



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR December 17, 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>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>8</u>
TOTAL CERTIFICATES	<u>15</u>

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Andrew Salinas	4-2518
2.	Proyecto Azteca	4-2215
3.	Proyecto Azteca	4-2216
4.	Proyecto Azteca	4-2217
COMM. COURT: DECEMBER 17, 2019		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-2518

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

Upon the application of:

Name: Andrew Salinas

Address: 3500 N. Birch St.
Pharr TX 78577

Phone: 956-250-5857

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>OSSF</u>
Date Approved:	<u>/ /</u>	<u>12 / 10 / 19</u>

Water Supplier: Sharyland Water supply Corp.

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

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

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

owner/Builder Andrew Salinas
Lot 15 Ware country UT No.2

[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 Dec. 17, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/17/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2518

**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

Andrew Salinas

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

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

Lot 15 Ware country UT No. 2."

[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-

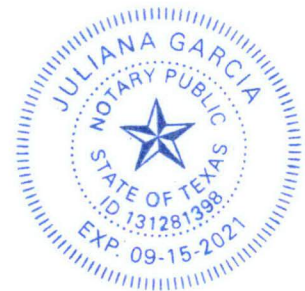
3B. "The land was on ~~August 31, 1999~~, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on Dec. 9th, 2019, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
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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 4-2518
Receipt No.: 010081
W0850-02-000-0015-00

SALINAS ANDREW NICOLAS DBA INTEGRITY CONSTRUCTION

& DEVELOPMENT

3500 N BIRCH ST

PHARR, TX 78577

(956) 250-5857

(956) 250-5857

[1] Contractor: SELF

[2] Water System: City of McAllen

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

[4] Size of Structure: 2650Sq.Ft.

[5] Legal Description: WARE COUNTRY UT NO. 2 LOT 15

[6] Location: WARE RD AND HWY 107

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$175000

[10] Flood Zone: Zone X

Community Panel Number: 4803340295D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner'

Special Conditions: **MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS**

Description: Permit 4-2518

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1540

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: peter.hernandez

Receipt: alex.antons

Cashier

Date

12/9/19

[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

Date

12-9-19

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

WARRANTY DEED

Date: September 24, 2019

Grantor: JAMES EDWARD WEBB, III and AMBER LEIGH WEBB, CO-TRUSTEES OF THE JAMES E. AND AMBER L. WEBB LIVING TRUST, UTD JULY 31, 2018

Grantor's Mailing Address (including county): 13600 N 38th Lane
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: ANDREW NICOLAS SALINAS,
DBA INTEGRITY CONSTRUCTION & DEVELOPMENT

Grantee's Mailing Address (including county): 1006 E. Ferguson
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 15, WARE COUNTRY SUBDIVISION UNIT NO. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 23, Page 132B, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 1624, PAGE 918, DEED RECORDS, CLERK'S FILE NO. 961408, OFFICIAL RECORDS AND VOLUME 23, PAGE 132B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated April 5, 1946, recorded in Volume 581, Page 262, dated September 19, 1958, recorded in Volume 926, Page 4, and dated December 30, 1978, recorded in Volume 1624, Page 918, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated April 9, 1981, recorded in Volume 400, Page 961, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated February 17, 2000, recorded under Clerk's File No. 1161677, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated June 25, 2004, recorded under Clerk's File No. 1363935 and extended in instrument dated December 25, 2005, recorded under Clerk's File No. 1601274, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated June 25, 2004, recorded under Clerk's File No. 1363936 and extended in instrument dated December 25, 2005, recorded under Clerk's File No. 1601359, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated July 12, 2004, recorded under Clerk's File No. 1382393 and extended in instrument dated January 12, 2005, recorded under Clerk's File No. 1581248, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated July 9, 2004, recorded under Clerk's File No. 1399600 and extended in instrument dated July 20, 2006, recorded under Clerk's File No. 1650880, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated May 10, 2004, recorded under Clerk's File No. 1399768 and extended in instrument dated November 10, 2005, recorded under Clerk's File No. 1601358, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Extension of Memorandum of Geophysical Permit and Lease Option Agreement dated November 10, 2005, recorded under Clerk's File No. 1601357, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in an untitled instrument dated April 4, 1959, recorded in Volume 945, Page 445, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Warranty Deed dated December 30, 1978, recorded in Volume 1624, Page 918, Deed Records, Hidalgo County, Texas.

Water Service Agreement dated January 20, 1987, recorded in Volume 2406, Page 958, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT.

Minimum floor elevation; 10.00 foot utility and irrigation easement along the South and East sides; as per map or plat recorded in Volume 23, Page 132B, Map Records, Hidalgo County, Texas.

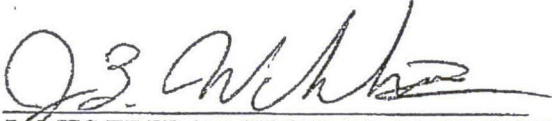
Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2019 and subsequent years.


Grantor, for 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.

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

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



JAMES EDWARD WEBB, III, CO-TRUSTEE
OF THE JAMES E. AND AMBER L. WEBB
LIVING TRUST, UTD JULY 31, 2018

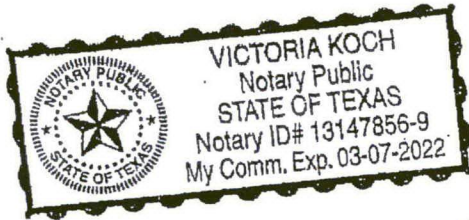


AMBER LEIGH WEBB, CO-TRUSTEE
OF THE JAMES E. AND AMBER L. WEBB
LIVING TRUST, UTD JULY 31, 2018

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 26th of September 2019, by JAMES EDWARD WEBB, III, as CO-TRUSTEE OF THE JAMES E. AND AMBER L. WEBB LIVING TRUST, UTD JULY 31, 2018.



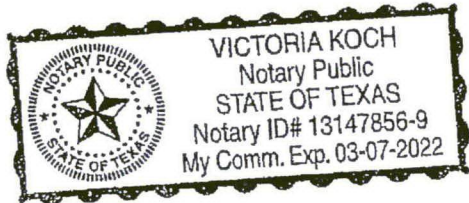


Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 26th of September 2019, by AMBER LEIGH WEBB, as CO-TRUSTEE OF THE JAMES E. AND AMBER L. WEBB LIVING TRUST, UTD JULY 31, 2018.

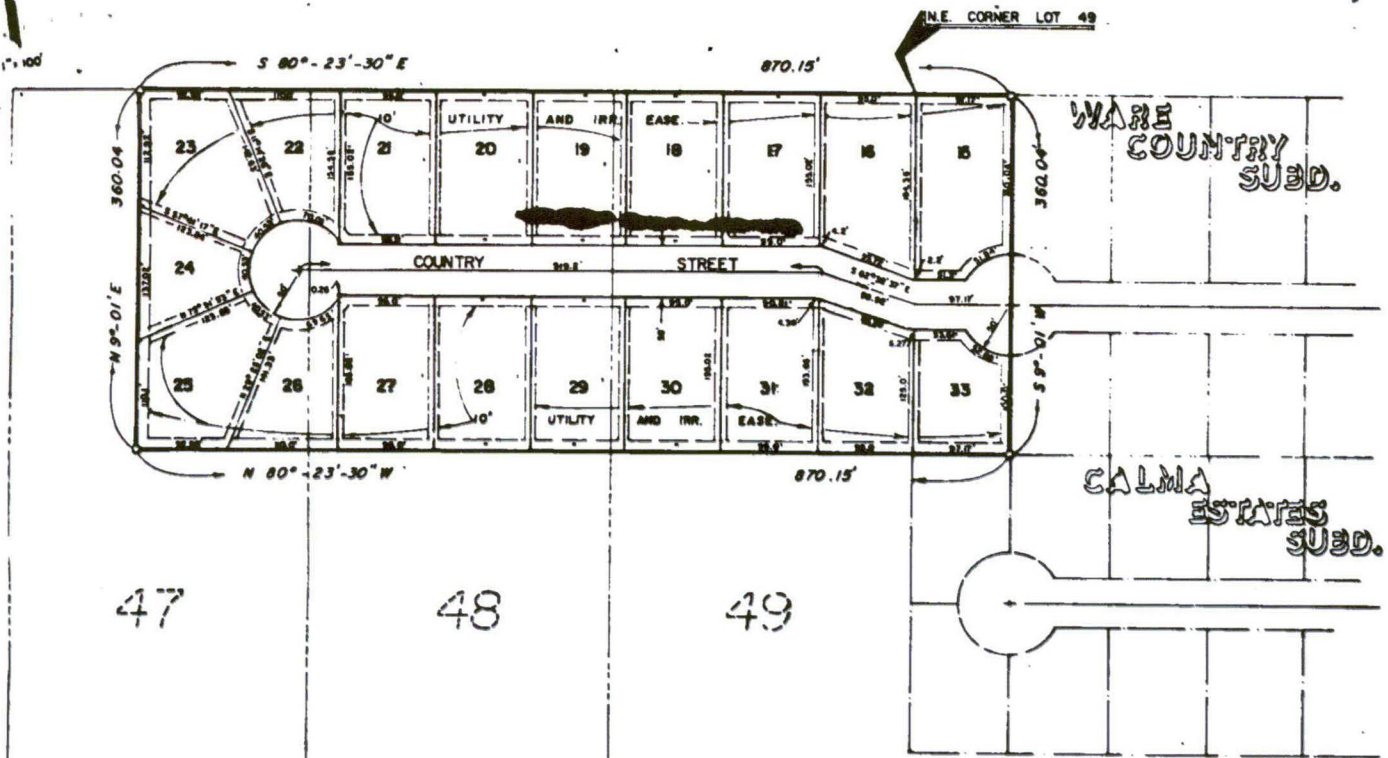




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ANDREW NICOLAS SALINAS,
DBA INTEGRITY CONSTRUCTION & DEVELOPMENT
1006 E. Ferguson
Pharr, Texas 78577

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 924930; MR:bc



MINIMUM FINISHED FLOOR ELEVATION = 101.2
 ANTICIPATED 100 YR HIGH WATER ELEVATION = 99.7
 *TOPO DATUM

MAP OF
WARE COUNTRY SUBDIVISION
UNIT NO. 2
 HIDALGO COUNTY, TEXAS

CHECKED FOR DRAINAGE
 BY: Wade S. Danner

APPROVED
 FOR RECORDING
 by Verna A. Gibbs
 Date Sept. 26, 1983

BEING A RESUBDIVISION OF THE NORTH 6.39 ACRES OF THE EAST 5.0
 ACRES OF LOT 47, ALL OF LOTS 48, AND 49, SECTION 229, TEXAS-MEXICAN
 RAILWAY COMPANY SURVEY AND ALL OF LOTS 7 AND 8, WARE COUNTRY SUBDIVISION,
 HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE
 AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED
 UNDER MY DIRECTION.



Larry L. Smith
 LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR AND ENGINEER
 EDINBURG, TEXAS
 SURVEYED: APRIL 22, 1983
 T211-P59 JOB # 2-830103

FILED
 SEP 27 1983
 H. J. [Signature]

STATE OF TEXAS:
 COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE
 FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED
 THEREON.

Richard H. Benfield
 RICHARD H. BENFIELD, OWNER
Sonia Benfield
 SONIA BENFIELD, CO-OWNER

STATE OF TEXAS:
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD H. BENFIELD, OWNER KNOWN TO
 ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF July A.D., 1983.

James W. Foy
 NOTARY PUBLIC FOR THE STATE OF OHIO

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 7 SUBJECT TO THE CONDITION THAT THE SUB-
 DIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY
 IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE
 OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.
 DATED THIS THE 29th DAY OF July, A.D., 1983.

ATTEST:
R. J. [Signature]
 SECRETARY

Elton S. [Signature]
 PRESIDENT



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 42815

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

Upon the application of:

Name: Proyecto Azteca
Raul Cervantes

Address: 493 & Harding Ave.
Hargill TX, 78570

Phone: (956) 363-0194

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Existing Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>12/11/19</u>

Water Supplier: North Alamo

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

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

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

Raul Cervantes
Hargill Original Town site Lot 9 Blk 51

[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 Dec 17, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

12/17/19
Date

ATTEST:

Antonio Hernandez Jr.
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct 1 2 3 (4)

Application No: 4285

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

Raul Cervantes

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

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

Hargill Original Townsite lot 9 BIK 51."

[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]

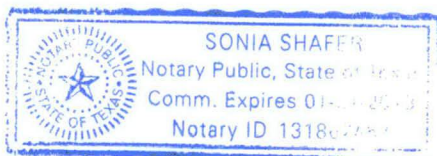
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Raul Cervantes (Signature)

SUBSCRIBED AND SWORN TO before me on Dec 11, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

8/20/2019 10:47:08 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
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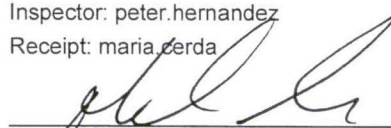
Permit No.: Permit 4-2215
Receipt No.: 008758
H1200-00-051-0009-00

- PROYECTO AZTECA
- PO BOX 27
- SAN JUAN , TX 78589
- (956) 702-3307
- (956) 702-3307
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 9 10 11 & 12
BLK 51
- [6] Location: 493 AND HARDING AVE
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$73800
- [10] Flood Zone: Zone B

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 10SS', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-2215
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 11913
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier

08/22/19
Date

PROP. 10# 1860770

[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

8/20/19
Date

GF# 921627 Rg

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WARRANTY DEED

Date: May 2, 2019

Grantor: MARTA BELIA DAVILA, a single person

Grantor's Mailing Address (including county): 11601 N. 23rd Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: PROYECTO AZTECA

Grantee's Mailing Address (including county): P. O. Box 27
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots 9, 10, 11 and 12, Block 51, HARGILL ORIGINAL TOWNSITE, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 45, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated October 1, 1969, recorded in Volume 1268, Page 597, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 10)

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and dated February 15, 1984, recorded in Volume 1951, Page 856, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records, Hidalgo County, Texas.

Easement and/or other rights if any, as set forth in instrument dated January 6, 1942, recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated December 18, 2012, recorded under Clerk's File No. 2430758, Official Records, Hidalgo County, Texas.

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

Taxes for the year 2019 and subsequent years.

Grantor, for 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.

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

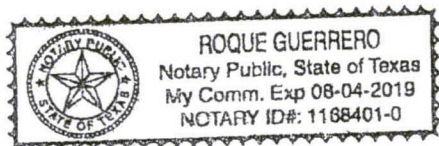
When the context requires, singular nouns and pronouns include the plural.



MARTA BELIA DAVILA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd of May,
2019, by MARTA BELIA DAVILA.

