



OFFICE OF THE COUNTY JUDGE
County Of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR January 14,2020

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>9</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	<u>11</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. MARIO MARTINEZ

1-2270

2.

3.

COMM. COURT: JANUARY 14, 2020



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: 1-2270

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: Miguel E. Martinez R.

Address: 25209 Calle de Rosa
Monterey TX
78538

Phone: (956) 588-6605

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>1 / 17 / 20</u>

Water Supplier: NAWSC.

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

Account/ESI No.: 74325384-1
[] Temporary Pole [] Permanent Service

regarding the land described as:

Lantana Acres #6 Lot 11.

on Jan. 14, 2020, 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 11-14-07);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

ATTEST: [Signature]
Hidalgo County Clerk

11/14/20
Date

11/15/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 mm



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2270

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: Miguel E. Martinez R.
Address: 25209 Calle de Rosa
Monte Alto Tx 78538
Phone: (956) 588-6605

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

Lgnting Acres # 6 Lot 11.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 1/7/2020.
Requesting Party (Signature) 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:

1/7/20
Date

[Signature]
County Official

SPECIAL WARRANTY DEED

Date: May 20, 2016

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540

Grantee: Mario Enrique Martinez-Rodriguez and Concepcion Maria Isabel Huerta-Dorantes

Grantee's Mailing Address (including county):
3705 Lupita St
Edinburg, Texas 78542
Hidalgo County, Texas

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

Property (including any improvements):

Lot(s) 11, Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Lantana Acres No. 6 Subdivision, as shown on the plat thereof, recorded in Volume 54, Pages 72-75, of the Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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

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

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

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

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

The Three Grandes, Ltd., a Texas Limited Partnership

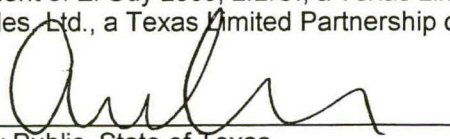
BY: El Guy Loco, L.L.C, a Texas Limited Liability Company

BY: 
Richard W. Ruppert, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 20 day of May, 2016, by Richard W. Ruppert, President of El Guy Loco, L.L.C., a Texas Limited Liability Company in it's capacity as General Partner of The Three Grandes, Ltd., a Texas Limited Partnership on behalf of said Limited Partnership..


Notary Public, State of Texas



AFTER RECORDING RETURN TO:

The Three Grandes, Ltd.
P.O. Box 959
Edinburg, Texas 78540

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com



Chapter 232, Texas Local Government Code

8/19/2019 11:59:33 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-2270
Receipt No.: 008741
L2845-06-000-0011-00

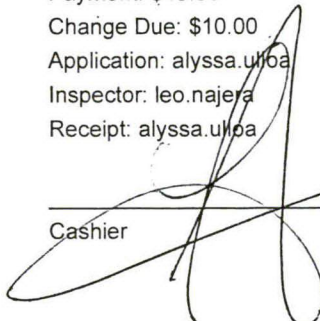
RODRIGUEZ MARIO E MARTINEZ
3705 LUPITA ST
EDINBURG, TX 78542
(956) 588-6605
(956) 588-6605

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: LANTANA ACRES #6 LOT 11
- [6] Location: engleman & valdez
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-2270
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


8/19/19

Date

property ID # 7203310

[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

8/19/19

Date

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JAIME SAENZ	1-2479
2.	ELISA RUVALCABA	1-2576
	COMM. COURT: JANUARY 14,2020	



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: 1-2479

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

JAIME SAENZ

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:

Picnic people lot 109."

[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]

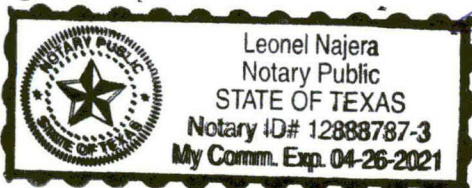
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jaime Saenz (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 8th, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

APPROVED BY
COMMISSIONERS' COURT
ON: X



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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

Precinct 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2479

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

Upon the application of:

Name: JAIIME SAENZ

Address: 742 Hernandez dr
Downa Tx
78537

Phone: 956-272-7143

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>52564</u> <u>12 / 16 / 19</u>

Water Supplier: ~~NA~~ 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:

Rancho de Oro lot 169

[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 Jan. 14, 2020, 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

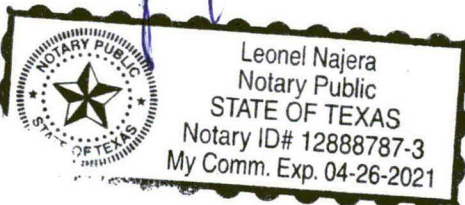
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



APPROVED BY
COMMISSIONERS' COURT
ON: 1/14/20 MMA

1/14/20
1/15/20

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: **October 14, 2019**

Grantor: **Manuel Villanueva and wife, Carmen Vallez Villanueva**

Grantor's Mailing Address: **2654 S. Komensky Ave.
Chicago, Illinois 60623
Cook County**

Grantee: **Jaime Saenz**

Grantee's Mailing Address: **742 Hernandez Dr.
Donna, Texas 78537
Hidalgo County**

Consideration:

For the consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned paid by Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 169, PIQUITO DE ORO, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 124, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations and Exceptions to Conveyance and Warranty:

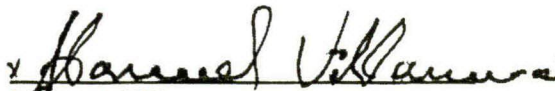
Restrictive covenants of record dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records and Volume 22, , Page 124, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- a. Annual maintenance charge and/or current assessments as set forth in instrument dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records, Hidalgo County, Texas.**

- b. **Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.**
- c. **Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Piquito De Oro, recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.**
- d. **Easements for roadways and canal rights of way as shown by instrument dated June 8, 1918, recorded in Volume 75, Page 121, Deed Records of Hidalgo County, Texas.**
- e. **Mineral and/or royalty reservation contained in deed dated February 10, 1969, recorded in Volume 1226, Page 585, Deed Records of Hidalgo County, Texas.**
- f. **Rights of parties in possession.**
- g. **Visible and apparent easements on or across the property herein described.**
- h. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**
- i. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land.**

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.


Manuel Villanueva


Carmen Vallez Villanueva

.....
(Acknowledgment)

THE STATE OF ILLINOIS ()

COUNTY OF COOK ()

This instrument was acknowledged before me on the 16th day of October 2019

by Manuel Villanueva and wife, Carmen Vallez Villanueva, both.





