalgo County, Texas 78589

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY-FIVE THOUSAND THREE HUNDRED FIFTY AND NO/100THS DOLLARS (\$45,350.00). 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 ASHLEY NICOLE GONZALEZ, Trustee.

**Property (including any improvements):**

**All of Lot 40, DEL REY ESTATES UNIT 1 SUBDIVISION, Hidalgo County, Texas, according to the map recorded under Document Number 2771214, in the Map Records of Hidalgo County, Texas.**

**SAVE AND EXCEPT, and there is hereby reserved unto DEL REY ESTATES, L.P., a Texas limited partnership, its successors and assigns, all oil, gas and other minerals that are in and under the property, not previously reserved, and that may be produced from it together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for all oil, gas and other minerals and for removing them from the property.**

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

1. Declaration of Covenants, Conditions, and Restrictions for the Del Rey Estates Unit 1 Subdivision, dated December 15, 2016, filed for record under Document No. 2771541, Official Records, Hidalgo County, Texas.
2. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city in which the subdivision resides or in any city holding extra-territorial jurisdiction of said property.
3. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2, pursuant to the applicable sections of the Texas Water Code.
4. Rights or 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.
5. Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 24, Map Records, Hidalgo County, Texas.
6. Easements and reservations claimed in fee by Hidalgo County Irrigation District No. 2 as described in instrument dated April 20, 1912, filed April 20, 1912, recorded in Volume 25, Page 312, being Document No. 29, in the Deed Records, Hidalgo County, Texas.
7. Right of way easement granted to Tennessee Gas Transmission Company, its successors and assigns, dated July 21, 1950, filed August 10, 1950, recorded in Volume 696, Page 521, in the Deed Records, Hidalgo County, Texas.
8. Right of way easement granted to Hidalgo County, its successors and assigns, dated March 5, 1956, filed March 8, 1956, recorded in Volume 856, Page 153, in the Deed Records, Hidalgo County, Texas.
9. Right of way easement granted to Hidalgo County, its successors and assigns, dated April 3, 1956, filed May 17, 1956, recorded in Volume 861, Page 478, in the Deed Records, Hidalgo County, Texas.
10. Right of way easement granted to Hidalgo County, its successors and assigns, dated August 4, 1975, filed August 4, 1975, recorded in Volume 1452, Page 146, in the Deed Records, Hidalgo County, Texas.
11. Right of way easement granted to Hidalgo County Drainage District No. One, its successors and assigns, dated November 1, 1984, filed November 3, 1984, recorded in Volume 2055, Page 454, in the Official Records, Hidalgo County, Texas.
12. Right of way easement granted to Hidalgo County Irrigation District Number Two, its successors and assigns, dated November 1, 1984, filed November 8, 1984, recorded in Volume 2055, Page 457, in the Official Records, Hidalgo County, Texas.
13. Right of way easement granted to HESCO Utility Company, L.L.C., a Texas limited liability company, its successors and assigns, dated March 8, 2004, filed May 17, 2004, under Document No. 1335051, in the Official Records, Hidalgo County, Texas.
14. Subdivision Regulations of Starr County, Texas, recorded in Vol. 577, Page 585, Vol. 1037, Page 137, and Vol. 1185, Page 128, Official Records, Starr County, Texas.

15. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years.

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

**DEL REY ESTATES, L.P.**, a Texas limited partnership

By: **DEL REY ESTATES GP, LLC**, a Texas limited liability company,

Its: General Partner

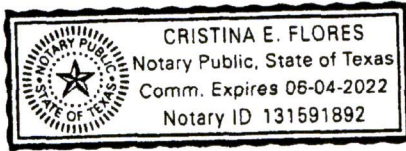
By:   
\_\_\_\_\_  
**KYNDEL W. BENNETT**, President

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on September 17<sup>th</sup>, 2018, by **KYNDEL W. BENNETT**, President of **DEL REY ESTATES GP, LLC**, a Texas limited liability company, General Partner of **DEL REY ESTATES, L.P.**, a Texas limited partnership, on behalf of said limited partnership.



A handwritten signature in black ink, appearing to be "C. Flores", written above a horizontal line.

Notary Public, State of Texas



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1936
Receipt No.: 007693
D3010-01-000-0040-00

RUVALCABA ROXANA
4501 E JENICA CIRCLE
SAN JUAN, TX 78589
(956) 358-6684
(956) 739-2020

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2100Sq.Ft.
[5] Legal Description: DEL REY ESTATES UT 1 LOT 40
[6] Location: CANTON AND ALAMO RD
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$100000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: 2281546
Description: Permit 4-1936
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 6647
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons

Cashier [Signature] Date 5/29/19

[NOTICE]

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Signature of Owner or Applicant [Signature]

Date 5/29/19