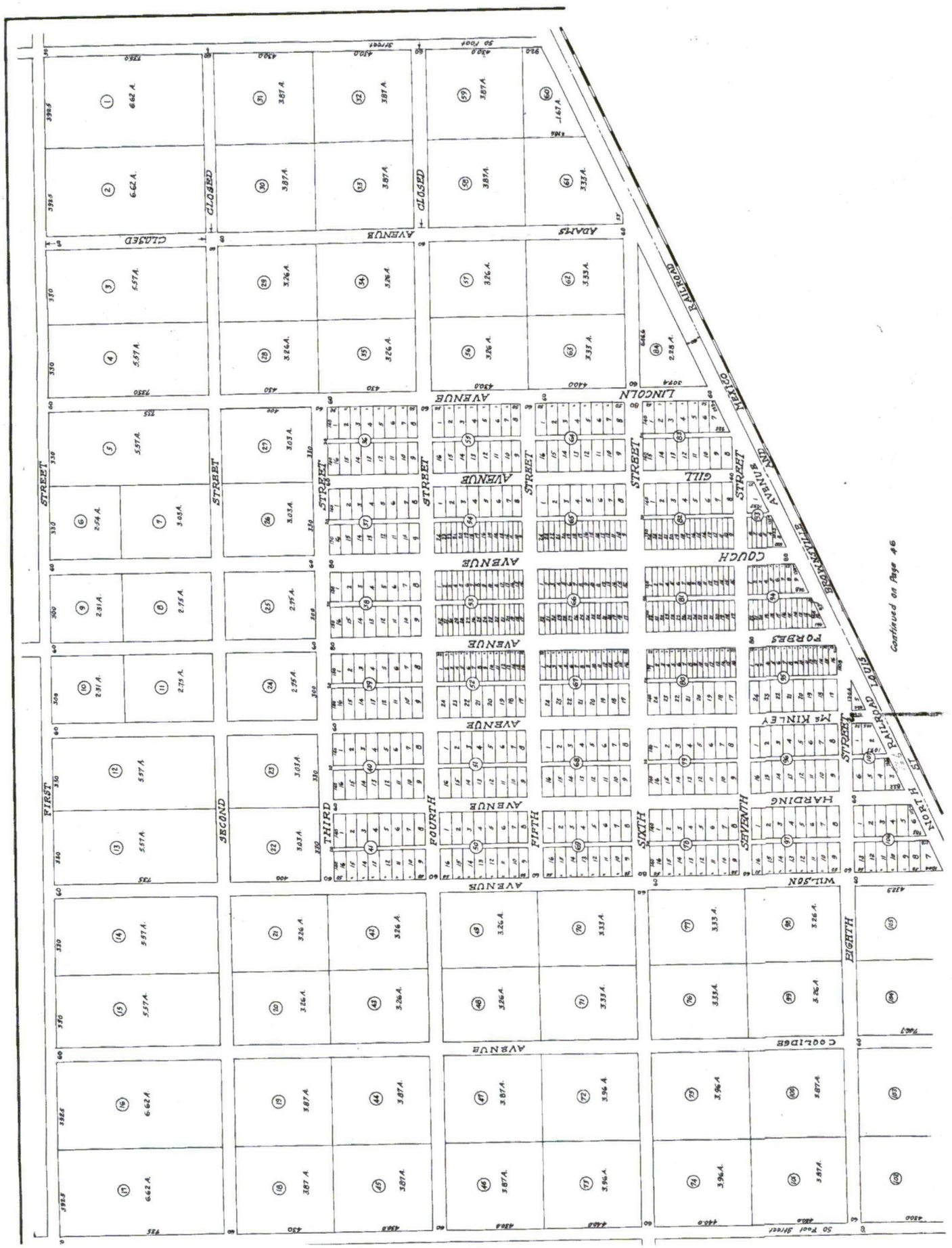




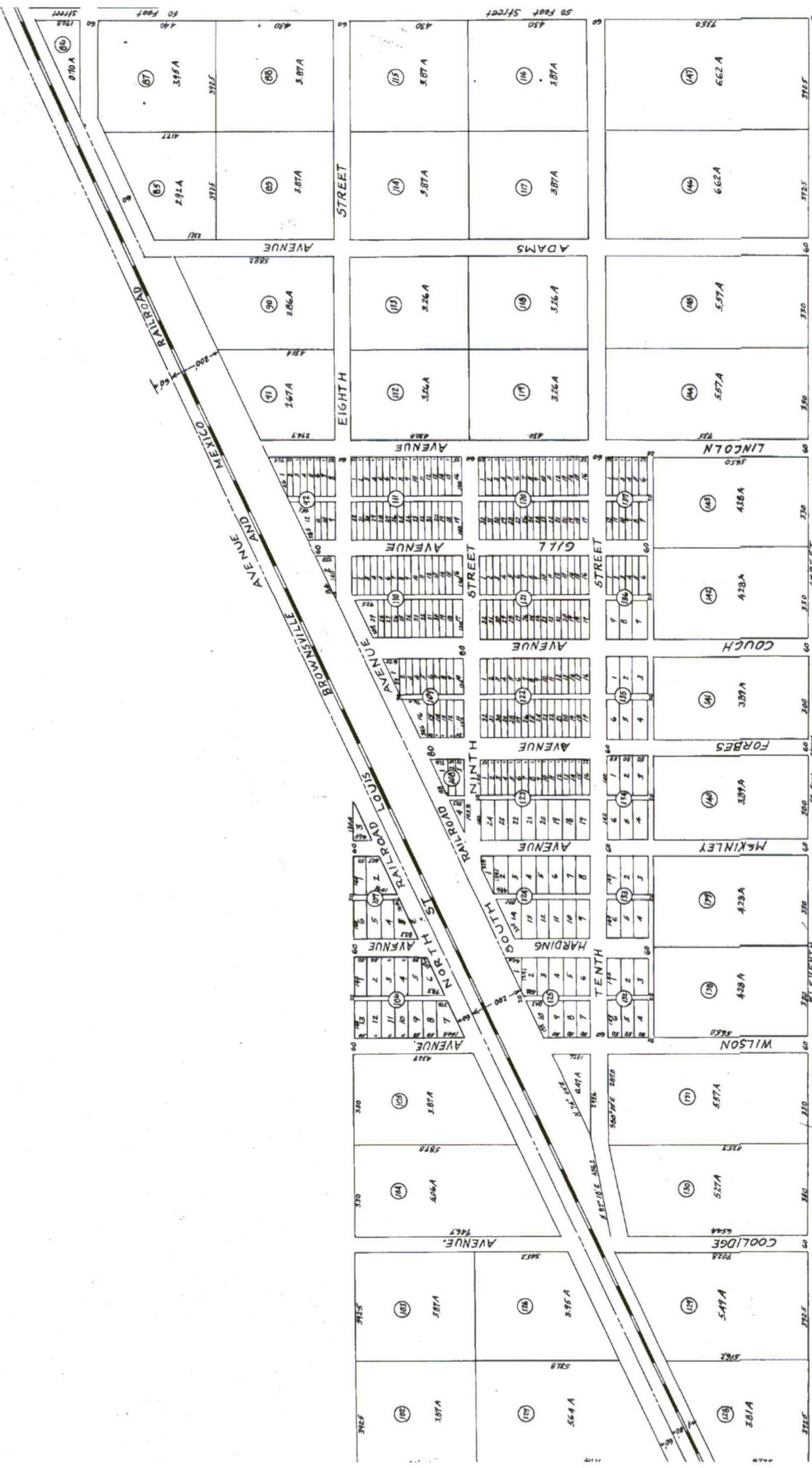
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PROYECTO AZTECA
P. O. Box 27
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 921627; RG:bc



Continued on Page 46



State of Texas
County of Hidalgo
I, R. J. Parks, Surveyor and Civil Engineer do hereby
Certify that the Map upon which this is written is a True
and Correct Map of Hargill, Townsite as Surveyed and
Platted by me on this 17th day of August 1926.

Witness my hand this 17th day of August 1926.

State of Texas
County of Hidalgo
I, R. J. Parks, Surveyor and Civil Engineer
do hereby certify that the person whose name is subscribed to
the foregoing instrument is the person who has prepared the
same and that he is duly qualified to perform the duties of
Surveyor and Civil Engineer in and for Hidalgo County,
Texas.

Witness my hand and Seal of Office
this 17th day of August 1926.

R. J. Parks, Surveyor and Civil Engineer

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same and that he is duly qualified to perform the duties of
Surveyor and Civil Engineer in and for Hidalgo County,
Texas.

Witness my hand and Seal of Office
this 17th day of August 1926.

R. J. Parks, Surveyor and Civil Engineer

MAP OF HARGILL TEXAS

JANUARY 1926

SCALE

FILED for record this day

SEP 2 1926

A. B. C. C. C. P. C.
COUNTY CLERK
BY THE CLERK

SEP 9 1926
SURVEYOR and CIVIL ENGINEER

Before me the undersigned authority on this day personally appeared
R. J. Parks, known to me to be the person whose name is subscribed to
the foregoing instrument and that he acknowledged to me that he executed the
same for the purposes and consideration therein expressed. Given under my hand and Seal of Office
this 17th day of August 1926.

Notary Public in and for Hidalgo County

Notary Public in and for Hidalgo County TEXAS

Proyecto Azteca

956.702.3307 (o)

956.363.0194 (c)

P.O. Box 27 San Juan, TX 78537

1601 U.S. Bus. HWY 83 San Juan, TX 78537

WWW.PROYECTOAZTECA.ORG



Proyecto Azteca



Building a better world.

Raul Cervantes

Construction Supervisor

RCERVANTES@PROYECTOAZTECA.ORG



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3/4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-2816

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

Upon the application of:

Name: Proyecto Azteca
Raul Cervantes

Address: Harding Ave.
Hargill TX, 78570

Phone: (956) 363-0194

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing Sewer</u>
Date Approved:	<u>1 1</u>	<u>12/11/19</u>

Water Supplier: North Alamo

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

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

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

Raul Cervantes
Hargill Original Townsite Lot 10 Blk 51

[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 Dec 17, 20 19, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/17/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2814

**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

Raul Cervantes

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

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

Hargill Original Townsite Lot 10 Blk 51."

[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]

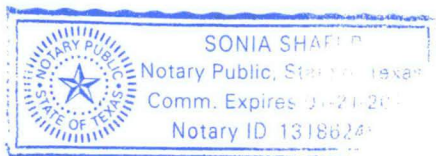
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Raul Cervantes (Signature)

SUBSCRIBED AND SWORN TO before me on Dec 11, 2019, to certify which, witnesses my hand and seal of office.



Sonia Shaffer
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

8/20/2019 10:50:35 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-2216
Receipt No.: 008759
H1200-00-051-0010-00

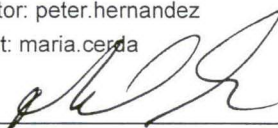
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- PROYECTO AZTECA
- PO BOX 27
- SAN JUAN , TX 78589
- (956) 702-3307
- (956) 702-3307
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 10 BLK 51
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- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$73800
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-2216
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 11908
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda



 Cashier

08/20/19
 Date

Prop. ID# 186770

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 Signature of Owner or Applicant

8/20/19
 Date

GF# 921627 Rg

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Hidalgo County, Texas

Grantee: PROYECTO AZTECA

Grantee's Mailing Address (including county): P. O. Box 27
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Hidalgo County, Texas

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Easement and/or other rights if any, as set forth in instrument dated January 6, 1942, recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated December 18, 2012, recorded under Clerk's File No. 2430758, Official Records, Hidalgo County, Texas.

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

Taxes for the year 2019 and subsequent years.

Grantor, for 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.

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

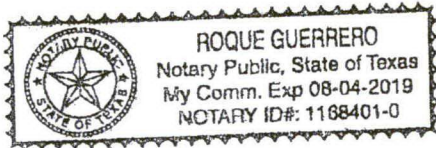
When the context requires, singular nouns and pronouns include the plural.



MARTA BELIA DAVILA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd of May,
2019, by MARTA BELIA DAVILA.