Notary Public, State of Illinois

.....
Prepared In The Law Office Of:

Elliott & Ritch LLP
P.O. Box 630
125 E. Caffery
Pharr, Texas 78577
(956) 787-6261-Voice
(956) 787-6395-Fax



Chapter 232, Texas Local Government Code

10/24/2019 1:51:42 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2479

Receipt No.: 009553

P6960-00-000-0169-00

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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SAENZ JAIME
742 HERNANDEZ SR
DONNA , TX 78537
(956) 272-7143
(956) 272-7143

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1488Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 169
- [6] Location: sioux & hutto
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone C

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 1-2479
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

10/29/19
Date

property ID #261210

[NOTICE]

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

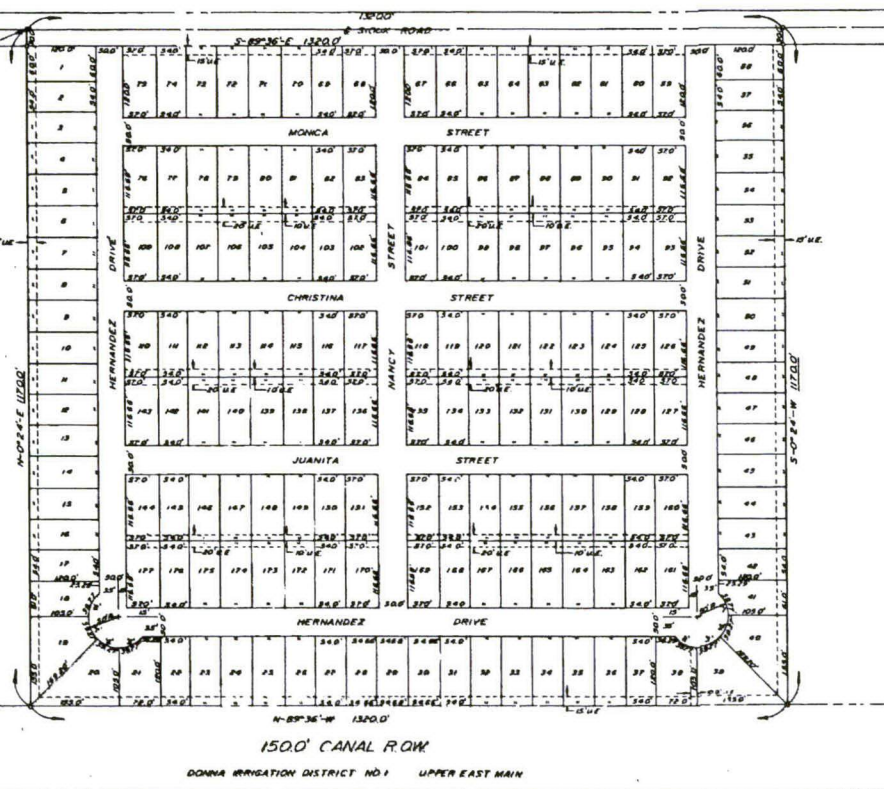
Signature of Owner or Applicant

10-24-19
Date

SCALE: 1"=100.0'

- NOTES
1. ONLY ONE REMAINING FOR L&E
 2. ALL RIGHTS RESERVED BY THE STATE OF TEXAS
 3. THE ALL RIGHTS RESERVED BY THE STATE OF TEXAS
 4. NO EASEMENTS OR RIGHTS RESERVED BY THE STATE OF TEXAS
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CURVE-DATA				
CHORD	DELTA	ANGULAR	LENGTH	CHORD
1.4	45°34'20"	20.0'	28.77'	28.0'
2.3	45°10'00"	20.0'	30.27'	30.0'
3.2	45°34'20"	20.0'	32.27'	32.0'
4.1	45°10'00"	20.0'	34.27'	34.0'



217757
 PLAT OF
PIQUITO DE ORO
 3346 ACRE TRACT
 OUT OF
 BLOCK 182 OF THE M.L. HALBERT TRACT
 21 6410 AND LA BLANCA GRANTS
 IN DALHO COUNTY, TEXAS

APPROVED FOR RECORDING
 BY *[Signature]*
 JUNE 9 1962

APPROVED FOR RECORDING
 BY COMMISSIONERS COURT
 OF DALHO COUNTY, TEXAS
 MAY 10 1962

STATE OF TEXAS
 COUNTY OF DALHO
 KNOW TO ALL PERSONS BY THESE PRESENTS:
 THAT **JOSE A. HERNANDEZ**, UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
 COUNTY OF DALHO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE A. HERNANDEZ**, KNOWN TO BE 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 CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF MARCH A.D. 1962.

THIS PLAT APPROVED BY THE DALHO IRRIGATION DISTRICT DALHO COUNTY TEXAS NO. 1 ON THE 7 DAY OF April A.D. 1962.

STATE OF TEXAS
 COUNTY OF DALHO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
 BY *[Signature]*

NOTARY PUBLIC *[Signature]*
 COMM. EX. 11-4-62

SECRETARY *[Signature]*
 PRESIDENT *[Signature]*



DATE 1-25-62
 SCALE 1"=100.0'
 JOB NO. E-62-101
 CHECKED BY
 DRAWN BY J.L.M.

Phase II ENGINEERING
 PHONE (512) 781-9857
 P.O. BOX 508 PHARR, TEXAS

PIQUITO DE ORO



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: 1-2576

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

Upon the application of:

Name: Elisa Roualcaba

Address: 735 Monica St.
Donna, Tx 78537

Phone: (956) 246-5811

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	_____
	<u>1 / 1</u>	<u>1 / 3 / 20</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:

735 Monica St. Donna Tx 78537
Piquito de Oro Lote #62

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on Jan 14, 20 20, 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

11/14/20

Date

ATTEST:

Patricia Araya

Hidalgo County Clerk

11/15/20

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 mm



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: 1-2576

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

Elisa Orozco Ruvalcaba

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

735 Monica St. Donna Tx 78537

Piquito De Oro
Lot #
62

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

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

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

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

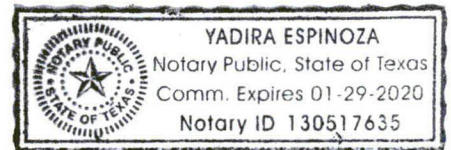
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on January 03, 2020, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



INSTRUMENT PREPARED BY:
Jose Ortiz
521 Fuego Ave.
Donna, Texas 78537

RETURN INSTRUMENT TO:
ELISA RUVALCABA
741 HERNANDEZ DRIVE
Donna, Texas 78537

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 WITHOUT WARRANTY

**STATE OF TEXAS
COUNTY OF HIDALGO**

KNOW ALL MEN BY THESE PRESENTS, that Jose Miguel Ortiz, an unmarried man, with an address of 521 Fuego Avenue., Donna, Texas 78537 (the "Grantor"), for and in consideration of the sum of Twelve Thousand Five Hundred Dollars (\$12,500.00), the receipt and sufficiency of which are hereby acknowledged, has granted, sold, and conveyed, and by these presents does grant, sell, and convey, without express or implied warranty, unto ELISA RUVALCABA, AN unmarried woman with an address of 741 HERNANDEZ DR Donna, Texas 78537 (the "Grantee"), the real property located in Hidalgo County, Texas, described as follows (the "Property"):

LOT 62, PIQUITO DE ORO, AN ADDITION IN HIDALGO COUNTY, TEXAS,
According to the map or plat thereof, recorded in volume 22, page 124, Map
Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the Grantee and Grantee's successors and assigns, forever.

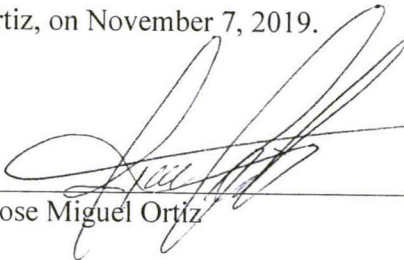
This conveyance is subject to the following:

1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;

2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

Signed by the Grantor, Jose Miguel Ortiz, on November 7, 2019.



