



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR September 3, 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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<u>2</u>

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ENEDELIA TORRES	1-2269
	COMM. COURT: SEPTEMBER 3, 2019	

AI-72015

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Araceli Hillibush	4-1615
	COMM. COURT: September 3, 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 0 2 3 4

Application No: 1-2269

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

Upon the application of:

Name: Enedelia Terrazas T.

Address: 6904 VERA LN  
MERCEDES, TX 78570

Phone: (956) 739-2504

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>MERCEDES CITY</u>
Date Approved:	<u>1 1</u>	<u>8/19/19</u>

Water Supplier: 01-6904-00 MERCEDES CITY

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

Account/ESI No.: 10032789453753260  
 Temporary Pole  Permanent Service

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

LOT 37 (6904 VERA LANE) SOUTHERN VALLEY ESTATES  
MERCEDES, HIDALGO COUNTY TEXAS.

[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 Sept. 3, 2019, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

9/3/19  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

9/3/19  
Date [Signature]

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/3/19



# PLANNING DEPARTMENT

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956-205-7049

Precinct 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2269

### 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

Enevelia Terrazas Torres

Known to me [or proved to me in the oath of # U507185 or through  
VSA VSA (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:

6904 VERA LANE MERCEDES TX. 78570 LOT. 37  
SOUTHERN VALLEY ESTATES  
HIDALGO COUNTY.

[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]

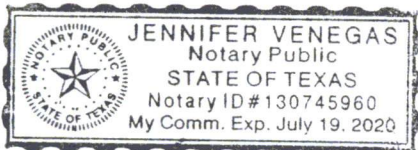
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Enevelia Terrazas (Signature)

SUBSCRIBED AND SWORN TO before me on August 19, 2019, to certify which, witnesses my hand and seal of office.



Jennifer Venegas  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## WARRANTY DEED

DATE: July 6, 2018

GRANTOR: Arturo Morales Jr

GRANTOR'S MAILING ADDRESS (including county):

312 Greg St  
Pharr, TX 78577  
Hidalgo County, Texas

GRANTEES: Enedelia Terrazas Torres  
Alejandro Rios Espino

GRANTEE'S MAILING ADDRESS (including county):

6904 Vera Lane  
Mercedes, TX 78570  
Hidalgo County, Texas

CONSIDERATION: Seven thousand and No/100 (\$7,000.00) DOLLARS and other good and valuable consideration paid to Grantor, the receipt of which is hereby acknowledged.

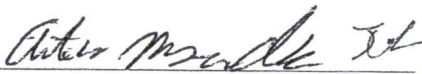
PROPERTY (including any improvements):

Lot (37), SOUTHERN VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 171-A, Map Records, Hidalgo County, Texas.

RESERVATIONS: Reservations as per any on file with the Office Records of Hidalgo County.