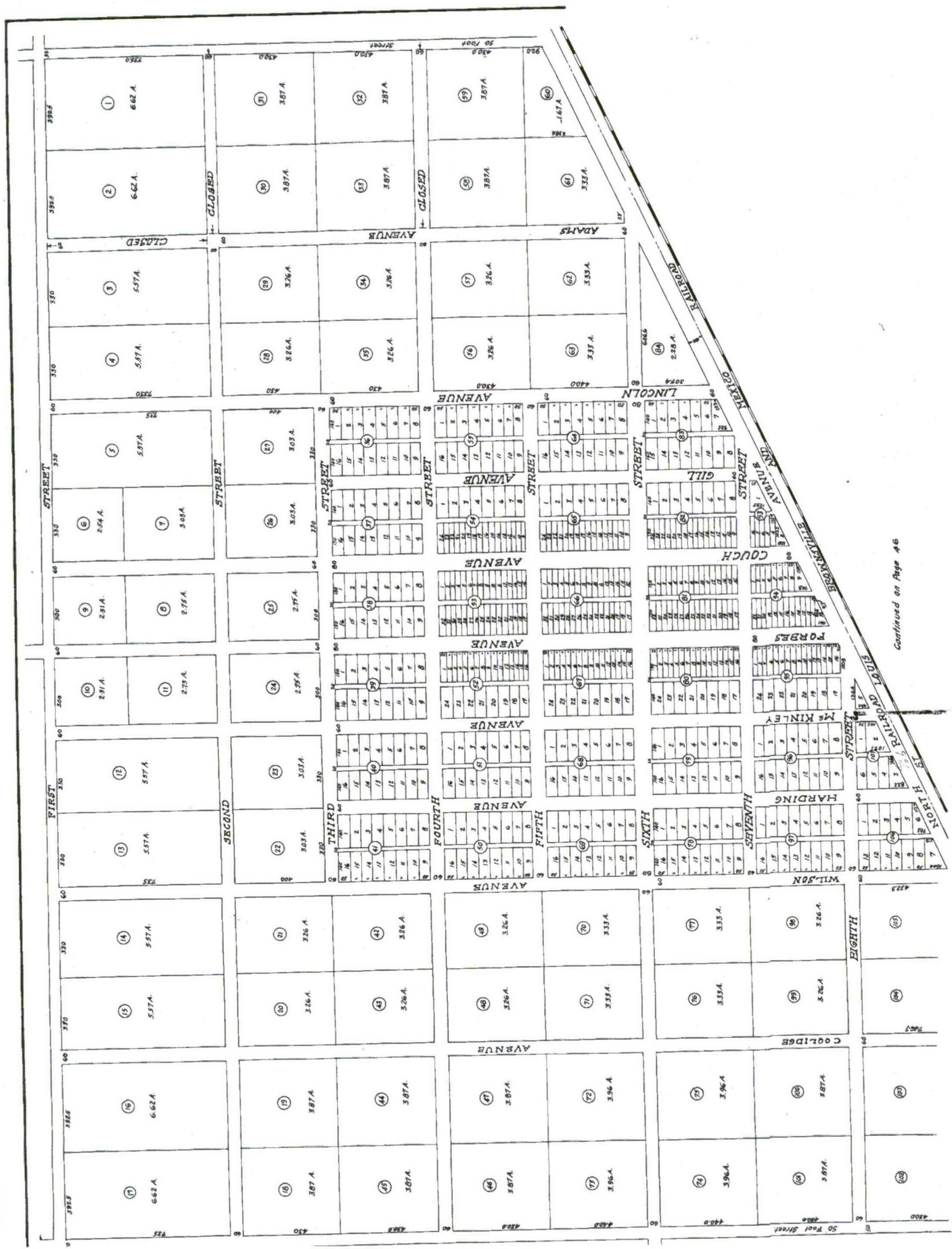




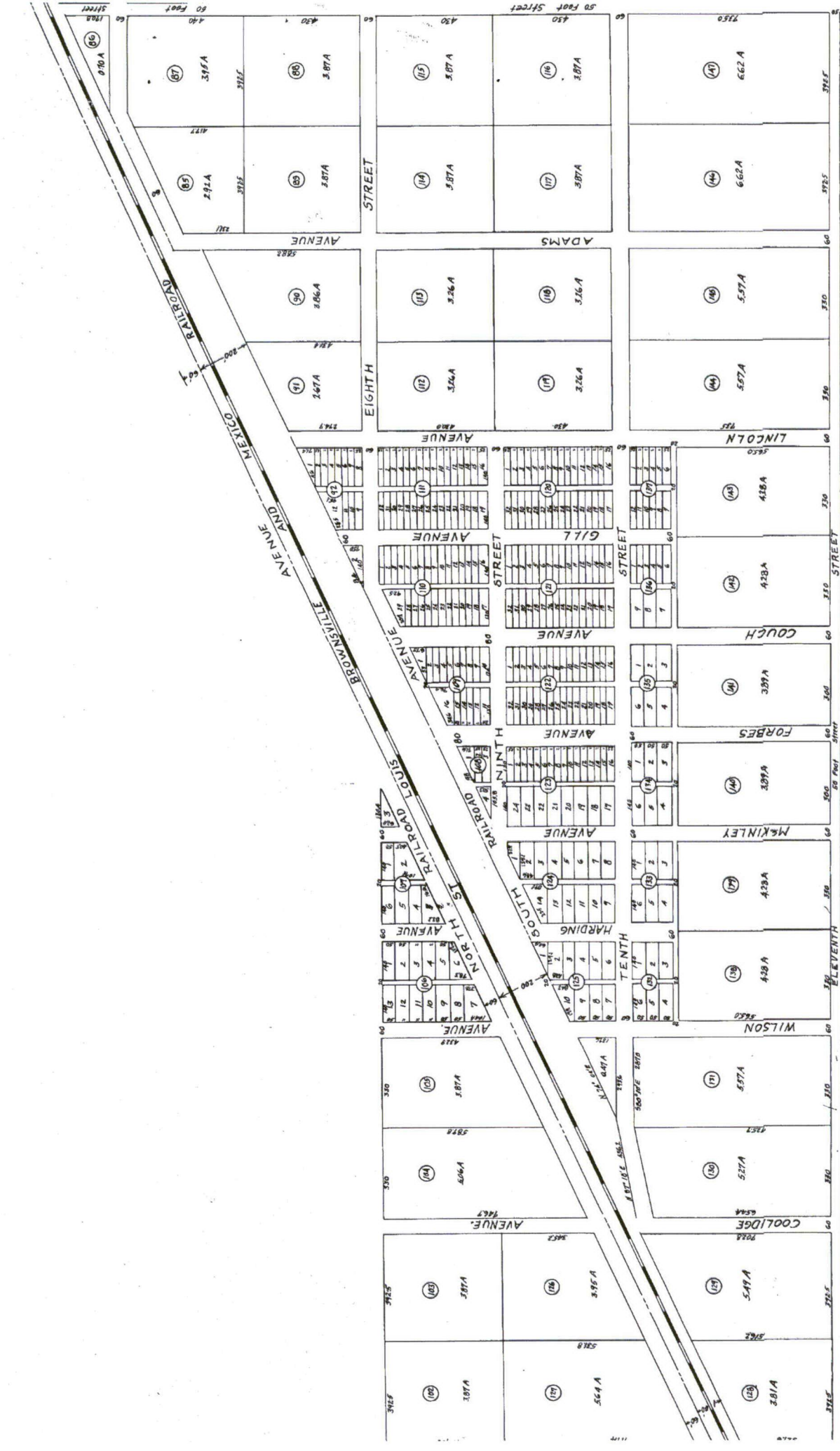
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PROYECTO AZTECA
P. O. Box 27
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 921627; RG:bc



Continued on Page 46



State of Texas
 County of HIDALGO
 Certify that the above and for plat and dedication was filed in my office on the 17th day of August 1926 at 3 o'clock P.M. and was recorded by me on the 18th day of August 1926. Clerk of County Court
 HIDALGO COUNTY, TEXAS
 CAM E. HILL
 County Clerk Hidalgo
 G. P. O'NEAL, a-124
 26077

State of Texas
 County of HIDALGO
 Wagon is used with the streets, alleys, and Road occupy and use said streets, alleys and Road for the purpose of creating and operating electric power lines, poles and lines of wire for the distribution and sale of water, heat, light of power and telephone and telegraph lines and for the purpose of operating lines of transportation for the carrying of freight and passengers and all of said rights, privileges and franchises in the streets, alleys and Roadways above and set and shall be the property of, and shall be used and controlled by the said Hargill Electric Power and Light Company, Inc. as created by the said V.M. Surphes. This dedication is made with the further reservation that V.M. Surphes retains the title to and in all streets and alleys shown upon the Map unless and until a sale of title is made upon the street and alley upon which the plat herein becomes dedicated the length of the block out of which a lot is sold and the said V.M. Surphes reserves the right to amend any and all amendments any time after the date hereof. Witness my hand and seal of office this 17th day of August A.D. 1926.
 State of Texas
 County of HIDALGO
 Notary Public in and for Hidalgo County Texas
 J. A. [Signature]

MAP OF HARGILL TEXAS
 JANUARY 1926
 SCALE
 FILED for record this day
 SEP 2 1926
 Clerk of County Court
 By the day of [Signature]

State of Texas
 County of HIDALGO
 Certify that the Map upon which this is written is a True and Correct Map of Hargill, Texas as surveyed and planned
 Witness my hand this 17th day of August 1926
 State of Texas
 County of HIDALGO
 Before me the undersigned authority on this day personally appeared R. I. Parks known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein therein expressed. Given under my hand and seal of office this 17th day of August 1926.
 Notary Public in and for Hidalgo County
 [Signature]

Proyecto Azteca

956.702.3307 (o)

956.363.0194 (c)

P.O. Box 27 San Juan, TX 78537

1601 U.S. Bus. HWY 83 San Juan, TX 78537

WWW.PROYECTOAZTECA.ORG



Proyecto Azteca



Building a better world.



Raul Cervantes
Construction Supervisor

RCERVANTES@PROYECTOAZTECA.ORG



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-2217

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

Upon the application of:

Name: Proyecto Azteca
Raul Cervantes

Address: Harding Ave
Hargill TX. 78570

Phone: (956) 363-0194

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature <u>existing Sewer</u>
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>12/11/19</u>

Water Supplier: North Alamo

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

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

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

Raul Cervantes
Hargill Original Townsite Lot 11 Blk 51

[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 Dec 17, 20 19, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge
12/17/19
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk
12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19 ms



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2217

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

Raul Cervantes

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

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

Hargill Original Townsite Lot 11 Blk 51 ."

[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."

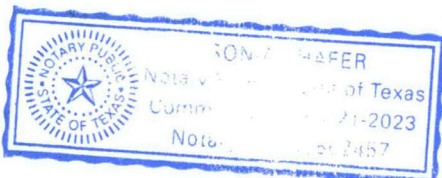
-OR-

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."

Raul Cervantes (Signature)

SUBSCRIBED AND SWORN TO before me on Dec. 11, 20 19, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

8/20/2019 10:57:31 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-2217

Receipt No.: 008760

H1200-00-051-0011-00

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

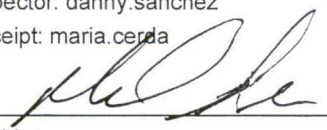
Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

- PROYECTO AZTECA
- PO BOX 27
- SAN JUAN , TX 78589
- (956) 702-3307
- (956) 702-3307
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 11 BLK 51
- [6] Location: 490 and 493
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$73800
- [10] Flood Zone: Zone C


Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-2217
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 11910
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: danny.sanchez
 Receipt: maria.cerda



 Cashier




 Date

Prop ID# 186770

[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

8/20/19

 Date

GF# 421627 Rg

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

WARRANTY DEED

Date: May 2, 2019

Grantor: MARTA BELIA DAVILA, a single person

Grantor's Mailing Address (including county): 11601 N. 23rd Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: PROYECTO AZTECA

Grantee's Mailing Address (including county): P. O. Box 27
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots 9, 10, 11 and 12, Block 51, HARGILL ORIGINAL TOWNSITE, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 45, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated October 1, 1969, recorded in Volume 1268, Page 597, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 10)

Mineral and/or royalty grant and/or reservation in instrument dated May 21, 1975, recorded in Volume 1500, Page 683, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 11)

Mineral and/or royalty grant and/or reservation in instrument dated August 18, 1976, recorded in Volume 1500, Page 681, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 12)

Oil, Gas and Mineral Lease(s) dated April 8, 1937, recorded in Volume 23, Page 363, Oil and Gas Records; dated February 4, 1980, recorded in Volume 390, Page 256, Oil and Gas Records;

and dated February 15, 1984, recorded in Volume 1951, Page 856, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records, Hidalgo County, Texas.

Easement and/or other rights if any, as set forth in instrument dated January 6, 1942, recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas.

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

Taxes for the year 2019 and subsequent years.

Grantor, for 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.

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

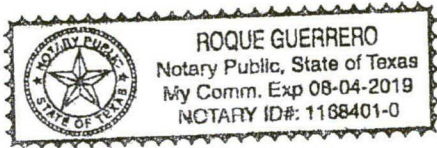
When the context requires, singular nouns and pronouns include the plural.

Marta Belia Davila
MARTA BELIA DAVILA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd of May, 2019, by MARTA BELIA DAVILA.



[Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PROYECTO AZTECA
P. O. Box 27
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 921627; RG:bc



Continued on Page 46

Proyecto Azteca

956.702.3307 (o)

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Proyecto Azteca



Building a better world.

Raul Cervantes

Construction Supervisor

RCERVANTES@PROYECTOAZTECA.ORG

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Crisencio Hernandez	4-1585
2.	Felipe Elizondo	4-2494
	COMM. COURT: DECEMBER 17, 2019	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1585

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:

FOR RICHARD L MARTINEZ
Name: CRISENCIO HERNANDEZ

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>	<u>[Signature]</u>	<u>[Signature]</u>
		<u>Existing OSSF</u> <u>12/06/19</u>

Address: 19304 BUCK FAWN DR
Edinburg, TX

Water Supplier: Edinburg Util

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

Phone: 956-648-4093

Account/ESI No.: 350087-001

Temporary Pole Permanent Service

regarding the land described as:

Los Venados Ph 5 Lot # 572

on Dec. 17, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 4/8/15);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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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: 4-1585

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: RICHARD L MARTINEZ FOR
CRISENCIO HERNANDEZ

Address: 19304 BUCK FAWN DR
Edinburg, TX

Phone: 956-648-4093

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

Los Venados Phase V LOT 572

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

CRISENCIO HERNANDEZ
X DO RICHARD L MARTINEZ 12-6-19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12-06-2019
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1585
Receipt No.: 006386
L6446-05-000-0572-00

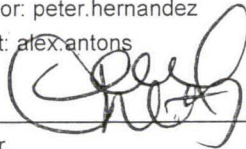
HERNANDEZ CRESENCIO
3213 TIERRA PURA PLACE
EL PASO , TX 79938
(956) 227-7448
(956) 648-4093

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5397Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 572
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$450924
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: MUS COMPLY WITYH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-1585
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 3134
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons


Cashier
3/6/19
Date

Prop. ID# 702223

[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

3-16-19
Date

Charge to VLTC
GF#156812/MC

WARRANTY DEED

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

Date: May 12, 2018

Grantor: ERNESTO EVERARDO SANCHEZ AND BRANDI ASHLI LOSOYA, both single persons

Grantor's Mailing Address: 617 Vegas Private Drive
Edinburg, Texas 78542

Grantee: CRESENCIO HERNANDEZ, a married person

Grantee's Mailing Address: 3213 Tierra Pura Place
El Paso, Texas 79938

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

Property (including any improvements): All of Lot 572, LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, according to the amended map recorded in Volume 47, Pages 130-140, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in instrument dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101 and dated April 26, 2005, filed April 28, 2005 under Document Number 1464510, all in the Official Records and Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003, under Document Number 1220191; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322 and dated April 26, 2005, filed April 28, 2005 under Document Number 1464510, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the amended Map of Los Venados Subdivision Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
4. 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.
5. 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.
6. 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.
7. Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
8. Gas line as shown on survey plat dated October 30, 2002, prepared by Melden & Hunt, Inc., under Job No. 02010.12 as disclosed by instrument dated November 12, 2002, filed November 21, 2002 under Document Number 1142561, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, recorded in Volume 1, Page 122 and dated April 27, 1950, recorded in Volume 108, Page 268, both in the Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 17, 2005, filed February 8, 2006 under Document Number 2006-1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 2006-1587827; filed April 13, 2006 under Document Number 2006-1602909; filed April 21, 2006 under Document Number 2006-1605424, 2006-1605425, 2006-1605426; filed April 24, 2006 under Document Number 2006-1605952; filed May 3, 2006 under Document Number 2006-1611001; filed July 21, 2006 under Document Number 2006-1641790; filed August 22, 2006 under Document Number 2006-1654167; filed August 22, 2006 under Document Number 2006-1654168; filed November 6, 2006 under Document Number 2006-1683992; filed November 6, 2006 under Document Number 2006-1683993 and 2006-1683994; filed November 9, 2006 under Document Number 2006-1685207; filed January 29, 2007 under Document Number 2007-1715422; filed February 12, 2007 under Document Number 2007-1721012; filed

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

- 11. Mineral and/or royalty reservation contained in deed dated July 20, 2004, filed August 4, 2004 under Document Number 1366173 and dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, both in the Official Records of Hidalgo County, Texas.
- 12. All groundwater rights reserved as shown by instrument dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, Official Records of Hidalgo County, Texas.
- 13. Right of First Refusal as set forth in instrument dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, Official Records of Hidalgo County, Texas.
- 14. Management Certificate as shown in instrument filed January 20, 2016 under Document Number 2016-2678667, Official Records of Hidalgo County, Texas.
- 15. Los Venados Property Owners Association's Certificate as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.
- 16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 17. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 18. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

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

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

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

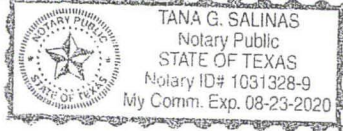

ERNESTO EVERARDO SANCHEZ

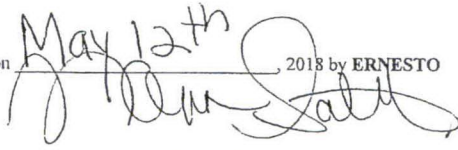

BRANDI ASHLI LOSOYA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on May 12th, 2018 by ERNESTO EVERARDO SANCHEZ.