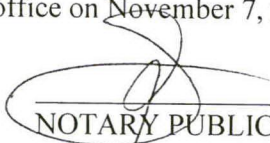
 Jose Miguel Ortiz

STATE OF TEXAS
 COUNTY OF HIDALGO

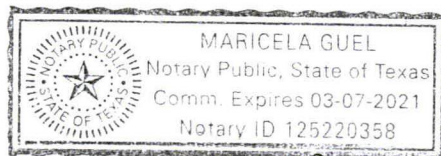
Before me, Maricela Guel [name and title of officer], on this day personally appeared Jose Miguel Ortiz, known to me (or proved to me on the oath of Jose Miguel Ortiz [name of witness] or proved to me through TX DL 20071539 [description of identity card or other document]) to be the person whose name 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 on November 7, 2019.

[SEAL]



 NOTARY PUBLIC
 My Commission Expires: 3/7/21





Chapter 232, Texas Local Government Code

11/25/2019 2:14:56 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-2576
Receipt No.: 009926
P6960-00-000-0062-00

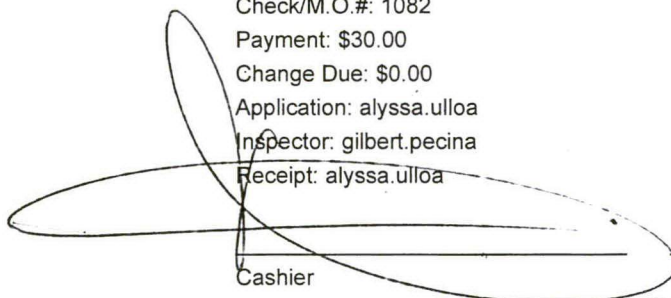
RUVALCABA ELISA
741 HERNANDEZ DR
DONNA, TX 78537
(956) 246-5811
(956) 246-5811

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1930Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 62
- [6] Location: SIOUX & VALVERDE RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [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 1-2576
Price: \$30.00


Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1082
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier
Date 11/25/19

[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.

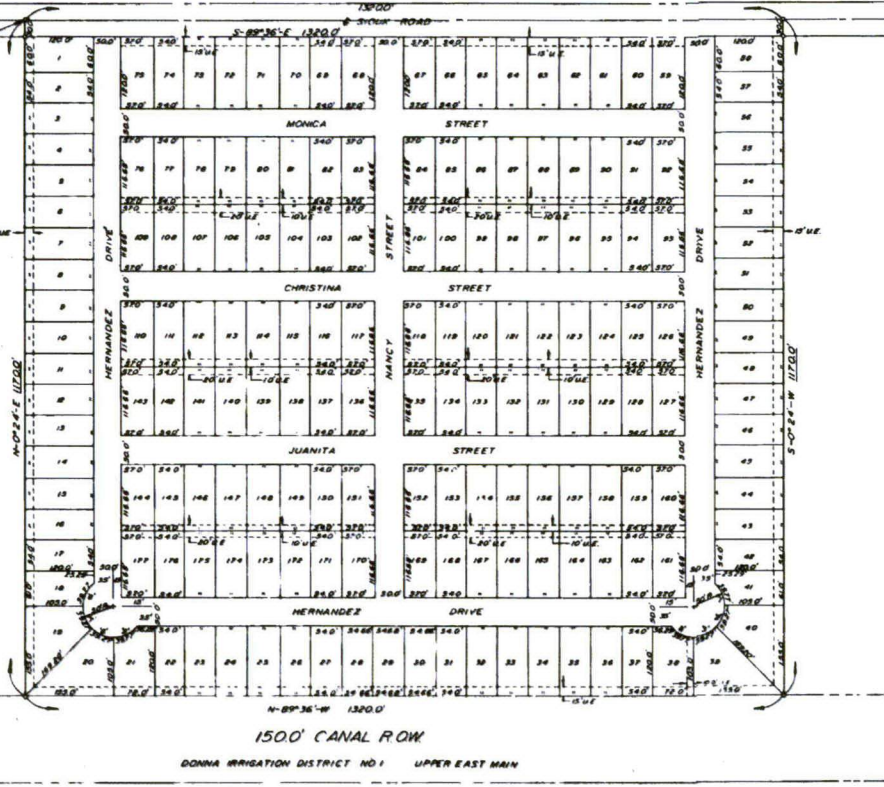

Signature of Owner or Applicant

11-25-19
Date

SCALE 1"=100.0'

- NOTES
1. THIS SURVEY WAS MADE FOR THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN.
 2. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 3. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 4. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 5. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
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 9. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 10. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 11. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 12. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
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 19. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.
 20. THE DONNA IRRIGATION DISTRICT NO. 1, UPPER EAST MAIN, IS A PUBLIC ENTITY AND THIS SURVEY IS MADE FOR THE PUBLIC.

CURVE-DATA					
STATION	DELTA	RADIUS	CHORD	CHORD	RADIUS
1.4	45°34'21"	210'	38.77'	38.77'	210'
2.2	45°34'21"	210'	38.77'	38.77'	210'
3.2	45°34'21"	210'	38.77'	38.77'	210'
4.2	45°34'21"	210'	38.77'	38.77'	210'



PLAT OF
PIQUITO DE ORO
 35.46 ACRE TRACT
 OUT OF
 BLOCK 182 OF THE HILL-PALBERT TRACT
 EX. GAYTO AND LA BELNCA GRANTS
 HIDALGO COUNTY, TEXAS

APPROVED
 FOR RECORDING
 BY *[Signature]*
 JUNE 2, 1982

APPROVED FOR RECORDING
 BY COMMISSIONER'S COURT
 THIS 15 DAY OF JUNE 1982
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 KNOW TO ALL PERSONS BY THESE PRESENTS
 THAT JOSE A. HERNANDEZ, UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES
 DEDICATE TO THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN
 EXPRESSLY.

OWNER *[Signature]*

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED JOSE A. HERNANDEZ, 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 CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE
 5th DAY OF MARCH A.D. 1982.

NOTARY PUBLIC *[Signature]*
 EXP. 11-4-82

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1982.

ATTEST: SECRETARY *[Signature]*
 PRESIDENT *[Signature]*

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS
 TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
 BY *[Signature]*

DANIEL H. FARR *[Signature]*
 REGISTERED PROFESSIONAL ENGINEER
 3218
 STATE OF TEXAS

DATE 1-25-82
 REVISION
 SCALE 1"=100.0'
 JOB NO. 7-82-103
 CHECKED BY
 DRAWN BY J.J.M.

Phase II ENGINEERING
 PHONE (512) 781-8887
 P.O. BOX 808 PHARR, TEXAS

PIQUITO DE ORO

AI-73903

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Elisay Aranda Medina	4-2564
2.	Juan Alanis	4-2568
3.	Carkris, L.P.(Carlos G. Leal, Jr.) LAS COMADRES #5 SUBDIVISION, LOTS 1-76	BLANKET COVER
4.	Maria Olivares MARIA OLIVARES SUBDIVISION, LOTS 1&2	BLANKET COVER
5.	CWL Limited By: Three L.L.C. LAS ENCINITAS SUBDIVISION PHASE I, LOTS 1-124	BLANKET COVER
6.	Mark Vera, Jessica Rios, Antonio Vera & Marco Vera JOSIE VERA SUBDIVISION, LOTS 1-5	BLANKET COVER
7.	La Reserva PH I, ltd LA RESERVA SUBDIVISION PH I-B, LOTS 100-126	BLANKET COVER
8.	Manuel Chapa CAMINO DE ABRAM SUBDIVISION PHASE II, LOTS 1-99	BLANKET COVER
COMM. COURT: January 14, 2020		



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:

4-25104

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: Elisav Aranda Medina

Address: 22117 N. Skinner Rd.
Elsa, Tx 78538

Phone: 956-588-9844

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamin</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>12/30/19</u>

Water Supplier: North Plamo WSC.