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

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

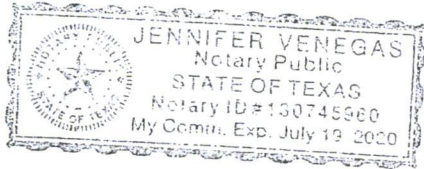
  
Arturo Morales Jr

Acknowledgment

STATE OF TEXAS

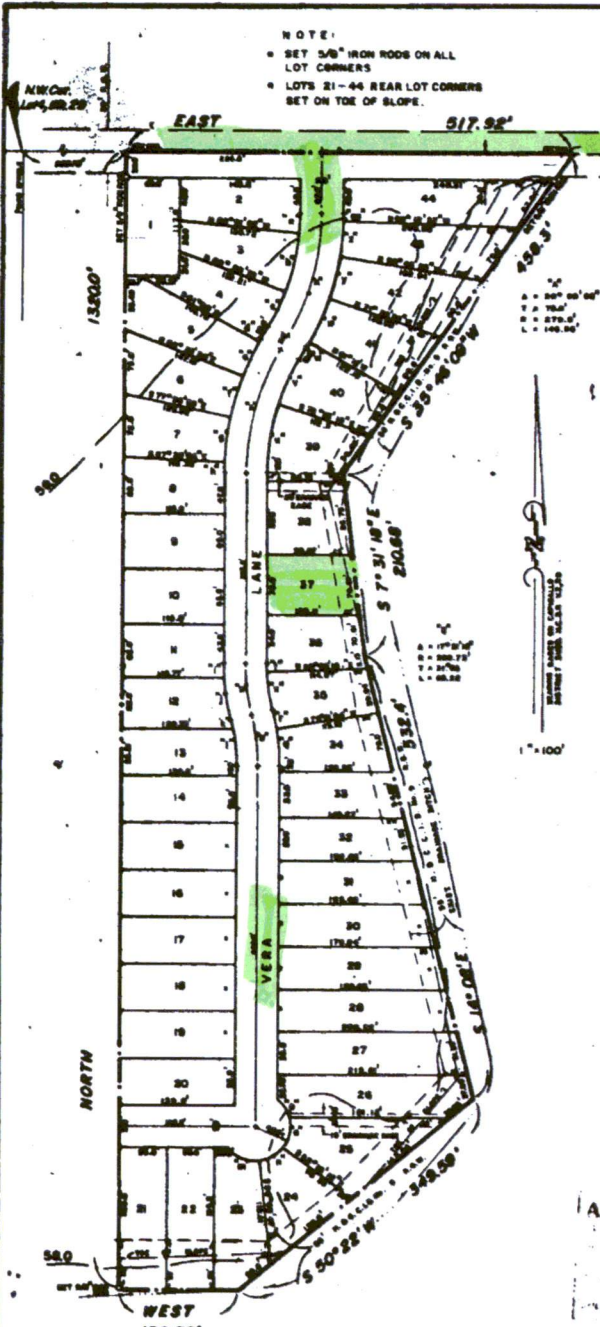
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16<sup>th</sup> day of July, 2018  
by Arturo Morales Jr.



Jennifer Venegas  
Notary Public, State of Texas

My commission expires: July 19, 2020



Lot Area Table:

1	7,289	21	7,405
2	7,209	22	7,405
3	7,204	23	7,405
4	7,137	24	7,405
5	6,847	25	7,405
6	6,309	26	7,405
7	7,208	27	7,405
8	7,204	28	7,405
9	7,209	29	7,405
10	7,204	30	7,405
11	7,209	31	7,405
12	7,204	32	7,405
13	7,209	33	7,405
14	7,204	34	7,405
15	7,209	35	7,405
16	7,204	36	7,405
17	7,209	37	7,405
18	7,204	38	7,405
19	7,209	39	7,405
20	7,204	40	7,405
21	7,209	41	7,405
22	7,204	42	7,405
23	7,209	43	7,405
24	7,204	44	7,405
25	7,209	45	7,405
26	7,204	46	7,405
27	7,209	47	7,405
28	7,204	48	7,405
29	7,209	49	7,405
30	7,204	50	7,405

## MAP OF SOUTHERN VALLEY ESTATES SUBDIVISION

BEING A RE-SUBDIVISION OF THE EAST 16 ACRES OUT OF A 21.286 ACRE TRACT OUT OF LOT 4, BLOCK 20, CAPITALLO DISTRICT SUBDIVISION, LLANO GRANAY, HIDALGO COUNTY, TX.

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE ABOVE.



I ALLEN S. OWENS, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAN TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE ORDER OF THE DIRECTOR AND SUPERVISOR.

*Allen S. Owens*  
 A.S. OWENS  
 REGISTERED PUBLIC SURVEYOR  
 STATE OF TEXAS  
 NO. 12345  
 PREPARED: JANUARY 2, 1988  
 T. - P.O. JOB NO.: 2-088018

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN STEWART, OWNER HEREIN, AND CONFIRMED THE FOREGOING MAP OR PLAN AND SOLE DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

*John Stewart*  
 JOHN STEWART, OWNER

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN STEWART, OWNER HEREIN, AND CONFIRMED THE FOREGOING MAP OR PLAN AND SOLE DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF FEBRUARY, A.D., 1988.