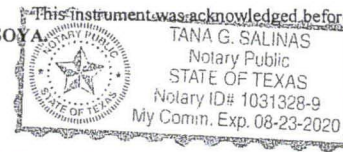


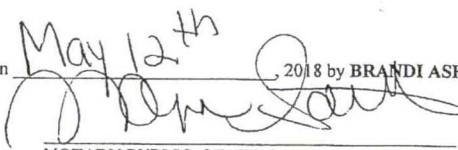
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on May 12th, 2018 by BRANDI ASHLI LOSOYA.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
CRESENCIO HERNANDEZ
3213 Tierra Pura Place
El Paso, Texas 79938

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#156812/File No. 9706-18



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
4-2494

Application No:

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Felipe Alizondo

Address: 3707 Jesenia St.
San Juan Tx.
78589

Phone: 956 460 5891

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>/ /</u>	<u>12/10/19</u>

Water Supplier: North Alamo

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

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

regarding the land described as:

PRB Alberta Acres Subdivision Lote 11

on Dec. 17, 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 5/14/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2494

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: Felipe Elizondo

Address: 3707 Jesenia St.

San Juan Tx 78589

Phone: 956 460 5891

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

DRB Alberta Acres lot 11

5210 Ontario Ln. Edinburg Tx 78542

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Felipe Elizondo
Requesting Party (Signature)

12-9-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of pmnt.

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

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

12/11/19
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

11/26/2019 1:19:44 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 4-2494
Receipt No.: 009942
P8310-00-000-0011-00

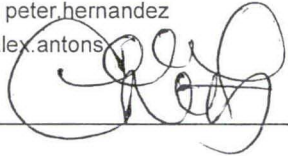
ELIZONDO FELIPE & LAURA
3707 JESENIA ST
SAN JUAN , TX 78589
(956) 460-5891
(956) 460-5891

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3800Sq.Ft.
- [5] Legal Description: PRB ALBERTA ACRES LOT 11
- [6] Location: ALBERTA RD AND CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [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: MUST COMPLY WITH HCPD RULES AND REGULATIONS
Description: Permit 4-2494
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: peter.hernandez
Receipt: alex.antons


Cashier

11/25/19
Date

[NOTICE]

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Signature of Owner or Applicant

11-26-19
Date

Charge to VLTC
GF#163786/PG

WARRANTY DEED

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

Date: September 12, 2019

Grantor: PRB PROPERTIES, LP, a Texas Limited Partnership

Grantor's Mailing Address: 1420 S. Jackson Rd.
Edinburg, Texas 78539

Grantee: FELIPE ELIZONDO AND WIFE, LAURA ELIZONDO

Grantee's Mailing Address: 3707 Jesenia St.
San Juan, Texas 78589

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

Property (including any improvements): All of Lot 11, PRB ALBERTA ACRES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map filed May 14, 2019 under Document Number 3013789 in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in instrument dated June 6, 2019, filed June 6, 2019 under Document Number 3020303; First amendment dated July 12, 2019, filed July 12, 2019 under Document Number 3030384, both in the Official Records and Map filed May 14, 2019 under Document Number 3013789 in the Office of the County Clerk of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of PRB Alberta Acres Subdivision, filed May 14, 2019 under Document Number 3013789 in the Office of the County Clerk of Hidalgo County, Texas.
4. Right of Way Easement for roads, canals, laterals and drainage ditches, as reserved by Alamo Land and Sugar Company as shown by instrument dated November 9, 2017, recorded in Volume 65, Page 195, Deed Records of Hidalgo County, Texas.
5. Easement and Right of Way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated February 28, 1983, recorded in Volume 1829, Page 426, Deed Records of Hidalgo County, Texas.
6. Easement and Right of Way in favor of Magic Valley Coop Inc., a Texas Corporation as shown by instrument dated August 28, 1998, filed August 28, 1998 under Document Number 704929, Official Records of Hidalgo County, Texas. Said Easement conveyed to South Texas Electric Cooperative, Inc., dated July 10, 2009, filed July 14, 2009 under Document Number 2009-2016222 and 2009-2016223, Official Records of Hidalgo County, Texas.
7. Easement and Right of Way easement in favor of County of Hidalgo as shown by instrument dated November 9, 1998, filed November 9, 1998 under Document Number 723844, Official Records of Hidalgo County, Texas.
8. Water Service Agreement in favor of North Alamo Water Supply Corporation, a Texas Corporation as shown by instrument dated December 3, 2018, filed December 28, 2018 under Document Number 2975592, Official Records of Hidalgo County, Texas.
9. Right of way easement in favor of North Alamo Water Supply Corporation, as shown by instrument dated April 16, 2014, filed December 28, 2018 under Document Number 2975595, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 12, 1949, recorded in Volume 99, Page 249; dated July 7, 1976, recorded in Volume 362, Page 406; dated July 7, 1976, recorded in Volume 362, Page 408; Volume 410, Page 791; Volume Volume 410, Page 926 and Volume 410, Page 930, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 7, 1989, in favor of Trace Exploration, Inc., as Lessee, recorded in Volume 2729, Page 595 and Volume 2732, Page 842, Oil and Gas Records of Hidalgo County, Texas.
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1999, filed on May 13, 1999 under Document Number 773520 and refiled November 2, 1999 under Document Number 819759, Official Records of Hidalgo County, Texas.

- 13. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 11, 1999, filed July 14, 2000 under Document Number 888450 and Second and Amendment filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
- 14. Mineral and/or royalty reservation contained in deed dated February 14, 1938, recorded in Volume 452, Page 560 and dated April 1, 1966, recorded in Volume 1299, Page 295, both in the Deed Records of Hidalgo County, Texas.
- 15. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 16. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 17. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, the payment of which Grantee assumes.

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

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

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

PRB PROPERTIES, LP, a Texas Limited Partnership
 By: PRB PROPERTIES MGMT, LLC,
 a Texas Limited Liability Company
 Its: General Partner

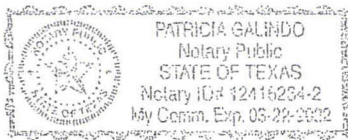
By: Baldemar Garcia Jr
 BALDEMAR GARCIA, JR., Manager

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on September 13th, 2019 by BALDEMAR GARCIA, JR., Manager of PRB PROPERTIES MGMT, LLC, a Texas Limited Liability Company, general partner of PRB PROPERTIES, LP, a Texas Limited Partnership, on behalf of said partnership.



Patricia Galindo
 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
 FELIPE ELIZONDO &
 LAURA ELIZONDO
 3707 Jesenia St.
 San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
 L.G. "JERRY" CANALES
 6013 N. 10th Street
 McAllen, Texas 78504
 File No. 163786



PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROSA VIERRA	1-2328
2.	KATHERINE SIERRA	1-2591
3.	RUTH HOYOS	1-2612
4.	JOSE HERNANDEZ	1-2605
5.	MARIA ACEVEDO	1-13933
	COMM. COURT: DECEMBER 17, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 0 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2328

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Rosa Vieira

Address: Lot 2 Blk 7

PUEBLO DEL SOL

WESLACO TX. 78596

Phone: (956) 472-2155

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRaney</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature <u>existing Septic</u>
Date Approved: _____	<u>1 1</u>	<u>12109119</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: N/A 350283-001

[] Temporary Pole Permanent Service

regarding the land described as:

Lot 2 Blk 7 Pueblo del Sol Weslaco TX. 78596

on Dec 17, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

yes A plat has been prepared;

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

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 2-18-19);

(verified by [Signature]);

(verified by MRaney);

(verified by MRaney);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rolando F. Cruz
Hidalgo County Judge
12/17/19
Date

ATTEST: [Signature]
Hidalgo County Clerk
12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2328

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: ROSA VIERA

Address: LOT 2 BLK 7 PUEBLO DEL SOL
WESLACO TX. 78596

Phone: 956-472-2155

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

LOT 2 BLK 7 PUEBLO DEL SOL WESLACO TX.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosa Viera
Requesting Party (Signature)

12/5/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/5/19
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.

GIFT WARRANTY DEED

Date: **July 2, 2019**

Grantor: **Aurelio Viera and wife, Maria De Jesus Viera**

Grantor's Mailing Address: **2506 Bustamante St., Weslaco, Hidalgo County, Texas 78596**

Grantee: **Rosa Maria Viera**

Grantee's Mailing Address: **2506 Bustamante St., Weslaco, Hidalgo County, Texas 78596**

Consideration: **The love and affection that we have for our daughter Rosa Maria Viera**

Property (including any improvements): **Lot Two (2), Block Seven (7), PUEBLO DEL SOL SUBDIVISION, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2019 and subsequent years, the payment of which Grantee assumes.**

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

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements;

(iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or

other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

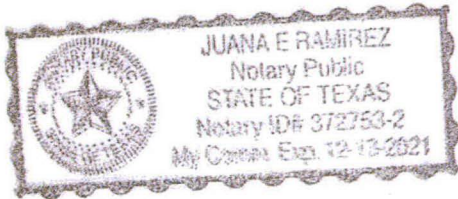
When the context requires, singular nouns and pronouns include the plural.

Aurelio Viera
AURELIO VIERA

Maria de Jesus Viera
MARIA DE JESUS VIERA

STATE OF TEXAS *
 * (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 5th day of July, 2019, by AURELIO VIERA AND MARIA DE JESUS VIERA.



Juana E Ramirez
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Rosa Maria Viera
2506 Bustamante St.
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

9/9/2019 9:27:43 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2328
Receipt No.: 008974
P9285-00-007-0002-00

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

VIERA ROSA MARIA
2506 BUSTAMANTE ST
WESLACO, TX 78599
(956) 000-0000
(956) 207-3525

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1845Sq.Ft.
- [5] Legal Description: PUEBLO DEL SOL LOT 2 BLK 7
- [6] Location: MILE 6 1/2 W. & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$123000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side ', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETB
ACKS & REGULATIONS
Description: Permit 1-2328
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: VV057
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.pecina
Receipt: leo.najera

Cashier

Date

9/9/19

[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

Date

9/9/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2591

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: ^{ALL} ~~Domingo~~ Katherine Sierra

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Light Only</u>	_____ Date Approved:
Date Approved:	<u>12/05/19</u>	<u>/ /</u>

Address: 14106 San Francisco Dr
Mercedes Tx
78570

Water Supplier: North Alamo Water Supply

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

Phone: 956-376-1368

Account/ESI No.: 100327394 92610200
[] Temporary Pole [] Permanent Service

regarding the land described as:

LINARES VIEDO EST. 077

on Dec. 17, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 1-30-06;

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

Date

ATTEST:

Katherine Sierra
Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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1304 South 25th Street
Edinburg, Texas 78542
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct Q 2 3 4

Application No: 1-2591

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: ^{ALL} Domingo & Katherine Sierra

Address: 14106 San Francisco
Mercedes TX

Phone: (956) 376-1368

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

LIMARES VIEJO EST. LOT 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Katherine Sierra
Requesting Party (Signature)

10/9/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/19
Date

[Signature]
County Official

SIERRA TITLE

STGI 3 GF# 3171817**Warranty Deed with Vendor's Lien**

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

Date: March 2, 2017

Grantor: JPO ENTERPRISES, INC., A TEXAS CORPORATION

Grantor's Mailing Address: 720 E. Edinburg Ave., Suite 1007
Elsa, Texas 78543
Hidalgo County

Grantee: DOMINGO SIERRA and wife, KATHERINE OLIVIA SIERRA

Grantee's Mailing Address: 10409 N. Mile 4 West
Weslaco, Texas 78599
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 7, LINARES VIEJO ESTATES, an Addition to the City of Mercedes, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

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

Right-of-Way Easement in favor of Central Power and Light Company as shown by instrument dated July 12, 1929, recorded in Volume 306, Page 350, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Hidalgo County as shown by instrument dated August 7, 1953, recorded in Volume 779, Page 168, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Hidalgo County as shown by instrument dated January 23, 1960, recorded in Volume 970, Page 476, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated August 14, 1982, recorded in Volume 1797, Page 182, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 13, 1982, recorded in Volume 1792, Page 270, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by JPO Enterprises, Inc. a Texas Corporation to AEP Texas Central Company, by instrument dated January 17, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 5, 2008, under Clerk's File No. 1853031.

Fifteen feet (15') North Alamo Water Supply Corporation easement along the West side of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Utility Easement along the West fifteen feet (15.0') of the East thirty feet (30.0') of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Fifteen feet (15') swale easement along the East side of subject property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Page 145, Map Records Hidalgo County, Texas.

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

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

Fifty feet (50') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Ten feet (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Twenty five feet (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated May 22, 2001, from Ricardo D. Guajardo and wife, Ignacia B. Guajardo to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 24, 2001, under Clerk's File No. 972855.

Oil and Gas Lease dated May 22, 2001, from Mario Guajardo and wife, Jesusa M. Guajardo to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 24, 2001, under Clerk's File No. 972856.

Oil and Gas Lease dated May 10, 2001, from Adriane Sue Landua to Suemaur Exploration & Production LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 7, 2001, under Clerk's File No. 977153.

Oil and Gas Lease dated May 10, 2001, to Suemaur Exploration and Production, LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 7, 2001, under Clerk's File No. 977154.

Oil and Gas Lease dated May 10, 2001, from Stanley Snyder to Suemaur Exploration and Production, LLC, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 14, 2001, under Clerk's File No. 978990.

All oil, gas, and other minerals reserved in Deed recorded in Volume 1158, Page 414, Deed Records of Hidalgo County, Texas.

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

All ad valorem taxes for the year 2017 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

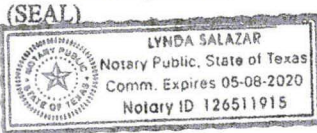
JPO ENTERPRISES, INC., A TEXAS CORPORATION

By: [Signature]
SAUL ORTEGA, President

(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2 day of March, 2017, by SAUL ORTEGA, President of JPO ENTERPRISES, INC., A TEXAS CORPORATION, on behalf of such corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Domingo Sierra and Katherine Olivia Sierra
10409 N. Mile 4 West
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3171817;VT;ct



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

12/2/2019 3:26:54 PM

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

Permit No.: Permit 1-2591
Receipt No.: 009990
L4468-00-000-0007-00

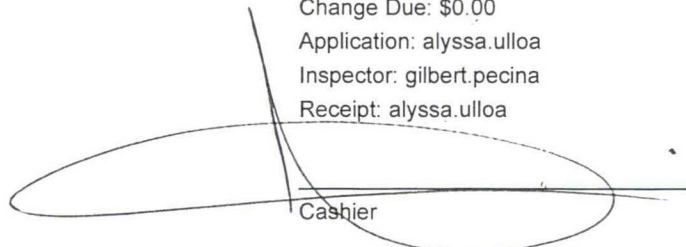
SIERRA DOMINGO & KATHERINE O
10409 N MILE 4 W
WESLACO, TX 78599
(956) 376-1368
(956) 655-1402

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2130Sq.Ft.
- [5] Legal Description: LINARES VIEJO ESTATES LOT 7
- [6] Location: FM 490 & MILE 12 N
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2591
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 31601
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

12/2/19
Date

[NOTICE]

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


Signature of Owner or Applicant

12/2/19
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2612

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: Ruth de Hoyos

Address: 3810 E. MILE 12 1/2 N.
MERCEDES, TX. 78570

Phone: (956) 336-3798

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	12/13/19

Water Supplier: N/A

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

Account/ESI No.: # 348920-001
 Temporary Pole Permanent Service

regarding the land described as: R.M.R. SUBDIVISION LOT 60

on Dec. 17, 19, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 12-23-19); [Signature]

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/17/19
Date

ATTEST: [Signature]
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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956-968-4734
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: 1-2612

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

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

PARTY MAKING REQUEST:

Name: Ruth de Hoyos

Address: 3810 E. MHE 12 1/2 N.