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

Account/ESI No.: 10032789423010304
[] Temporary Pole [] Permanent Service

regarding the land described as: Evergreen valley Estate Ph. 3 lot 37.

on Jan 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 3/11/20);
- 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 WRamin);
- 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 WRamin);
- 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 WRamin);
- 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

Rolando F. Cruz
Hidalgo County Judge
Date 11/14/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 11/15/20

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 MM



PLANNING DEPARTMENT

County of Hidalgo

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: 4-2564

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: Elisay Aranda Medina.

Address: 2217 N. Skinner Rd.
Elsa, Tx 78538

Phone: 956-588-9894

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

Evergreen valley Estate) Pt. 3 lot 37

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Elisay Aranda
Requesting Party (Signature)

12/30/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/8/2020
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

12/30/2019 11:43:45 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

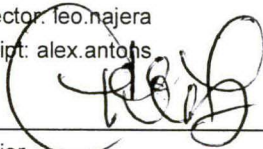
Permit No.: Permit 4-2564
Receipt No.: 010268
E8250-03-000-0037-00

- MEDINA ELISAY ARANDA
- P.O. BOX 1536
- DONNA, TX 78537
- (956) 588-9498
- (956) 358-0781
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2150Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH III Lot 37
- [6] Location: SKINNER & MILE 19
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 70', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 4-2564
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: leo.najera
Receipt: alex.antons



Cashier

12/30/19
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

12-30-19
Date

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

State Bar of Texas Form

STATE OF TEXAS

COUNTY OF HIDALGO

WARRANTY DEED WITH VENDOR'S LIEN

DATE: August 27, 2018

GRANTOR: Alejandro Salinas and wife, Beatriz A. Salinas f/k/a Beatriz A. Garcia

GRANTOR'S MAILING ADDRESS (including county): 907 Hickory St., Edinburg, Hidalgo County, Texas 78540

GRANTEE: Elisay Medina Aranda, a single individual

GRANTEE'S MAILING ADDRESS (including county): 14718 E. Davis Rd., Edinburg, Hidalgo County, Texas 78542

CONSIDERATION: Ten and No/100ths Dollars (\$10.00) and other valuable consideration to the Grantor paid by the Grantee, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of **SEVENTY THOUSAND AND NO/100THS DOLLARS (\$70,000.00)** payable to the order of **LONE STAR NATIONAL BANK**, and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees; note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to **S. DAVID DEANDA JR.**, Trustee.

PROPERTY: All of Lot 37, **EVERGREEN VALLEY ESTATES PHASE III**, Hidalgo County, Texas, according to the map recorded in **Volume 52, Pages 135-138, Map Records** in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Restrictions dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025, Official Records and Volume 52, Pages 135-138, Map Records of Hidalgo County, Texas, but omitting any covenant

By: *Alejandro Salinas*
Alejandro Salinas

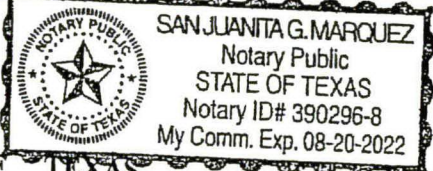
By: *Beatriz A. Salinas*
Beatriz A. Salinas f/k/a Beatriz A. Garcia

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 31st day of August, 2018, by Alejandro Salinas

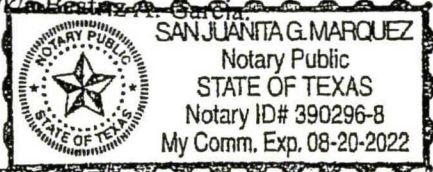


[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 31st day of August, 2018, by Beatriz A. Salinas f/k/a Beatriz A. Garcia



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Elisay Medina Aranda
14718 E. Davis Rd.
Edinburg, Texas 78542
GF#158168 Saw/mps/1336-2295



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-318-2844

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2568

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan Alanis
Address: 19521 Buchfawn
Dr. Edinburg, TX
78542 Lot 515
Phone: 956-884-5661

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

Water Supplier: City of Edinburg
Utility Provider: M.V.E.C. [] AEP
Account/ESI No.: 350344-001
 Temporary Pole [] Permanent Service

regarding the land described as:

Los Venados Pt. 5 lot 515

on Jan 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 4/8/15);
- 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;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date 1/14/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/15/20

APPROVED BY
COMMISSIONERS' COURT
ON: 1/14/20 MM



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No:

4-2508

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

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

PARTY MAKING REQUEST:

Name: Juan Alanis

Address: 19521 Buckfawn Dr.
Edinburg, TX 78542

Phone: (956) 884-5661 (956) 325-5056

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

19521 Buckfawn Dr. 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

Lot #515
Los Venados PH-5
Ranch Community

[Signature]
Requesting Party (Signature)

1-5-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/8/2020
Date

[Signature]
County Official



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

1/2/2020 3:34:07 PM

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

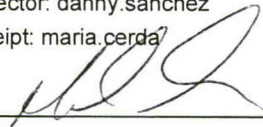
Permit No.: Permit 4-2568
Receipt No.: 010287
L6446-05-000-0515-00

- ALANIS JUAN DE DIOS CANTU & IZAMAR ALANIS
643 CALEB CT
EDINBURG , TX 78541
(956) 884-5661
(956) 457-4545
- [1] Contractor: self
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 4310Sq.Ft.
 - [5] Legal Description: LOS VENADOS PH 5 LOT 515 ✓
 - [6] Location: north 281..also a metal bldg. is on the permit
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$185000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 50', Side 50', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2568
Price: \$30.00

Total Amount.....\$30.00

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




Cashier

01/02/20
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

01-02-2020
Date

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

Warranty Deed with Vendor's Lien

Date: May 2, 2018

Grantor: MARTIN REYNA, spouse of DEISY K. BAZAN, dealing with non-homestead separate property
15834 Coz Court
Houston, Texas 77049

Grantee: JUAN de DIOS ALANIS CANTU, spouse of IZAMAR ALANIS, dealing with separate property
2208 Carla Marie Way
Edinburg, Texas 78542

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of MARTIN REYNA in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of MARTIN REYNA and by a first-lien deed of trust of even date from Grantee to VAUGHN W. DAVIDSON, trustee.

Property (including any improvements):

Lot Five Hundred Fifteen (515), LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

As described in Exhibit "A"

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing

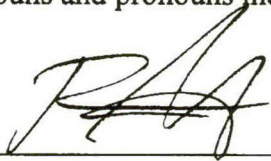
instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN GIVEN BY THE ATTORNEY PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED, OR THE RIGHTS OF THE PARTIES HERETO.

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



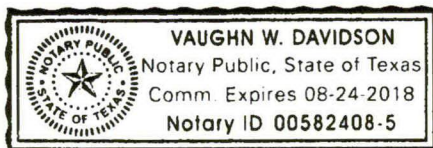
MARTIN REYNA




DEISY K. BAZAN, joined herein pro forma

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on May 2, 2018, by MARTIN REYNA and DEISY K. BAZAN.