APPROVED  
*Lena Walker*  
 April 1, 1988

*Fred L. Kurth*  
 FRED L. KURTH  
 Notary Public  
 State of Texas  
 My Commission Expires 3/31/92

Recorded in Book 24 Page 171A  
 of the map rec. of this  
 County Texas  
 Made and filed in  
 County Surveys

- MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS SHALL BE 18 INCHES ABOVE NATIONAL GEODESIC OR ELEVATION 89.9 WHICH IS EIGHTER.
- ANTICIPATED RISE WATER ELEVATION CAUSED BY A 100 YEAR STORM IS LESS THAN 1 FOOT OF SURF IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 488234 02828 JAN. 2, 1981.
- SEWER MAIN: SET RAIL IN PAVEMENT ON THE SOUTHWEST CORNER OF PROPERTY. ELEVATION 81.0

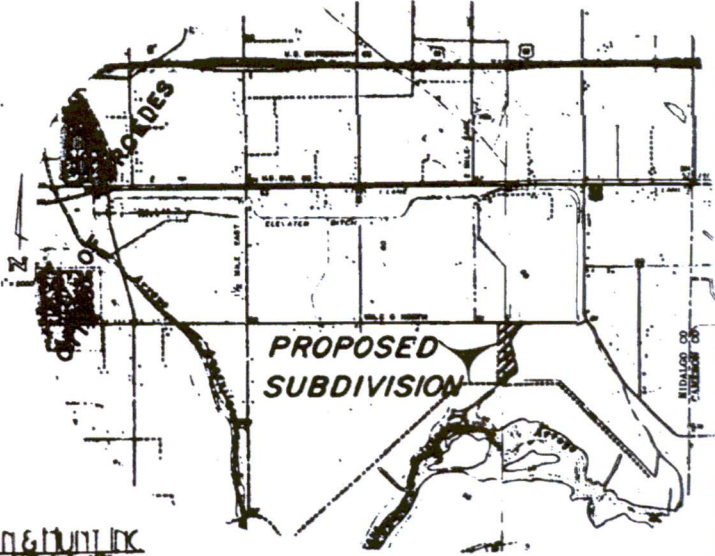
ONE INCH

Y	X	Y	X
Y	00'00"	8.5'	7.5'
Y	00'00"	7.5'	7.5'
Y	00'00"	6.5'	7.5'
Y	00'00"	5.5'	7.5'
Y	00'00"	4.5'	7.5'
Y	00'00"	3.5'	7.5'
Y	00'00"	2.5'	7.5'
Y	00'00"	1.5'	7.5'
Y	00'00"	0.5'	7.5'
Y	00'00"	0.0'	7.5'
Y	00'00"	0.0'	6.5'
Y	00'00"	0.0'	5.5'
Y	00'00"	0.0'	4.5'
Y	00'00"	0.0'	3.5'
Y	00'00"	0.0'	2.5'
Y	00'00"	0.0'	1.5'
Y	00'00"	0.0'	0.5'
Y	00'00"	0.0'	0.0'

APPROVED FOR RECORD  
 BY COMMISSIONER  
 The 1st day of April 1988  
 160245 Ball Court, Ck  
*[Signature]*

CHECKED FOR DRAINAGE  
 BY: *[Signature]*

FILED





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-2269  
Receipt No.: 008738  
S4845-00-000-0037-00

TORRES ENEDELIA T & ALEJANDRO RIOS ESPINO  
6904 VERA LN  
MERCEDES, TX 78570  
(956) 739-2504  
(956) 739-2504

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 250Sq.Ft.
- [5] Legal Description: SOUTHERN VALLEY ESTATES LOT 37
- [6] Location: fm 491 and mile 6
- [7] Sewage: City of Mercedes
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: must comply with all set backs and regulations required by the HCPD  
Description: Permit 1-2269  
Price: \$30.00

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

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

Cashier

8/19/19  
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.