MERCEDES, TX. 78570

Phone: (956) 336-3798

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

Lot. 60, R.M.R. subdivision Hidalgo County, TX. 78570

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ruth de Hoyos
Requesting Party (Signature)

12-10-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/19
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: OCTOBER 23, 2018

Grantor: E.E.A.C., INC., A TEXAS CORPORATION

Grantor's Mailing Address (including county):

P.O. BOX 5454
MCALLEN, TEXAS 78502
HIDALGO COUNTY

Grantee: RUTH M DE HOYOS

Grantee's Mailing Address (including County):

1103 SOUTH GARZA
MERCEDES, TX 78570
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$36,000.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to PATRICK MOORE, Trustee.

Property (including any improvements):

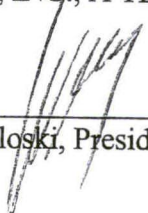
LOT 60, R.M.R. SUBDIVISION, A SUBDIVISION IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #763148, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND CARRIED ON THE TAX ROLL AS LOT 60, AMENDED, RMR SUBDIVISION, PHASE 2, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

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

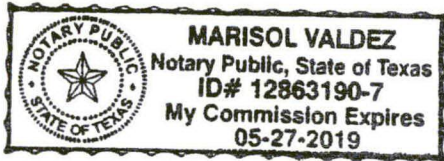
E.E.A.C., INC., A TEXAS CORPORATION

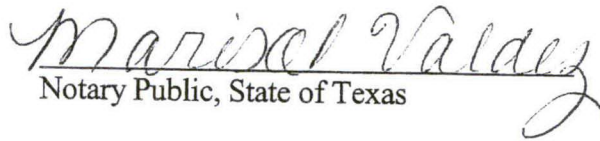
BY: 
Elias Woloski, President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on October 23, 2018 by Elias Woloski, President of E.E.A.C., INC., A TEXAS CORPORATION, on behalf of said Texas Corporation.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RUTH M DE HOYOS
1103 SOUTH GARZA
MERCEDES, TX 78570



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

12/10/2019 11:57:46 AM

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

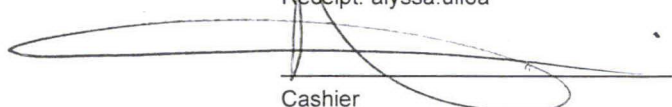
Permit No.: Permit 1-2612
 Receipt No.: 010086
 R0215-02-000-0060-00

DE HOYOS RUTH M
 PO BOX 932
 MERCEDES, TX 78570
 (956) 336-3798
 (956) 336-3798

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 480Sq.Ft.
- [5] Legal Description: RMR PH 2 LOT 60 - AMENDED
- [6] Location: MILE 12 1/2 N. & FM 1015
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$9000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS**
 Description: Permit 1-2612
 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: gilbert.pecina
 Receipt: alyssa.ulloa



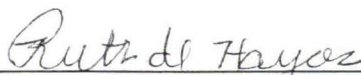
 Cashier

12/10/19

 Date

[NOTICE]

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



 Signature of Owner or Applicant

12-10-19

 Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-2605

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose R. Hernandez
Address: 18902 N. mile 2w. Rd
Edcouch, Tx. 78538

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Sewer</u> <u>12109119</u>

Phone: (956) 532-7610

Water Supplier: North Alamo water

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

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

regarding the land described as:
LA Villita Ranches PHT Lot # 310

on Dec. 17, 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 4-7-15);
- 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 MRamirez);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by 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

Richard F. Carter 12/17/19
Hidalgo County Judge Date

ATTEST: [Signature] 12/18/19
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19 ms



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-2605

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

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

PARTY MAKING REQUEST:

Name: Jose R. Hernandez
Address: 18902 N. Mile 2 W. Rd
Edcouch, Tx. 78538
Phone: (956) 532-7610

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

La Villita Ranches PⁿI Lot # 310

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose R. Hernandez
Requesting Party (Signature)

12/5/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/19
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

Assumption Special Warranty Deed

1. Date: July 27, 2019
2. Grantor: NATANAEL ANGEL YZQUIERDO
3. Grantor's Mailing Address: 4026 Spurwing Lane, Baytown, Texas 77521
4. Grantee: JOSE R. HERNANDEZ
5. Grantee's Mailing Address: 18903 N. Mile 2 W, Edcouch, Texas 78538
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 therewith, in the principal sum of FORTY EIGHTY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$48,400.00) 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. 2702859 Official Records, Hidalgo County, Texas, and grantee promises to assume and to perform the covenants of said Deed of Trust.
7. Property: Lot Three Hundred Ten (310), La Villita Ranches Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2600407, 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 2019 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 recorded in the Office of County Clerk, Hidalgo County, Texas.

RE: Lot Three Hundred Ten (310) , La Villita Ranches Subdivision, Phase I, 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. 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:



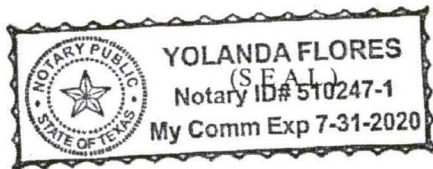
NATANAEL ANGEL YZQUIERDO

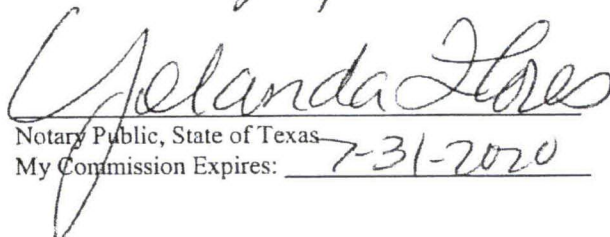
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 27th day of July 2019, by NATANAEL ANGEL YZQUIERDO.





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

After Recording Return To:

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

EXHIBIT "A"
LA VILLITA RANCHES

Standby fees, taxes and assessments by any taxing authority for the year 2016 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Mineral and/or royalty grant and/or reservation in instrument dated February 1, 1937, recorded in Volume 423, Page 388, Deed Records and dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

Reservation of water rights and/or other rights if any, as set forth in Deed dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Right of way Easement dated March 10, 2003, recorded under Clerk's File No. 1175882, Official Records, Hidalgo County, Texas.

Right of way Easement dated December 30, 2009, recorded under Clerk's File No. 2064301, Official Records, Hidalgo County, Texas.

Right of way Easement dated October 10, 2014, recorded under Clerk's File No. 2554928, Official Records, Hidalgo County, Texas.

Water Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562365, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

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

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

12/6/2019 2:13:16 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2605
Receipt No.: 010053
L2105-01-000-0310-00

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

- HERNANDEZ JOSE
- 18903 N MILE 2 W
- EDCOUCH, TX 78538
- (956) 532-7610
- (956) 532-7610
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1920Sq.Ft.
- [5] Legal Description: LA VILLITA RANCHES PH 1 LOT 310
- [6] Location: mile 2 & 107
- [7] Sewage: City of La Villa
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side S15', Corner '
 Special Conditions: must comply with all county setbacks & regulations:south side setback 15'ft
 Description: Permit 1-2605
 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: leo.najera
 Receipt: alyssa.ulloa

Cashier

12/6/19
 Date

[NOTICE]

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

Signature of Owner or Applicant

12/6/19
 Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13933

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria L. Pina Arredondo
Address: 306. Ranchito st
Weslaco TX 78596
Phone: 956-376-8343

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	____/____/____	<u>12/11/19</u>

Water Supplier: N/A

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

Account/ESI No.: 100-32789453405483
 Temporary Pole Permanent Service

regarding the land described as:

Ranchitos de progreso ph 1 lot 6
on Dec. 17, 19, 2019, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 12-14-04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/17/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13933

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: ~~Manuel~~ María L. Piña Acavado
Address: 306 Ranchito st
Weslaco TX 78596
Phone: 956 376-8343

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

Ranchitos de Progreso ph1 lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Manuel Piña Acavado
Requesting Party (Signature)

X 12/11/2019
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/19
Date

[Signature]
County Official



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

APPLICATION NO:
1-13933
8/26/2016

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

R0940-01-000-0006-00

- [1] OWNER: OTHER *All*
VALENGIANO, HERMILO
Maria Acevedo
306 RANCHITO ST.
Telephone No. WESLACO TX 78596
- [2] CONTRACTOR: SELF
- [3] WATER SYSTEM: MILI
- [4] PURPOSE OF APPLICATION: NEW RESIDENCE
- [5] SIZE OF STRUCTURE: Sq. Ft.
- [6] USE OF BUILDING: REST. ZONE B-25

- [7] LEGAL DESC./NAME OF SUBDIVISION:

RANCHITOS DE PROGRESSO PH.1
LOT 6
LOCATION 4758 0
- [8] SEWAGE: EXIST
- [9] CONSTRUCTION TYPE: BRIC
- [10] EST. COST OF CONST.: \$120000
- [11] SPECIAL FLOOD HAZARD AREA: YES NO

Permit damaged in the flood on June 2018
12-11-19

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:20' SIDES:6'
MIN. ELEV. ABOVE TOP OF 24" C.L OF ST.

N/A

Prepared By

N/A

Approved By

N/A

Signature of Owner or Applicant

N/A

Date

N/A

Date

N/A

Date

FOR COUNTY USE ONLY
APPLICATION FEES

TOTAL AMOUNT \$30

Light [] Water []

Flood Zone: 0

Panel No./Suffix: _____ Pct. 25-

RESIDENTIAL NEW SINGLE DWELLING

Community No.: _____

Certification of Elevation Required: YES NO BFE

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.

Hidalgo County Planning Department
Chapter 232, Texas Local Government Code

Application No. 1-13933 Date 8/24 20 16
Location FR 88 9 MILITARY
Lot. No. 4 Bik. No. --- Flood Zone B-25
Subdivision PROGRESS, MANHATTAN DE
Setbacks: Front 25' Rear 20' Side 6' Side 6' Corner ---
Owner HELMILIO VARRUANO Received By SELF

CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF
FOUNDATION FOR SETBACK INSPECTIONS
NOTIFICAR DEPARTAMENTO DE PLANEACION 48 HRS. ANTES DE
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS

APPROVED APPLICATION

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045
Note: This must be posted on the structure not to be removed until improvements are completed.

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.

DEED OF GIFT

Date: December 28, 2016

Grantor: Hermilo Valenciano

Grantor's Mailing Address:

2617 S. Bustamante
Weslaco, TX 78596

Grantee: Maria Liliana Pina Acevedo

Grantee's Mailing Address:

4409 Bentley Dr.
Weslaco, TX 78596

Property (including any improvements):

Lot Six (6), Ranchitos De Progreso Subdivision, Phase 1, Hidalgo County, Texas as per Map or Plat recorded in Volume 46, Page 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Exceptions to Conveyance and Warranty:

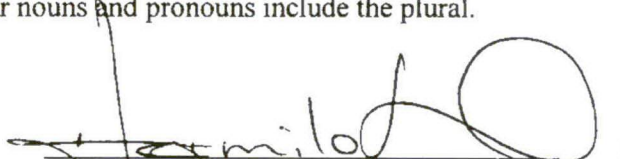
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage ownership, or both, the payment of which Grantee assumes.

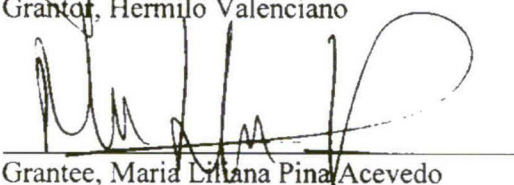
Grantor, subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee an undivided one-half (50%) interests in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor is the owner of a full undivided interest in and to the Property, and Grantor intends by this conveyance to, and does, convey only a one-half (50%) interest in the Property to the Grantee, and the warranty of title of the Grantor is limited, respectively, to the conveyed undivided one-half interest in the Property.

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

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

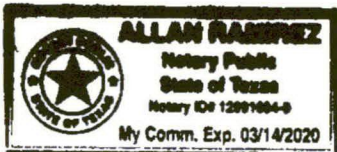

 Grantor, Hermilo Valenciano


 Grantee, Maria Lilitana Pina Acevedo

ACKNOWLEDGEMENT


This instrument was acknowledged before me on December 28, 2016, by Hermilo Valenciano.

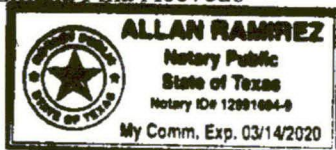

 Notary Public, State of Texas



ACKNOWLEDGEMENT

This instrument was acknowledged before me on December 28, 2016, by Maria Lilitana Pina Acevedo


 Notary Public, State of Texas



PREPARED IN THE OFFICE OF
 AFTER RECORDING RETURN TO:
 Ellis, Koenek & Ramirez, LLP
 1101 Chicago
 McAllen, Texas 78501
 Tel: 956-682-2440
 Fax: 956-682-0820

✓

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	RAMON JUAREZ	1-2396
2.	NANCY HERNANDEZ	1-2278
3.		
	COMM. COURT: December 17, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2396

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

Upon the application of:

Name: Ramon Juarez III

Address: 2617 Alamo St.
Weslaco TX 78599

Phone: (956) 376-6990

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>WRamirez</u> <i>Light only</i>
Inspection/Permit No:		<u>No Septic</u>
Date Approved:	<u>/ /</u>	<u>12/04/19</u>

Water Supplier: North Alamo Water Supply

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

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

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

Ramon Juarez III Colonia del Moneste
lot 24

[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 Dec. 17, 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

12/17/19
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

12/18/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19 grs



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-23916

**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

RAMON JUAREZ III

Known to me [or proved to me in the oath of _____ or through Texas Drivers 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:

2617 Alamo St. Weslaco TX 78599 Lot 24 Colonia Del Noroeste

[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]

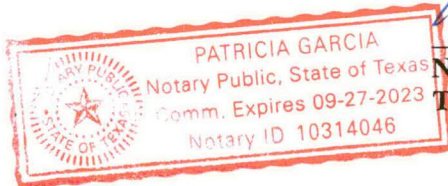
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Ramon Juarez (Signature)

SUBSCRIBED AND SWORN TO before me on 2nd Dec, 2019, to certify which, witnesses my hand and seal of office.