Notary Public, State of Texas

Accepted:



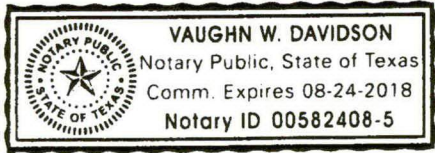
JUAN de DIOS ALANIS CANTU

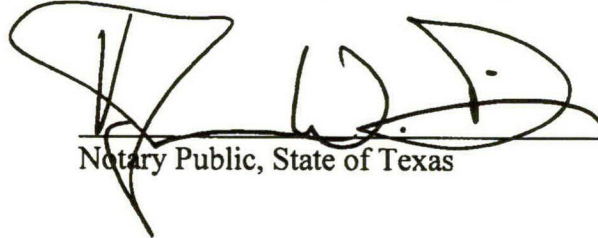
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on May 2, 2018, by JUAN de DIOS ALANIS CANTU.





Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Vaughn W. Davidson, PLLC
115 Massey Tompkins
Baytown, Texas 77521

AFTER RECORDING RETURN TO:

JUAN de DIOS ALANIS CANTU
2208 Carla Marie Way
Edinburg, Texas 78542

EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510 AND 2326928, OFFICIAL RECORDS, AND VOLUME 47, PAGES 130-140, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on February 4, 2005, under Clerk's File No. 1432589, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584 and 2364585, 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.

Reservation of water rights and/or other rights if any, as set forth in instrument dated October 12, 2007, recorded under Clerk's File No. 1831649, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Oil and Gas Records, Hidalgo County, Texas.

Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.

EXHIBIT "A"

Page 2

Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.

Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: CarKris, LP (Carlos G. Leal, Jr.)
Address: P.O. Box 631
Mission Tx 78573
Phone: (956) 607-0444

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 45.0 acres being all of lots 19, 20, 21, 22 & North 1/2 of Lot 23, Block 3, Texan Gardens
see Comanche #5
lots 1-74.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 10-24-19
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1-2-2020
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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Weslaco, TX 78596
956-968-4734
956-973-7850

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

OSSF's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Mania Olivares

Address: 23303 Brushline Rd.
Edinburg, Tx. 78542

Phone: 502-3458

Water Supplier: NATWSC

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

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

regarding the land described as: Mania Olivares Subdivision lots 1+2,

on Jan 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes
yes
yes

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

(Date approved 10-22-19);

(verified by Flor Sesin);

no

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature]);

yes

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

(verified by [Signature]);

yes

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

(verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

1/14/20
Date

APPROVED BY COMMISSIONERS' COURT ON: 1/14/20 MM

ATTEST: [Signature]
Hidalgo County Clerk

1/15/20
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 (4)

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Maria Olivares

Address: 23303 Brushline Rd.

Edinburg, TX 78542

Phone: (956) 562-3458

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

SEE ATTACHED WARRANTY DEED Maria Olivares Subd. 107s 1+2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

9/10/19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1-2-2020
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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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

OSSF's for residential are installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Call initiated by: Threlkeld, Forest Rannels, vice President

Address: P.O. Box 118
Edinburg, Tx. 78539

Phone: 383-7032

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

Water Supplier: NAWSC

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

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

regarding the land described as: Las Encinitas Subdivision Ph. 1 lots 1-124

on Jan 14, 20 20, 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 11-20-15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Segin);
- 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 Flor Segin);
- 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 Flor Segin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 1/14/20
Hidalgo County Judge Date

ATTEST: [Signature] 1/15/20
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 1/14/20 MM

[Signature]



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 124

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:

CWL Limited By; THREE L.L.C.

Name: It's General Partner By: Forrest Runnels, Vice-President

Address: P.O. Box 118

Edinburg, Texas 78539

Phone: (956) 383-7032

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Las Encinitas Subdivision Phase I: A 79.56 acre tract of land out of Lots "S" and "T", Block 2, Santa Cruz Ranches Hidalgo County, Texas 1075 1-124

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

CWL Limited By; THREE L.L.C.

It's General Partner By: Forrest Runnels, Vice-President

Requesting Party (Signature)

11-4-19

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

Other (describe) Copy of subd. plat

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

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

1-2-2020
Date

Glor Sosin
County Official

27
SANTA CRUZ GARDENS UNIT NO. 2,
RECORDED IN VOLUME 8, PAGES 28-29,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

150.00' HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN
DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 2936979,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A 0.81 OF AN
ACRE TRACT OUT OF THE NORTH 2.30 ACRES OF THE 36.83 ACRES OF
SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO EASEMENT
RECORDED IN VOLUME 1877, PAGE 89, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS. BEARING WATER CHANNEL-PARCEL NO. 79
S 08°44'24" W 218.45'

LOT DIMENSIONS DATA

DATA	BEARING	LENGTH
L1	N 30°24' W	36.30'
L2	S 53°36' E	36.30'
L3	N 30°24' W	36.30'
L4	N 83°36' E	21.21'
L5	S 53°36' E	21.21'
L6	N 30°24' W	21.21'
L7	N 30°24' W	117.36'
L8	S 53°36' E	117.36'
L9	N 30°24' W	21.21'
L10	N 83°36' E	188.11'