Enedelia Torres  
Signature of Owner or Applicant

19 AGOSTO 2019  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1615

### 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: Araceli Hillibush

Address: 19522 Fallow Ln  
Edinburg TX

Phone: 956-207-3590

Approved by Environmental Health:	Temporary Service	Final Service
<del>_____</del>	<del>_____</del>	<u>WRamirez</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 1</u>	<u>Existing Septic</u> <u>08/22/19</u>

Water Supplier: CITY OF EDINBURG

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

Account/ESI No.: 258069-004  
 Temporary Pole  Permanent Service

regarding the land described as:

Los Venados PH4 LOT 428

on Sept. 3, 20 19, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 09-29-04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Mary Cepeda);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Mary Cepeda);

Planning Department Authorized Signature

Rubén F. Cuatrecasas  
Hidalgo County Judge

Date 9/3/19

APPROVED BY  
COMMISSIONERS' COURT  
ON: 9/3/19

ATTEST:

Patricia Hernandez  
Hidalgo County Clerk

Date 9/3/19

9/3-19



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16/15

### 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: Araceli Hillibush  
Address: 19522 Fallow Ln  
Edinburg TX  
Phone: \_\_\_\_\_

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

Cos Venados lot 428

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

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

Araceli Hillibush  
Requesting Party (Signature)

8/22/19  
Date

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

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

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

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

08/28/19  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

3/14/2019 11:05:33 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-1615  
Receipt No.: 006516  
L6446-04-000-0428-00

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


GONZALEZ ANDREW JAY & HILLIBUSH ARACELI M  
 19522 FALLOW LANE  
 EDINBURG, TX 78542  
 (956) 225-7829  
 (956) 207-3590

[1] Contractor: SELF  
 [2] Water System: North Alamo WSC  
 [3] Class of Work: 25 Residential, new, Single Family Dwelling  
 [4] Size of Structure: 1980Sq.Ft.  
 [5] Legal Description: LOS VENADOS PH 4 LOT 428  
 [6] Location: north 281  
 [7] Sewage: N/A  
 [8] Construction Type: Brick  
 [9] Est. Cost of Construction: \$59400  
 [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-1615  
 Price: \$30.00

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

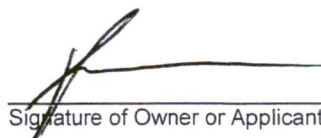
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: maria.cerda  
 Inspector: danny.sanchez  
 Receipt: maria.cerda

  
 \_\_\_\_\_  
 Cashier

03/14/19  
 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

3/14/19  
 Date

Re: Lot 428, Los Venados Subd. Phase IV, recorded in Vol 46, Pg 25-34, Map Records of Hidalgo County, Texas

**NOTICE OF CONFIDENTIALITY RIGHTS**

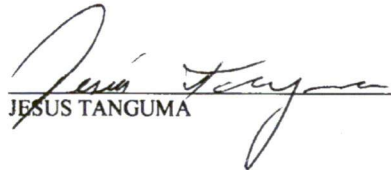
**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

Assumption Special Warranty Deed

1. Date: June 19, 2018
2. Grantor: JESUS TANGUMA
3. Grantor's Mailing Address: 2206 Ruby, Edinburg, Hidalgo County, Texas 78541
4. Grantee: ANDREW JAY GONZALEZ AND ARACELI M. HILLIBUSH
5. Grantee's Mailing Address: 3103 Maren Drive, Mission, Hidalgo County, Texas 78574
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 assumption by grantee of one certain promissory note of even date herewith, in the principal sum of FIFTY FOUR THOUSAND AND NO/100THS DOLLARS (\$54,000.00) payable to the order of GARCO, LTD. the payment of which note is secured by a Deed of Trust of even date therewith of record under Document No.1949437, Official Records, Hidalgo County, Texas, and grantee promises to assume and to perform the covenants of said Deed of Trust.
7. Property: Lot 428, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map 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 2018 and subsequent years.
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 to Texas Regional Bank.
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):

Re: Lot 428, Los Venados Subd. Phase IV, recorded in Vol 46, Pg 25-34, Map Records of Hidalgo County, Texas

- 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. 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:

  
 \_\_\_\_\_  
 JESUS TANGUMA

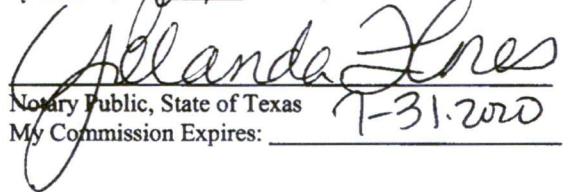
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 19th day of June, 2018, by JESUS TANGUMA.



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

After Recording Return To:

Garco Ltd      **GARCO, LTD.**  
 3910 W. Freddy Gonzalez Dr.  
 Edinburg, Texas 78539