Patricia Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

1021708

WARRANTY DEED

DATE: October 22, 2001

GRANTOR: **Hilda Barbosa Lopez**, a single woman

GRANTOR'S MAILING ADDRESS (Including County): PO Box 845, Weslaco, Hidalgo County, TX 78596

GRANTEE: **Olga Lydia Juarez, as trustee for Ramon Juarez, III, a per Decree of Divorce signed and dated May 9, 2001 by the Honorable Rose G. Reyna, presiding Judge**

GRANTEE'S MAILING ADDRESS (Including County): 1800 North Texas #80 Weslaco, Hidalgo County, TX 78596

CONSIDERATION: Ten and no/100ths (\$10.00) Dollars and other valuable consideration, to me hand paid, the receipt of which is hereby acknowledged.

PROPERTY (Including Any Improvement):

LOT TWENTY-FOUR (24) COLONIA DEL NORESTE, BEING A SUBDIVISION OUT OF FT 158 AND 212, IN BLOCK 180 OF WEST ADAMS TRACT SUBDIVISION RECORDED IN BOOK 23, PAGE 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. SUBJECT TO all mineral reservations, if any, of record;
2. SUBJECT TO oil and gas leases, if any, of record;
3. SUBJECT TO easements and building restrictions and conditions, if any, of record;
4. SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;
5. SUBJECT TO all visible easements, if any;
6. SUBJECT TO the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property;
7. SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
8. Grantor does not grant, sell or convey oil, gas or mineral rights, in, on or under said property to Grantee;

- A. Purchaser must secure a building permit from the County of Hidalgo, before construction commences.
- B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may be built on the lot. No home/structure/building may be moved onto a lot.
- C. No lot, street, drainage ditch or easement may be used as a parking lot for cars, eighteen wheelers, boats or any other type of vehicle either temporarily or permanently.
- D. No lot may be subdivided to create smaller lots.
- E. Only a single family residence may be built on the lot. Each home must have a minimum of seven hundred twenty-eight (728) square feet of living area. The living area does not include the garage, carport, stoop, porch, laundry facility or storage room.
- F. All homes must be built of new materials consisting of block, brick, wood or a combination thereof.
- G. Block and frame homes must have the exterior walls painted, prior to occupancy. All exterior openings to each home must be sealed with doors, windows, or proper equipment prior to occupancy. Homes must be completed on the exterior, prior to occupancy.
- H. Foundations of concrete slabs or wood must be installed prior to occupancy. All foundations must be in compliance with the rules and regulations of the County of Hidalgo.
- I. Each home must have at least one (1) bathroom facility, completely installed and working, prior to occupancy.
- J. Home must have raised roofs. Homes with Flat roofs are not permitted.
- K. Any home or part thereof, including, but not limited to, a porch, garage, or carport must be placed at least twenty-five (25) feet from the front lot line, at least ten (10) feet from both sides lot lines, and at least twenty (20) feet from the back lot line.
- L. Purchaser must install a complete septic tank system, which is in compliance with the rules and regulations of the County of Hidalgo, and as drawn in the design plan provided by seller to purchaser. Purchaser will provide seller with the inspection report issued by the County of Hidalgo, indicating completion and approval of the septic tank system, prior to occupancy of the home.
- M. Each home must have electricity and potable water in operation prior to occupancy.
- N. Purchaser must install a meter box to service home with electricity, which is in compliance with the rules and regulations of Magic Valley Electric Cooperative. The meter box must be placed on the side of the home that will be least costly for Magic Valley Electric Cooperative to service the home.
- O. Purchaser must keep the lot, easement, and drainage ditches which run along the property in good repair and condition. Maintenance and appearance of the lot, easement and drainage ditches shall be neat and clean. Vegetation, weeds and/or brush may grow no taller than thirty (30") inches. If vegetation, weeds and/or brush is excessive in growth, seller may refuse payments on the lot, until all excessive vegetation, weeds and/or brush is cut and meets with the seller's approval. Seller may, but not being obligated to do so, cut excessive vegetation, weeds and/or brush. Purchaser will reimburse seller all costs, incurred with cutting the excessive vegetation, weeds and/or brush. The minimum fee is One Hundred and no/100ths (\$100.00) Dollars.
- P. Purchaser will keep the lot, street, drainage ditch and easement, clean and free of abandoned property, junk, wanted or unwanted items, including but not limited to, appliances, campers, construction materials, pallets, household furniture, clothing and parts thereof.

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

Hilda Barbosa Lopez
Hilda Barbosa Lopez

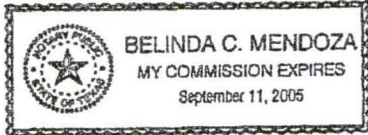
STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Hilda Barbosa Lopez, on this 20th day of October, 2001.



Belinda C. Mendoza
Notary Public - Hidalgo County, Texas
Commission Expires: September 11, 2005
Full Printed Name of Notary: Belinda C. Mendoza

PREPARED IN THE LAW OFFICE OF:

Baldemar Cano, Jr.
Attorney At Law
217 South Cage
Pharr, Texas 78577
(956) 787-8523

AFTER FILING RETURN TO:

Olga Lydia Juarez, Trustee
c/o Hilda Barbosa Lopez
PO Box 845
Weslaco, Texas 78596



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 1-2396
Receipt No.: 009246
C6760-00-000-0024-00

- JUAREZ OLGA L & RAMON JUAREZ III
- 6120 N MILE 2 1/2 W
- MERCEDES, TX 78570
- (956) 376-6990
- (956) 355-8832
- [1] Contractor: self
- [2] Water System: City of Weslaco
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2205Sq.Ft.
- [5] Legal Description: COLONIA DEL NORESTE LOT 24
- [6] Location: mile 6 1/2 & mile 10 1/2
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
 Special Conditions: must comply with all county setbacks & regulations
 Description: Permit 1-2396
 Price: \$30.00

Total Amount.....\$30.00

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

Cashier

9/30/19
Date

MPA ID# 150498

[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

9-30-19
Date

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Hilda B. Garcia
 OWNER HILDA B. GARCIA
Tony Barbosa
 OWNER TONY BARBOSA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE 11-21-83

John F. Carr
 REGISTERED PUBLIC SURVEYOR
 NO. 2275 PE 34985

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November 1983

John F. Carr
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT
 THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. _____
 -ON THIS _____ DAY OF _____ A.D.

 PRESIDENT

 SECRETARY

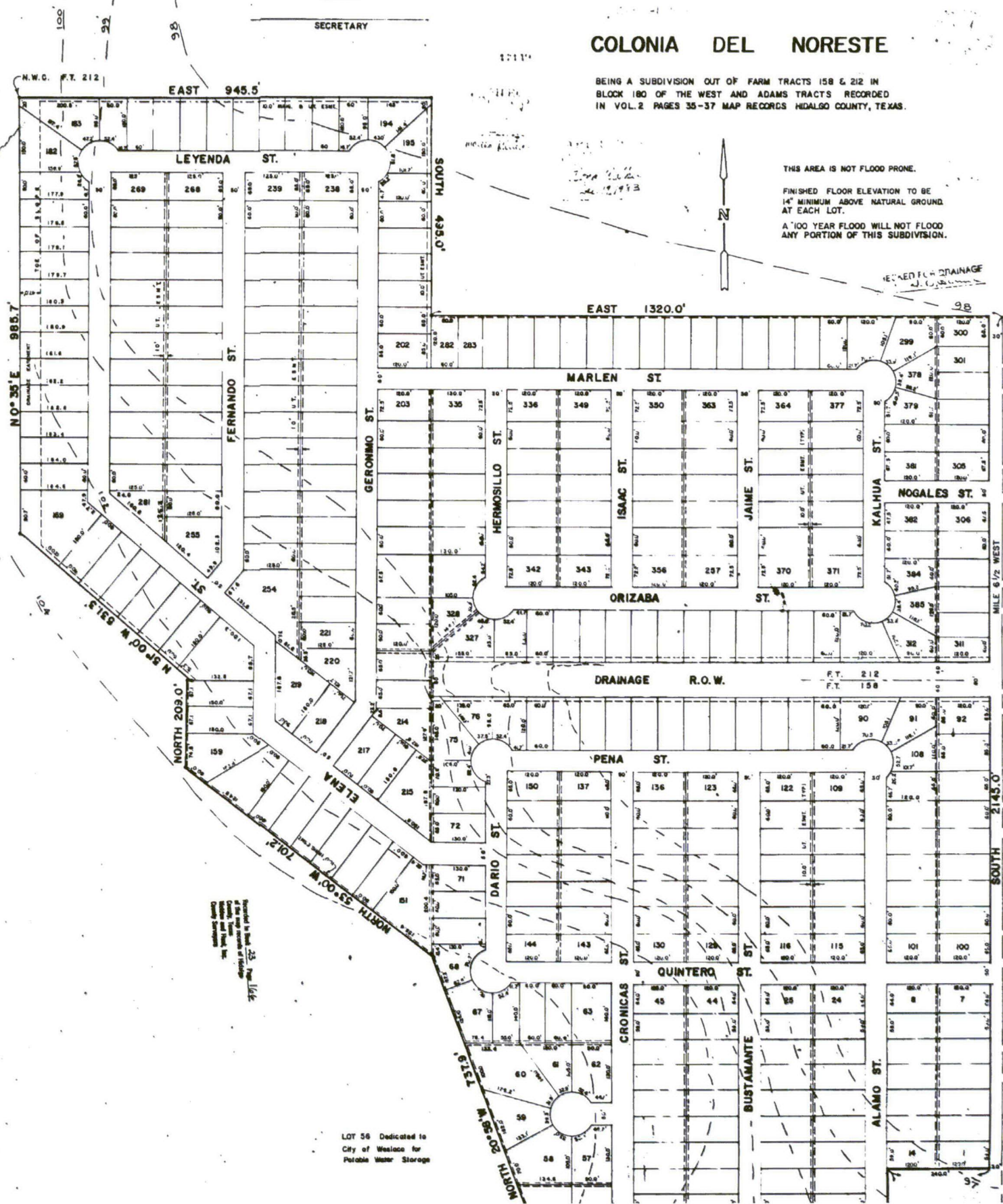
COLONIA DEL NORESTE

BEING A SUBDIVISION OUT OF FARM TRACTS 158 & 212 IN BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS AREA IS NOT FLOOD PRONE.

FINISHED FLOOR ELEVATION TO BE 14" MINIMUM ABOVE NATURAL GROUND AT EACH LOT.

A 100 YEAR FLOOD WILL NOT FLOOD ANY PORTION OF THIS SUBDIVISION.



LOT 56 Dedicated to City of Weslaco for Potable Water Storage



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2278

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

Upon the application of:

Name: Nancy B Hernandez
V. Manueva

Address: 2910 Elena St
Weslaco TX 78599

Phone: 956-968-1018

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>R.R.'s</u>
Inspection/Permit No:		<u>SEPTIC SYSTEM</u>
Date Approved:	<u>1 / 1</u>	<u>12 / 10 / 19</u>

Water Supplier: North Alamo

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

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

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

Colonia Noreste Lot 322 Mile 6 1/2 & Mile 9
2717 Orizaba St Weslaco Tx 78599

[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 Dec. 17, 2019, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2278

**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

Nancy B Hernandez Villanueva

Known to me ~~or proved to me~~ in the oath of TXDL [redacted] or through [redacted] (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: Colonia del Noreste

2717 Ortizaby St Weslaco TX 78599
Colonia Noreste Lot 322 Mile 6 1/2 & Mile 9

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

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

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

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

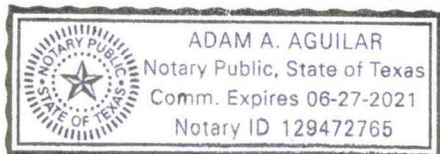
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Dec 9, 2019, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**WARRANTY DEED
GIFT DEED**

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 RECORD: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE

2152181

DATE: October 25, 2010

GRANTOR: Esteban Hernandez and wife Bertha A. Hernandez
GRANTOR'S MAILING ADDRESS (Including County): 2910 Elena Street, Weslaco, Hidalgo County, Texas 78596

GRANTEE: Nancy Benita Hernandez , as her sole and separate property.
GRANTEE'S MAILING ADDRESS: 2910 Elena Street, Weslaco, Hidalgo County, Texas 78596

CONSIDERATION: For and in consideration of the love and affection, which we have and bear unto our daughter.

PROPERTY (Including any Improvement): All of my interest in and to the following property in Hidalgo County, Texas , TO WIT: AS FOLLOWS:

TRACT I:

All of Lot Three Hundred Twenty-Two (322), Colonia Del Noreste at Mile 6 and 1/2 West Mile 9 North, Weslaco, Hidalgo County, Texas, according to the map or plat recorded and more PARTICULARLY DESCRIBED IN VOLUME 23, Page 166, Map Records in the office of the County Clerk of Hidalgo County, Texas, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

TRACT II:

A 0.927 acre tract of land being a 0.183 acre tract out of Lot 21; 0.556 acre out of Lot 22 and 0.188 acre out of Lot 23, CHAPA SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at the Northwest corner of said Lot 22, said point also being the Northeast corner of Lot 23 and lying on the South right-of-way line of Chapa Drive, at a distance of 25.00 feet measured, perpendicularly from centerline of said Chapa Drive and being the POINT OF BEGINNING of the tract herein described:

THENCE, South 56 degrees, 03 minutes East, with and along the contiguous North line of Lot 22 and South right-of-way line of Chapa Drive, a distance of 104.24 feet to a point for the Northeast corner of this tract; said point lying North 56 degrees, 03 minutes West, a distance of 8.76 feet from the Northeast corner of Lot 22;

THENCE, South 11 degrees, 00 minutes, 33 seconds West, traversing from Lot 22 into Lot 21, a distance of 233.47 feet to a point on the contiguous South line of Lot 21 and North line of a 20.00 feet alley for the Southeast corner of this tract, said point lying South 56 degrees, 03 minutes East, a distance of 82.24 feet from the Southwest corner of Lot 21;

THENCE, North 56 degrees, 03 minutes West, with and along the contiguous South line of Lots 21, 22 and 23 and North line of said 20.00 feet alley, a distance of 210.62 feet to a point for the Southwest corner of this tract; said point lying North 56 degrees, 03 minutes West, a distance of 15.38 feet from the Southeast corner of Lot 23;

THENCE, North 22 degrees, 00 minutes, 03 seconds East, a distance of 219.76 feet to a point on the contiguous North line of Lot 23 and South right-of-way line of Chapa Drive for the Northwest corner of this tract;

THENCE, South 56 degrees, 03 minutes East, with and along the contiguous North line of Lot 23 and South right-of-way line of Chapa Drive, a distance of 60.88 feet to the POINT OF BEGINNING.

COPY

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. SUBJECT TO all mineral reservations, if any, of record;
2. SUBJECT TO oil and gas leases, if any, of record;
3. SUBJECT TO easements and building restrictions and conditions, if any, of record;
4. SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;
5. SUBJECT TO all visible easements, if any.
6. SUBJECT TO the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
7. SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property.