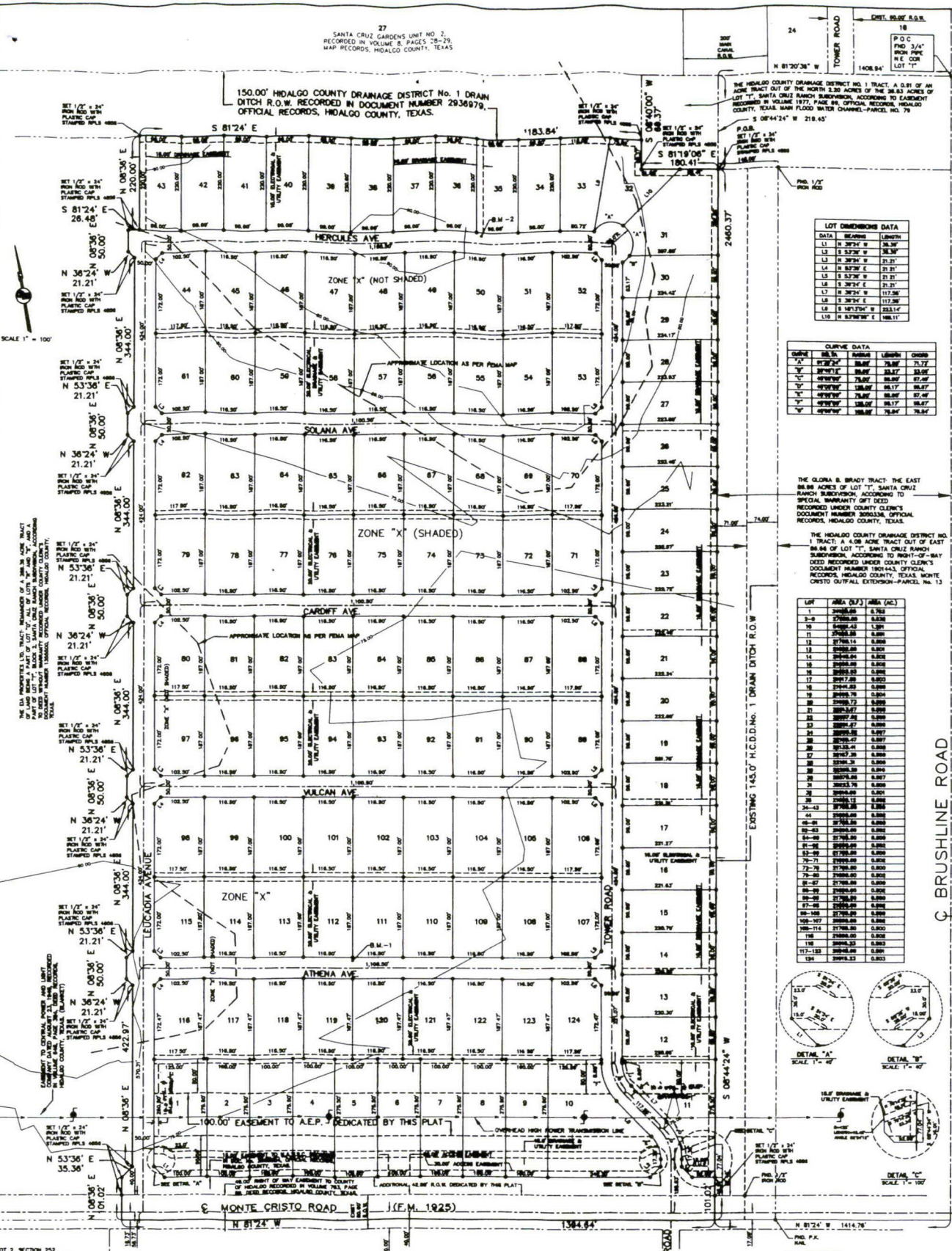
CURVE DATA

CURVE	BEARING	LENGTH	CHORD
1	N 83°36' E	78.87'	75.77'
2	S 53°36' E	78.87'	75.77'
3	N 83°36' E	78.87'	75.77'
4	S 53°36' E	78.87'	75.77'
5	N 83°36' E	78.87'	75.77'
6	S 53°36' E	78.87'	75.77'
7	N 83°36' E	78.87'	75.77'
8	S 53°36' E	78.87'	75.77'

THE GLORIA B. BRADY TRACT: THE EAST
86.89 ACRES OF LOT 17, SANTA CRUZ
RANCH SUBDIVISION, ACCORDING TO
SPECIAL WARRANTY DEED RECORDED
UNDER COUNTY CLERK'S
DOCUMENT NUMBER 3030336, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A 4.08 ACRE TRACT OUT OF EAST
86.88 OF LOT 17, SANTA CRUZ RANCH
SUBDIVISION, ACCORDING TO FRONT-OF-ROAD
DEED RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 1804483, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS. MONTE
CRISTO OUTFALL EXTENSION-PARCEL No. 13

LOT	AREA (SQ. FT.)	AREA (AC.)
1	27088.80	0.620
2-9	27088.80	0.620
10	27088.80	0.620
11	27088.80	0.620
12	27088.80	0.620
13	27088.80	0.620
14	27088.80	0.620
15	27088.80	0.620
16	27088.80	0.620
17	27088.80	0.620
18	27088.80	0.620
19	27088.80	0.620
20	27088.80	0.620
21	27088.80	0.620
22	27088.80	0.620
23	27088.80	0.620
24	27088.80	0.620
25	27088.80	0.620
26	27088.80	0.620
27	27088.80	0.620
28	27088.80	0.620
29	27088.80	0.620
30	27088.80	0.620
31	27088.80	0.620
32	27088.80	0.620
33	27088.80	0.620
34	27088.80	0.620
35	27088.80	0.620
36	27088.80	0.620
37	27088.80	0.620
38	27088.80	0.620
39	27088.80	0.620
40	27088.80	0.620
41	27088.80	0.620
42	27088.80	0.620
43	27088.80	0.620
44	27088.80	0.620
45-49	27088.80	0.620
50-54	27088.80	0.620
55-59	27088.80	0.620
60-64	27088.80	0.620
65-69	27088.80	0.620
70-74	27088.80	0.620
75-79	27088.80	0.620
80-84	27088.80	0.620
85-89	27088.80	0.620
90-94	27088.80	0.620
95-99	27088.80	0.620
100-104	27088.80	0.620
105-109	27088.80	0.620
110-114	27088.80	0.620
115	27088.80	0.620
116	27088.80	0.620
117-122	27088.80	0.620
123	27088.80	0.620
124	27088.80	0.620



**LAS ENCINTAS SUBDIVISION
PHASE I**

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2,
SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING
TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES
160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO
SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT
NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS,
DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE AND PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THE BOUNDARIES BY SURVEYING.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY
THAT THE PROPOSED ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Alfonso Quintanilla, P.E. 10-30-19
ALFONSO QUINTANILLA P.E. No. 13834

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GILJALDADO, JR.
HIDALGO COUNTY CLERK

ON 12/15/19 AT 3:54 PM
INSTRUMENT NUMBER 3008944
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: JULY 12, 2018

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
133 E. SHAWNEE ST.
EDWINGO, TEXAS 76839
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411 00

FLORIAN F. QUINTANILLA
R.F.L.F. No. 988

JULY 20, 2018

DATE

DATE OF PREPARATION: JULY 12, 2018

FILED NO.	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SHEET NO. 2	AUG 15, 2018	LF		
OF 5 SHEETS	10-30-19	LF		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSA's installed. ✓

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Mark A. Vera, Jessica Rios,
Name: Antonio Vera + Marco A. Vera

Address: 2204 E. Davis Rd.
Edinburg, Tx. 78543

Phone: 239-3030

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

Water Supplier: NAWSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: Josee Vera 1075 15

on Jan 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 11-20-19);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by José Sesin);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by José Sesin);

[Signature]
Planning Department Authorized Signature

Rubén F. Cuatrecasas
Hidalgo County Judge
Date 11/14/20

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 MM

ATTEST: [Signature]
Hidalgo County Clerk
Date 11/15/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

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: MARK A. VERA, JESSICA RIOS, ANTONIO VERA, MARCO A. VERA

Address: 2206 EAST DAVIS RD.

EDINBURG, TX 78543

Phone: (956) 239-3030

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

BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Antonio Vera
Requesting Party (Signature)
Date 11-7-19

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

1-2-2020
Date

County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSA's
Installed.

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: La Reserva Ph. I, Ltd.

Address: 900 E. Lakewood DR.
McAllen, TX 78501

Phone: 630-9100

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

Water Supplier: NAWSC.

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

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

regarding the land described as: La Reserva Ph. I-B lots. lots 100-120.

on Jan 14, 2020, 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 11-20-19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Seem);
- 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 Flor Seem);
- 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 Flor Seem);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/14/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 MA

ATTEST: [Signature]
Hidalgo County Clerk

11/15/20
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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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:

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: La Reserva Phase I, Ltd.

Address: 900 E. Lakeview Dr.

McAllen, Tx 78501

Phone: (956) 630-9400

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

La Reserva Phase I-B: A 16.10 acre tract of land out of Lot 14, Block 73, Engelman Resubdivision of the Missouri-Texas Land & Irrigation Company's Subdivision of Land in Las Mesteñas Grant, Hidalgo County, Texas

lots 100-120

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11-4-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1-2-2020
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSF's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Manuel Chapera

Address: 1901 Morelle St.
Pharm, Tx. 78577

Phone: 778-3404

Water Supplier: Agua SUP.

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

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

regarding the land described as:

Carino De Abram Subdivision Ph. II lots 1-99

on Jan 14, 20 20, 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 11-26-19);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Richard F. Lopez
Hidalgo County Judge

11/14/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/14/20 mm

ATTEST: [Signature]
Hidalgo County Clerk

11/15/20
Date

[Signature]

PLANNING DEPARTMENT

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: _____

MJA

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 Chapa

Address: 1801 Mozelle St., Pharr, Texas 78577

Phone: (956) 778-3404

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

Camino De Abram Subdivision Ph. II lots 1-99

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature]

Requesting Party (Signature)

3/28/19

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

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

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

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

1-2-2020
Date

[Handwritten Signature]
County Official

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Carlos Juarez	4-2188
2. Maria Cristina Tamez	4-663
COMM. COURT: January 14, 2020	



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: 4-2188

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

Upon the application of:

Name: Carlos Juarez

Address: 517 Renarea St
Edinburg TX
78542

Phone: (956) 292 1735

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>W Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>12/26/19</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 350738-1
 Temporary Pole Permanent Service

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

Carlos Juarez (owner) Rena Rae #3 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 Jan 14, 20 20, 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
1/14/20
Date

ATTEST: [Signature]
Hidalgo County Clerk
1/15/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 1/14/20 mm



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: 4-2188

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

Carlos Juarez

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

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

517 Rena Rea St Rena Ra #3 Lot #26."

[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."

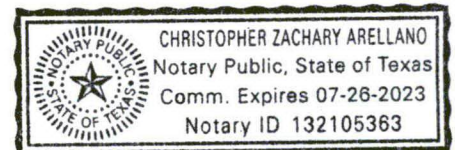
[Signature]

(Signature)

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

Christopher Zachary Arellano

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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

8/9/2019 1:51:05 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 4-2188
 Receipt No.: 008644
 R1950-03-000-0026-00


JUAREZ CALOS LEONARDO EGUIA & MACARENA SAMANTHA SILVA
 1931 W OWASSA RD
 EDINBURG, TX 78541
 (956) 207-6114
 (956) 451-7162

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1961Sq.Ft.
- [5] Legal Description: RENA RAE #3 LOT 26 UNIT 3
- [6] Location: RENARAE ST AND REA ST
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$86284
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-2188
 Price: \$30.00

Total Amount.....\$30.00

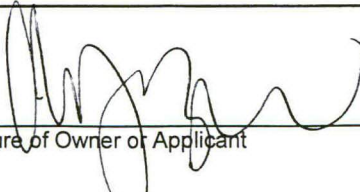
Method of Payment: Check
 Check/M.O.#: 1980
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: peter.hernandez
 Receipt: alex.antons

 8/9/19
 Cashier Date

Prop. ID# 2109092

[NOTICE]

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


 Signature of Owner of Applicant

8/9/19
 Date

CHARGE: VLTC
GF#163072/AR

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: July 25, 2019

Grantor: ALONSO E. CHAPA AND WIFE, YESENIA R. CHAPA

Grantor's Mailing Address: 821 E. Kuhn Street
Edinburg, Hidalgo County, Texas 78541

Grantee: CARLOS LEONARDO JUAREZ EGUIA AND WIFE, SAMANTHA MACARENA SILVA

Grantee's Mailing Address: 1931 W. Owassa Road
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$128,450.00) of which THIRTY-EIGHT THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$38,800.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 26, RENARAE SUBDIVISION UNIT NO. 3, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 179, 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 recorded in Volume 20, Page 179, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Renarae Subdivision Unit No. 3, recorded in Volume 20, Page 179, Map Records of Hidalgo County, Texas.
4. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 23, 1977, recorded in Volume 1530, Page 931, Deed Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in deed dated March 13, 1950, recorded in Volume 691, Page 514 and dated July 30, 1976, recorded in Volume 1500, Page 484, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No. 1 dated April 11, 2000, filed April 12, 2000 under Document Number 863152, Official Records of Hidalgo County, Texas.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
8. 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.
9. 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.

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.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of **BANK OF SOUTH TEXAS** and are transferred to **BANK OF SOUTH TEXAS** without recourse against Grantor.

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


ALONSO E. CHAPA

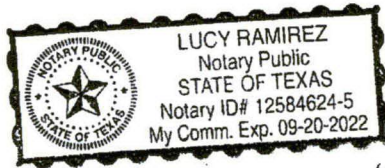

YESENIA R. CHAPA

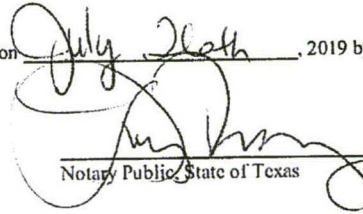
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 26th, 2019 by ALONSO E. CHAPA.



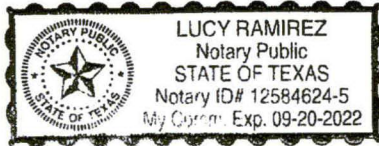

Notary Public, State of Texas

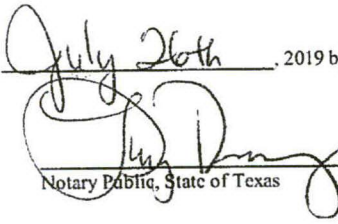
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

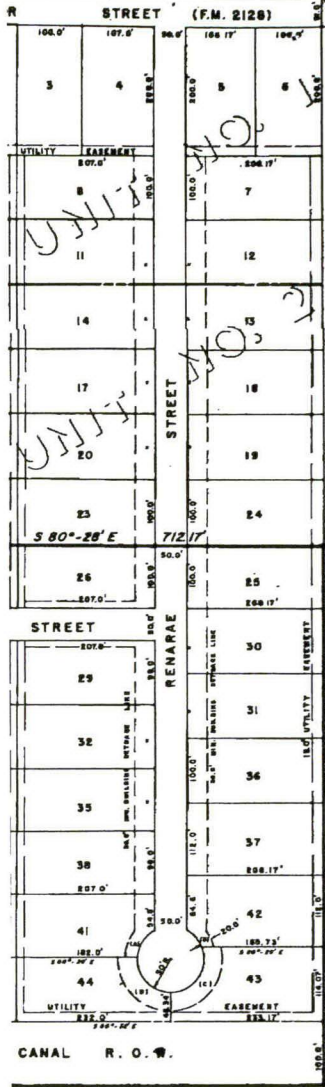
This instrument was acknowledged before me on July 26th, 2019 by YESENIA R. CHAPA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CARLOS LEONARDO JUAREZ EGUIA &
SAMANTHA MACARENA SILVA
1931 W. Owassa Road
Edinburg, Texas 78539

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#163072/File No. 10787-19



ANGLE	RADIUS	TANGENT	LENGTH
44° 01'	30.0	28.73	52.16
04° 00'	30.0	50.96	78.60
33° 47'	30.0	47.58	94.77
34° 14'	30.0	18.98	34.28

APPROVED FOR RECORDING
 by *Tonia Walker*
 Date 1-9-79

00832
 MAP OF
**RENARAE
 SUBDIVISION
 UNIT NO. 3**

HIDALGO CO., TEXAS
 BEING A RESUBDIVISION OF THE SOUTH 13.7 ACRES
 OF THE EAST 37.42 ACRES OF LOT 1-A, SECTION 247,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

James J. Smith
 JAMES J. SMITH
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 OCTOBER 13, 1978
 JOB NO. 780597

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RENARAE SUBDIVISION UNIT NO. 3 OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Earl Griesel
 EARL GRIESEL, OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED EARL GRIESEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXCLUDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF December, A. D., 1978.

Robert L. Lawson
 ROBERT L. LAWSON
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

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

DATE 12/6/78
Robert D. Luskey
 ROBERT D. LUSKEY
 CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, ON THIS THE 5th DAY OF December, A. D., 1978.