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

By the acceptance of this Deed, Grantee is taking the property, "AS IS" "WHERE IS" and "WITH ALL FAULTS" and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to:

- 1) The physical condition of the property or any element thereof, including without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose;
- 2) The nature or quality of construction, structural design and engineering of any improvements;
- 3) The quality of the labor and materials included in any improvement;
- 4) The soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise;
- 5) All warranties created by any affirmation of fact or promise or by any description of the property, and;

COPY

6) All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.
When the context requires, singular nouns and pronouns include the plural.

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

Esteban Hernandez
ESTEBAN HERNANDEZ

Bertha A. Hernandez
BERTHA A. HERNANDEZ

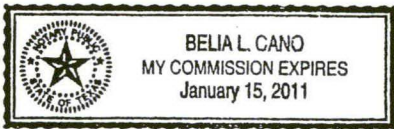
STATE OF TEXAS

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§

(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

This instrument was acknowledged before me by Esteban Hernandez and Bertha A. Hernandez, on this 25th. day of October, 2010.



Belia L. Cano

Notary Public Hidalgo County, State of Texas
Commission Expires: January 15, 2011
Full Printed Name of Notary: Belia L. Cano

AFTER RECORDING Send to:
NANCY Benita HERNANDEZ
2910 ELENA STREET,
WESLAW, TX 78596

Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.
County Clerk

On: Nov 04, 2010 at 08:54A
As a Recording

Document Number: 2152181
Total Fees: 24.00

Receipt Number - 1156298
By: Ismael Hidalgo, Deputy

COPY



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 1-2278
Receipt No.: 008771
C6760-00-000-0322-00

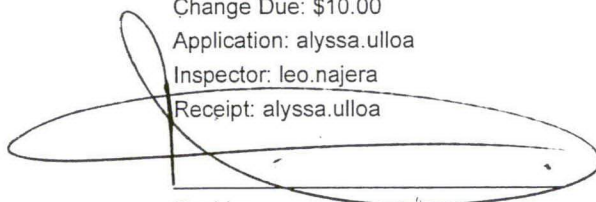
HERNANDEZ NANCY BENITA
2910 ELENA ST
WESLACO, TX 78599
(956) 968-1018
(956) 968-1018

- [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: COLONIA DEL NORESTE LOT 322
- [6] Location: mile 6 1/2 & mile 9
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-2278
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

8/20/19
Date

PROPERTY ID # 150794

[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.

Esteban Hernandez
Signature of Owner or Applicant

Date

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER Hilda B. Garcia
 HILDA B. GARCIA
 OWNER Tony Barbosa
 TONY BARBOSA

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE 11-21-83

Robert P. ...
 REGISTERED PUBLIC SURVEYOR
 NO. 2275 PE 34985

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November 1983

...
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT
 THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. _____
 ON THIS _____ DAY OF _____ A.D.

PRESIDENT _____
 SECRETARY _____

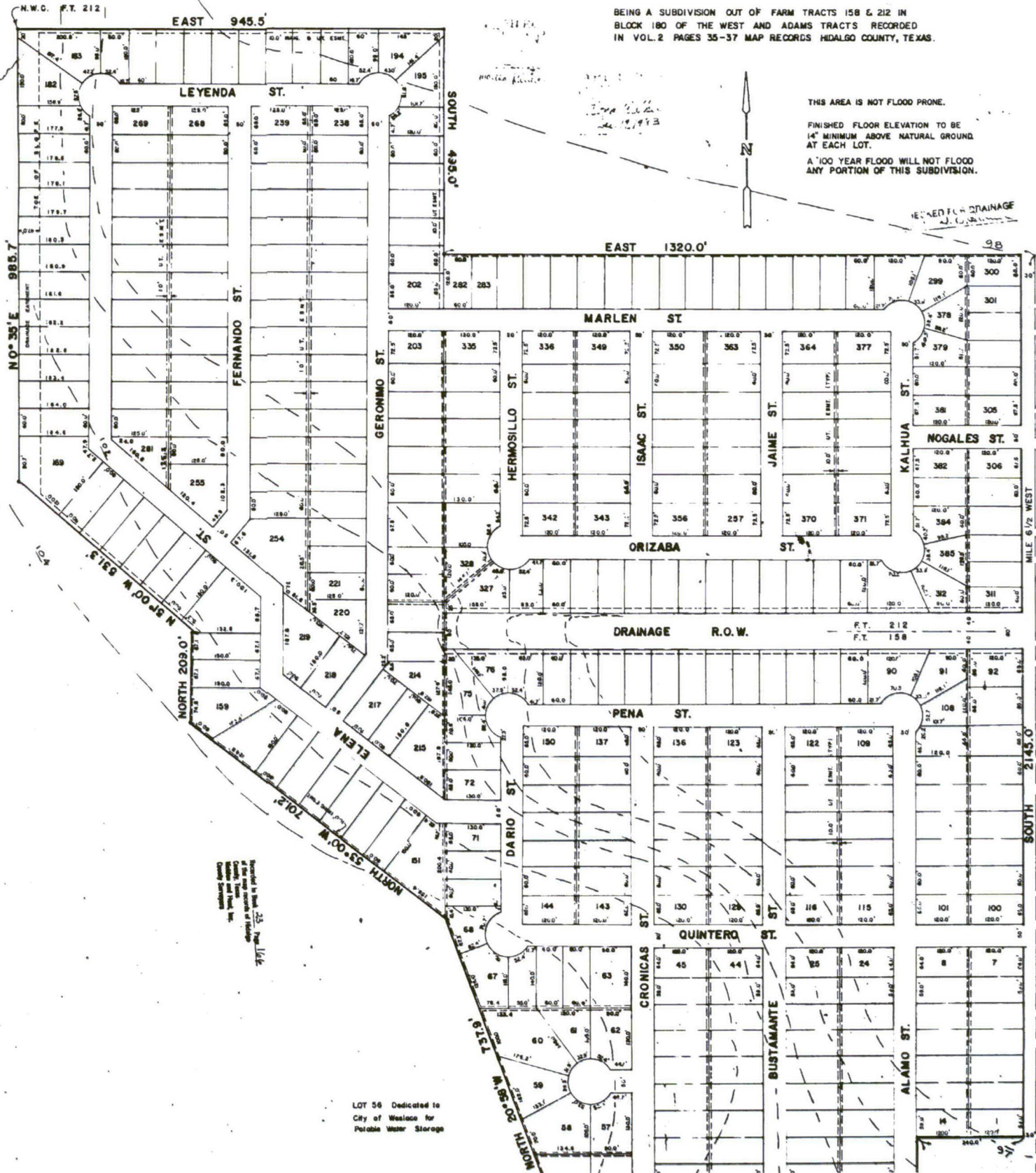
COLONIA DEL NORESTE

BEING A SUBDIVISION OUT OF FARM TRACTS 158 & 212 IN BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS AREA IS NOT FLOOD PRONE.

FINISHED FLOOR ELEVATION TO BE 14" MINIMUM ABOVE NATURAL GROUND AT EACH LOT.

A 100 YEAR FLOOD WILL NOT FLOOD ANY PORTION OF THIS SUBDIVISION.



Reproduced in Block 223 Page 144
 of the City of Weslaco
 Official Plat Book No. 223
 Volume 2, Page 144

LOT 56 Dedicated to
 City of Weslaco for
 Potable Water Storage

✓

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MIGUEL ANGEL AGUILERA JR	3-1784
2.	JOSE ARELLANO ORTIZ	3-1556
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 17, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

31784
12/6/19

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

Upon the application of:

Name: Miguel Angel Aguilera Jr

Address: 4505 Russell Cir

Mission TX 78574

Phone: (956) 458-7299

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	Antonio
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	3300
	1 / 1	12/6/19

Water Supplier: Agua Sud

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

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

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

Basham No. 14 Lot 8

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Dec. 17, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1784
12/6/19

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

Miguel Angel Aguilera Jr.

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

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

Basham No. 116 Lot 8

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

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

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

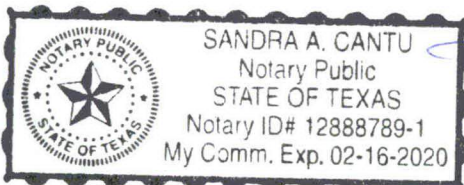
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

M. Aguilera Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on December 6, 2019, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
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.

Deed of Gift

Date: June 9, 2017

Grantor: Miguel Angel Aguilera, also known as Miguel A. Aguilera, and Concepcion Aguilera, husband and wife

Grantor's Mailing Address:

4505 Russell Circle
Mission, Texas 78574

Grantee: Miguel Angel Aguilera, Jr., a single person

Grantee's Mailing Address:

4505 Russell Circle
Mission, Texas 78574

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Lot 8, Basham No. 16 Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 160B, Map Records of Hidalgo County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the year 2017 and subsequent years which Grantee assumes and agrees to pay, and subsequent assessments for that and prior 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 Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

Miguel A Aguilera
Miguel Angel Aguilera

Concepcion Aguilera
Concepcion Aguilera

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on June 9, 2017, by Miguel Angel Aguilera.



Nancy Y Obregon
Notary Public, State of Texas

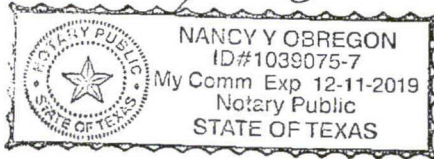
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on June 9, 2017, by Concepcion Aguilera.

Nancy Y Obregon
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:**
King, Guerra, Davis & Garcia, P.C.
301 E. Tom Landry
Mission, Texas 78572





Chapter 232, Texas Local Government Code

12/6/2019 8:09:45 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-1784
Receipt No.: 010044
B1900-16-000-0008-00

- AGUILERA MIGUEL A & COMCEPCION
4505 RUSSELL CIR
MISSION, TX 78574
(956) 458-7299
(956) 458-7299
[1] Contractor: self
[2] Water System: Agua S.U.D.
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1300Sq.Ft.
[5] Legal Description: BASHAM NO. 16 LOT 8
[6] Location: 3 MILE AND DOFFING ROAD
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$25000
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-1784
Price: \$30.00

Total Amount.....\$30.00

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

Handwritten signature of Sandra Cantu and date 12/6/19
Cashier Date

[NOTICE]

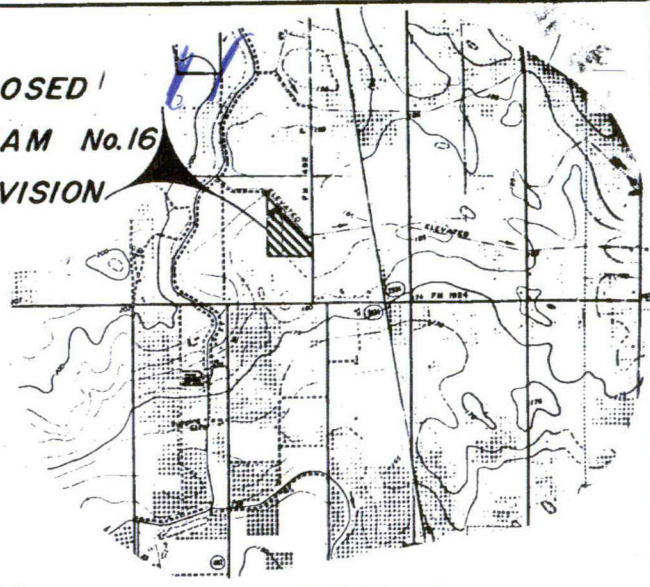
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Signature of Owner or Applicant
Miguel Aguilar

12/6/19
Date

CURVE DATA
 S 34° 29' 28" E
 35° 29' 21.6" 215.3' 68.9' 13124'

**PROPOSED
 BASHAM No.16
 SUBDIVISION**



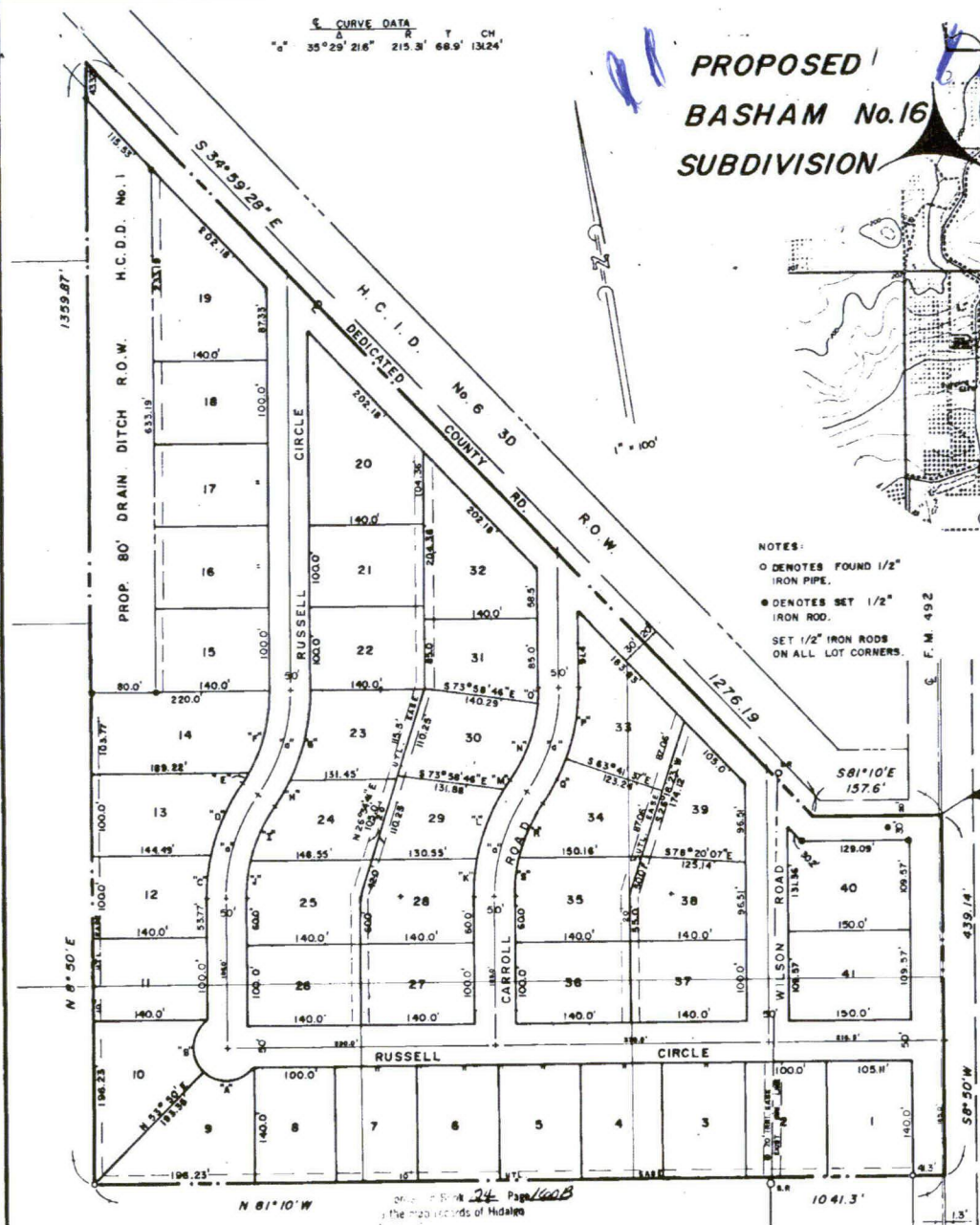
VICINITY MAP

NOTES:
 ○ DENOTES FOUND 1/2" IRON PIPE.
 ● DENOTES SET 1/2" IRON ROD.
 SET 1/2" IRON RODS ON ALL LOT CORNERS.