ATTEST:
Paula Rouse
 PAULA ROUSE
 MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON THIS THE 23rd DAY OF December, A. D., 1978.

ATTEST:
Robert Wickham
 ROBERT WICKHAM
 PRESIDENT

ATTEST:
Richard J. Anthony
 RICHARD J. ANTHONY
 SECRETARY

FILED FOR RECORDING THIS DATE
 R. L. [Signature]

JAN 9 1979
 STATE OF TEXAS
 [Signature]

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' CO. J
 This the 8th day of Jan 1979
 SANTOS SALAZAR, County Clerk
 Hidalgo County, Texas
Santos Salazar

SUBDIVISION PLAT OF



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: 4-6663

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		52601
Date Approved:	1 / 1	02-10-6-2020

Name: Maria Cristina Tamez

Address: 14101 Moises Flores Rd.
Monte Alto, TX 78538

Phone: (956) 285-7542

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789461118390
[] Temporary Pole [] Permanent Service

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

Delta Orchards Lot 210
Monte Alto, Texas, Hidalgo County

[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 Jan 14, 20 20, 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: 11/14/20 MM



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:

4-6603

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Maria Cristina Tamez

Known to me [or proved to me in the oath of _____ or through
IDentification Card (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:

Delta Orchards Lot 210 Monte Alto, TX Hidalgo County
#7

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

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

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

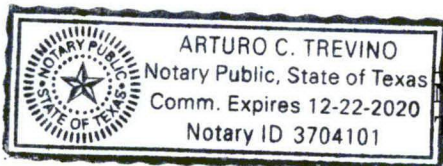
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Maria Tamez (Signature)

SUBSCRIBED AND SWORN TO before me on January 6, 2020, to certify which, witnesses my hand and seal of office.



Arturo C. Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

4/30/2018 9:17:43 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

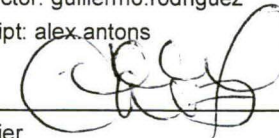
Permit No.: Permit 4-663
Receipt No.: 002541
D3800-07-000-0210-05

- SOTO MARIA CRISTINA TAMEZ
RR 1 BOX 92A
EDCOUCH, TX 78538
(956) 285-7542
(956) 285-7542
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1100Sq.Ft.
- [5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 7
LOT 210
- [6] Location: SUNFLOWER RD. & MILE 21 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$11000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SE BACKS AND REGULATIONS.
Description: Permit 4-663
Price: \$30.00

Total Amount.....\$30.00

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



Cashier

4/30/18

Date

Prop. ID# 683579

[NOTICE]

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Maria Dary
Signature of Owner or Applicant

430-18
Date

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.

GIFT DEED

STATE OF TEXAS § KNOW ALL MEN BY
COUNTY OF HIDALGO § THESE PRESENTS:

THAT JOSE TAMEZ and IRENE TAMEZ, "Grantors", for and in consideration of the love and affection provided to Grantor by the Grantee named below, has GIVEN, GRANTED, and CONVEYED, and by these presents does GIVE, GRANT, and CONVEY to MARIA CRISTINA TAMEZ SOTO in her sole capacity, "Grantee", whose address is RR 1 Box 92A, Edcouch, Texas 78538, all my interest in the following described "Property" (including any improvements):

ALL OF LOT 210, DELTA ORCHARDS COMPANY SUBDIVISION NO. 7, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 6, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SUBJECT TO the following restraint of alienation: The Grantee may not transfer the property the subject of the document to any person other than a relative in the second degree of consanguinity.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, his heirs, personal representatives, successors, and assigns forever, and Grantor binds himself and his heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and his heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

This instrument was prepared based on information furnished by the parties and was made without a title search, title insurance or an opinion of title as agreed to and stipulated by the parties to this transfer.

Executed this 27th day of September, 2004

Jose Tamez- GRANTOR (with signature)

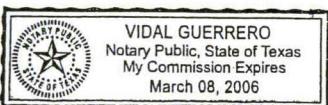
Irene Tamez- GRANTOR (with signature)

Maria Cristina Tamez Soto - GRANTEE (with signature)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 27th day of September, 2004, by JOSE TAMEZ, IRENE TAMEZ and MARIA CRISTINA TAMEZ SOTO.

Vidal Guerrero
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



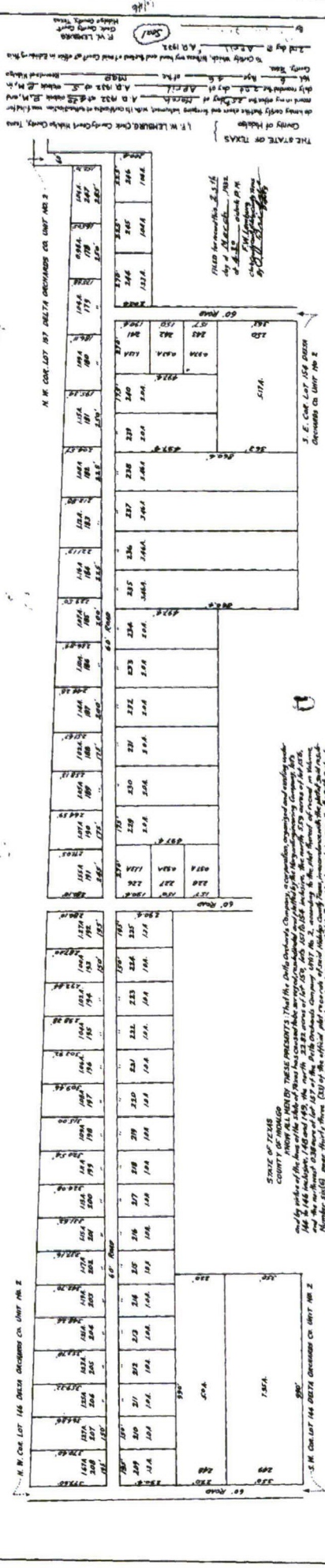
Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk

On: Sep 28, 2004 at 10:05A

As a Recording

Document Number: 1385057
Total Fees : 14.00

Receipt Number - 619322
By,
Rebecca Mariscal, Deputy



**DELTA ORCHARDS COMPANY
UNIT NO. 7**

HIDALGO COUNTY, TEXAS
SCALE: 1 INCH = 200 FEET

THE STATE OF TEXAS
County of Hidalgo
I, F. W. LEMBURG, Clerk of said County, do hereby certify that the above described land is the property of the Delta Orchards Company, as shown by the plat of said Company, and that the same is subject to the lien of the State of Texas, as provided by the laws of said State.

STATE OF TEXAS
COUNTY OF HIDALGO
I, _____, Clerk of said County, do hereby certify that the above described land is the property of the Delta Orchards Company, as shown by the plat of said Company, and that the same is subject to the lien of the State of Texas, as provided by the laws of said State.

STATE OF TEXAS
COUNTY OF HIDALGO
I, _____, Clerk of said County, do hereby certify that the above described land is the property of the Delta Orchards Company, as shown by the plat of said Company, and that the same is subject to the lien of the State of Texas, as provided by the laws of said State.

STATE OF TEXAS
COUNTY OF HIDALGO
I, _____, Clerk of said County, do hereby certify that the above described land is the property of the Delta Orchards Company, as shown by the plat of said Company, and that the same is subject to the lien of the State of Texas, as provided by the laws of said State.