MILNER & HUNT INC.
 CONSULTING ENGINEERS
 EDWARDS / WEAVER, TEXAS
 (512) 352-0261 / (512) 352-6646

S. CURVE DATA		L.	T.	C.
1	89° 18' 42"	40.0'	87.35'	44.89'
2	89° 18' 42"	40.0'	87.35'	44.89'
3	110° 02' 00"	240.31'	46.02'	23.22'
4	34° 23' 54"	240.21'	102.23'	51.28'
5	79° 02' 00"	100.21'	8.12'	4.06'
6	39° 02' 00"	180.31'	108.78'	56.48'
7	39° 02' 00"	180.31'	108.78'	56.48'
8	14° 54'	240.21'	114.26'	58.23'
9	29° 02' 00"	180.31'	108.78'	56.48'
10	29° 02' 00"	180.31'	108.78'	56.48'
11	29° 02' 00"	180.31'	108.78'	56.48'
12	29° 02' 00"	180.31'	108.78'	56.48'
13	29° 02' 00"	180.31'	108.78'	56.48'
14	29° 02' 00"	180.31'	108.78'	56.48'
15	29° 02' 00"	180.31'	108.78'	56.48'
16	29° 02' 00"	180.31'	108.78'	56.48'
17	29° 02' 00"	180.31'	108.78'	56.48'
18	29° 02' 00"	180.31'	108.78'	56.48'
19	29° 02' 00"	180.31'	108.78'	56.48'
20	29° 02' 00"	180.31'	108.78'	56.48'
21	29° 02' 00"	180.31'	108.78'	56.48'
22	29° 02' 00"	180.31'	108.78'	56.48'
23	29° 02' 00"	180.31'	108.78'	56.48'
24	29° 02' 00"	180.31'	108.78'	56.48'
25	29° 02' 00"	180.31'	108.78'	56.48'
26	29° 02' 00"	180.31'	108.78'	56.48'
27	29° 02' 00"	180.31'	108.78'	56.48'
28	29° 02' 00"	180.31'	108.78'	56.48'
29	29° 02' 00"	180.31'	108.78'	56.48'
30	29° 02' 00"	180.31'	108.78'	56.48'
31	29° 02' 00"	180.31'	108.78'	56.48'
32	29° 02' 00"	180.31'	108.78'	56.48'
33	29° 02' 00"	180.31'	108.78'	56.48'
34	29° 02' 00"	180.31'	108.78'	56.48'
35	29° 02' 00"	180.31'	108.78'	56.48'
36	29° 02' 00"	180.31'	108.78'	56.48'
37	29° 02' 00"	180.31'	108.78'	56.48'
38	29° 02' 00"	180.31'	108.78'	56.48'
39	29° 02' 00"	180.31'	108.78'	56.48'
40	29° 02' 00"	180.31'	108.78'	56.48'
41	29° 02' 00"	180.31'	108.78'	56.48'
42	29° 02' 00"	180.31'	108.78'	56.48'
43	29° 02' 00"	180.31'	108.78'	56.48'
44	29° 02' 00"	180.31'	108.78'	56.48'
45	29° 02' 00"	180.31'	108.78'	56.48'

NOTES:
 1. EXISTING UTILITIES SHOWN SUBJECT TO ALL INTERFERING IMPROVEMENTS SHALL BE AS SHOWN ABOVE NATIONAL GRID.
 2. ANTICIPATED EASEMENTS SHOWN SUBJECT TO A 100 YEAR EASEMENT WILL NOT BE PART OF THIS SUBDIVISION. THIS SUBDIVISION IS 12 FEET "X" OF FRONT PLAIN TO BOUNDARY LINE MAP-COMMITTEE FILE NO. 48234 DURING NOV. 18, 1982.
 3. SOURCE: BUREAU OF PUBLIC WORKS OF THE SOUTHWEST CORNER OF PROPERTY, SEPTEMBER 1982.



BASHAM No.16 SUBDIVISION

HIDALGO COUNTY, TEXAS
 Being a Resubdivision of 19.84 Acres being the North 4.43 Acres of Lot 1, the North 1.83 Acres of Lot 2, the North 1.83 Acres of Lot 3, and all of Lot 10, all being out of the Mick Doffing Co. Subdivision No. 1 Hidalgo County, Texas

Vona Walker
 Feb 4, 1984

PR
 Feb 8 1984
 Andy Stalls

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR AND ENGINEER
 EDINBURG, TEXAS
 PREPARED: OCTOBER 17, 1983
 BOOK: PAGE #66
 JOB #2-750270

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL BASHAM, OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF November, A.D., 1983.

FRED L. KURTH
 Notary Public
 State of Texas
 My Commission Expires 3/20/87



STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HERON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC THE SURFACE USES OF THE LOTS AND ALLEYS DESIGNATED THEREON.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____ A.D., 19____.

ATTEST:
 Thomas A. Thompson
 SECRETARY

BILL BASHAM, OWNER
 M. Basham

FILED
 FEB 4 1984
 2/4/84



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2/3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-1556
8/13/19

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
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>52429</u>
	<u>/ /</u>	<u>12/10/19</u>

Name: Jose Arellano
Ortiz

Address: 12032 Acosta
Cir E
Mission, TX 78573

Phone: (956) 454-0719

Water Supplier: Sharyland

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

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

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

107 West Sub. Lot 29

[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 Dec. 17, 2019, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/17/19
Date

ATTEST:

[Signature]
Hidalgo County Clerk

12/13/19
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/17/19



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1556
8/13/19

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

Jose Arellano Ortiz

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

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

107 West Sub. Lot 29."

[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]

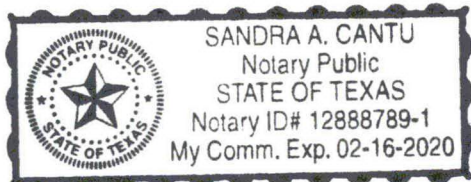
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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)

SUBSCRIBED AND SWORN TO before me on December 10, 2019, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

192435845

NR/EC

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: JULY 16, 2019

Grantor: LISA ESTELA ACEDO and ERIC LEE CASTANEDA

Grantor's Mailing Address: 12014 ACOSTA CIRCLE
MISSION, TEXAS 78573
HIDALGO COUNTY

Grantee: JOSE ARELLANO ORTIZ and wife, CECILIA FLORES

Grantee's Mailing Address: 12032 ACOSTA CIRCLE E
MISSION, TEXAS 78572
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of UNITED STATES AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$146,385.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor UNITED STATES 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 Twenty Nine (29), 107 WEST SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 21, Page 141, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded Volume 1713, Page 476 and Volume 1756, Page 75, Deed Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2018, 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 United Irrigation District, pursuant to applicable sections of the Texas Water Code.

- g. Non-Drilling Agreements with terms, conditions and stipulations contained in Building Restrictions dated January 1, 1981, between Joe Acosta and Elida Acosta and The Public, recorded in Volume 1713, Page 476 and Volume 1756, Page 75, Deed Records, Hidalgo County, Texas.
- h. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 581, Page 262, Deed Records of Hidalgo County, Texas.
- i. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 15, 1981, executed by Joe Acosta and wife, Elida Acosta to Nelson Zambrano and wife, Olivia Chapa De Zambrano, recorded in Volume 1759, Page 397, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except: All of the oil, gas and other minerals in and under said land".
- j. 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.
- k. Zoning and building ordinances in favor of the County of Hidalgo.
- l. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

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 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 AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and are transferred to UNITED STATES 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.

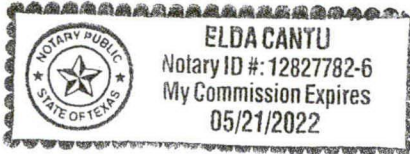

 LISA ESTELA ACEDO

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of July, 2019, by LISA ESTELA ACEDO.



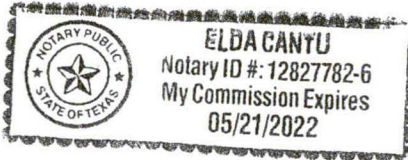
[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of July, 2019, by ERIC LEE CASTANEDA.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH STREET, SUITE E-2
McALLEN, TEXAS 78504
GF# 192435845

AFTER RECORDING RETURN TO:
JOSE ARELLANO ORTIZ
12032 ACOSTA CIRCLE E
MISSION, TEXAS 78572



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 3-1556

Receipt No.: 008683

03950-00-000-0029-00

Ortiz, Jose Arellano & Cecilia Flores

AGEDO-LISA ESTELA & ERIC-LEE CASTANEDA-

12032 ACOSTA CIR E

MISSION, TX 78573

(956) 454-0719

(956) 454-0719

[1] Contractor: self

[2] Water System: Sharyland WSC

[3] Class of Work: 01 Residential, new, Single Family Dwelling

[4] Size of Structure: 1600Sq.Ft.

[5] Legal Description: 107 WEST LOT 29

[6] Location: SHARYLAND ROAD AND 7 1/2 MILE

[7] Sewage: N/A

[8] Construction Type: Brick

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

[10] Flood Zone: Zone X

Community Panel Number: 4803340295D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS**

AND COUNTY SETBACKS

Description: Permit 3-1556

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 9078

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: javier.cerda

Receipt: sandra.cantu

Sandra Cantu 8/13/19
 Cashier Date

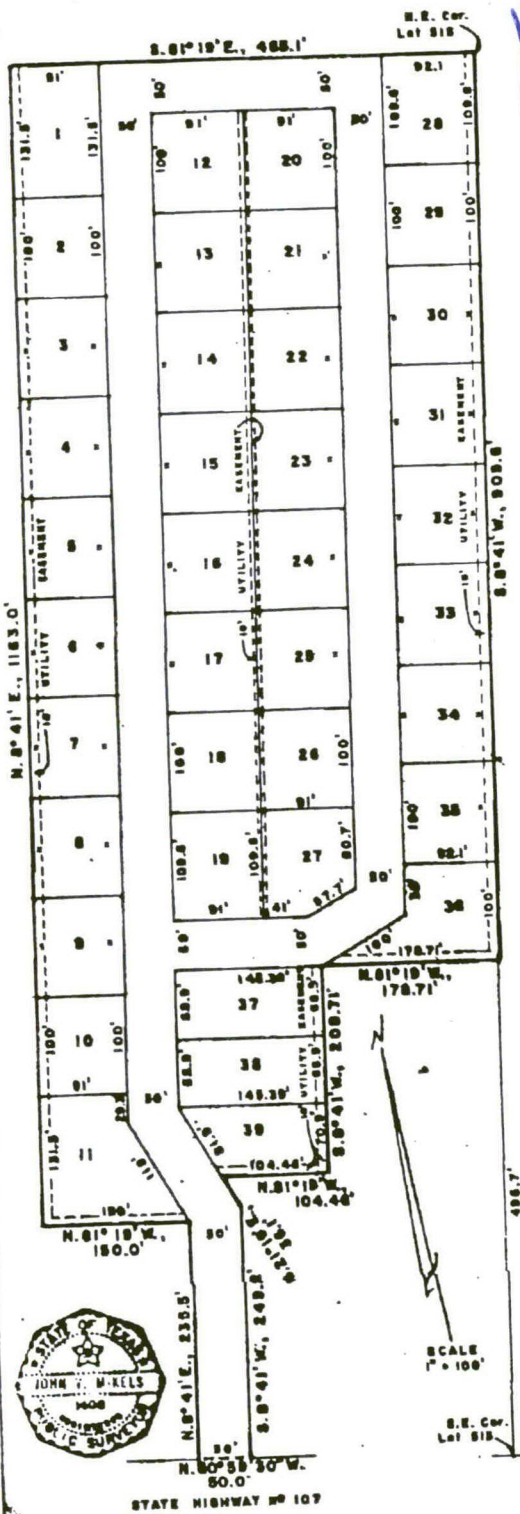
[NOTICE]

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

Pedro Eufrazio
 Signature of Owner or Applicant

8-13-19
 Date

PEDRO EUFRACIO



36577

MAP OF

107 WEST SUBDIVISION

BEING A RESUBDIVISION OF 118.8 ACRES
OUT OF THE EAST 15.0 ACRES OF
LOT 518, JOHN M. SMARY SUBDIVISION
OF PORCIONES 58, 59 & 60, HIDALGO
COUNTY, TEXAS

I, JOHN V. MIKELA, REGISTERED PUBLIC
SURVEYOR, DO HEREBY CERTIFY THE
ACCOMPANYING MAP TO BE TRUE AND
CORRECT AS PLATTED BY ME FROM
SURVEYS MADE BY ME ON THE GROUND
NOVEMBER 14, 1980
MISSION, TEXAS

John V. Mikela
John V. Mikela

STATE OF TEXAS:
COUNTY OF HIDALGO:
KNOW ALL MEN BY THESE PRESENTS THAT WE, JOE
ACOSTA AND WIFE, ELIDA ACOSTA, OWNERS OF THE
PROPERTY HEREIN DESCRIBED DO HEREBY ADOPT AND
CONFIRM THIS MAP AND DO HEREBY DEDICATE TO
THE PUBLIC THE SUBJECTS THEREON SHOWN

Joe Acosta *Elida Acosta*
JOE ACOSTA ELIDA ACOSTA

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON
THIS DAY DID PERSONALLY APPEAR JOE ACOSTA
AND ELIDA ACOSTA, KNOWN TO ME TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
ME THAT THEY EXECUTED THE SAME IN THEIR
CAPACITIES ABOVEIN STATED AND FOR THE
PURPOSES AND CONSIDERATIONS AS THEREIN
EXPRESSED.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE
THIS 26th DAY OF DECEMBER A.D., 1980
Donna Perry
DONNA PERRY
Notary Public in and for Hidalgo County, Texas.
My commission expires: 1/31/81

THIS MAP IS HEREBY APPROVED BY HIDALGO
COUNTY WATER CONTROL & IMPROVEMENT
DISTRICT NO. 7 WITH THE UNDERSTANDING THAT
NO IRRIGATION WATER WILL BE PROVIDED BY
THE DEVELOPER IN LIEU OF THE SERVICES
PROVIDED BY SHADVLAND WATER SUPPLY CORP.
W. L. ... *...*
W. L. ... BY:

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By: *Donna Walker*
Date: 12-5-80
DEC 5 1980

Recorded in Book 21 Page 41
of the map records of Hidalgo
County, Texas
Charles L. Meiden
County Surveyor

CO. 5th Dec 80
SAR...
Shirley Ann

12/5/80