



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR January 28,2020

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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>9</u>
<b>TOTAL CERTIFICATES</b>	<u>13</u>

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	BERNANDO REYES	1-426
2.	ARTURO MARTINEZ SUAREZ	1-2698
3.	RAUL YSQUIERDO JR	1-2614
4.	JOSE RODRIGUEZ	1-2646
5.	ISAMAR MALDONADO	1-2690
6.	OSCAR RESENDEZ	1-2669
7.	LARRY COLLINS	1-2699
	COMM. COURT: JANUARY 28, 2020	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-4960

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

Upon the application of:

Name: BERNARDO REYES

Address: PO BOX 1068  
EDCOUTH TX  
78538

Phone: (956) 998-6960

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRamirez</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>existing septic</u> <u>1/15/20</u>

Water Supplier: N.A.W.S

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

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

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

BAR UNIT 3 LOT 23 BLK 3

[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 28<sup>th</sup>, 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: 1/29/20

Rolando F. Lopez

1/29/20

Rolando F. Lopez

1/29/20



# 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 0 1 2 3 4

Application No: 1-426

### 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

BERNARDO REYES

Known to me [or proved to me in the oath of TX02# 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:

BAR #3 WT 23 BCK 3

[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]

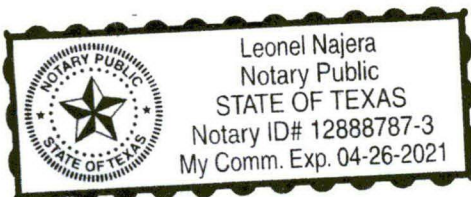
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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 02/11/20, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# WARRANTY DEED

CRUD 0044A...

Date: September 14, 1989

OFFICIAL RECORDS

Grantor: Bar Investments, Inc., a corporation

Grantor's Mailing Address (including county): P. O. BOX 4259  
MCALLEN, HIDALGO COUNTY, TEXAS 78502

Grantee: Bernardo Reyes and, wife, Esperanza Reyes

Grantee's Mailing Address (including county): Route 1 Box 105  
Mercedes, Hidalgo County, Texas 78570

Consideration: TEN AND NO/100  
----- (\$10.00) DOLLARS

Property (including any improvements):

All of Lots Twenty-three (23) and Twenty-four (24), Block Three (3), Bar Subdivision Unit No. Three (3), Hidalgo County, Texas, according to the map or plat of said subdivision on file and of record in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO all reservations, exceptions, leases, easements, rights, uses and regulations visible or of record.

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

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

ATTEST:

BY: Edward O. Barth  
EDWARD O. BARTH, ASST. SECRETARY

BAR INVESTMENTS, INC.

BY: H. Hollis Rankin III  
H. HOLLIS RANKIN, III, PRESIDENT

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 19th day of September, 1989  
by H. HOLLIS RANKIN, III  
of BAR INVESTMENTS, INC.  
a TEXAS corporation, on behalf of said corporation.  
PRESIDENT

Linda Barnett  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

Notary Public in and for  
the state of Texas  
Linda Barnett  
My commission expires December 1, 1990

AFTER RECORDING RETURN TO:

Cus  
Bernardo & Esperanza Reyes  
Rt. 1 Box 105  
Mercedes, TX 78570

PREPARED IN THE LAW OFFICE OF:

RANKIN & KERN, INC.  
P. O. BOX 3744  
MCALLEN, TEXAS 78502-3744

135717

FILED FOR RECORD  
89 OCT 27 PM 1 44  
COUNTY CLERK  
WILLIAM BILEY LEO  
HIDALGO COUNTY TEXAS

PROOF READ



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 1-426
Receipt No.: 001760
B1580-03-003-0023-00

REYES BERNARDO & ESPERANZA

PO BOX 1068
EDCOUCH, TX 78538
(956) 998-6960
(956) 337-6351

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 26 Residential, new, 2 family - Duplex
[4] Size of Structure: 780Sq.Ft.
[5] Legal Description: BAR UT NO. 3 LOTS 23 BLK 3
[6] Location: MONTE CRISTO & MILE 4
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$15000
[10] Flood Zone: Zone X

Community Panel Number: 480334 0425C
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: ARC-25
Description: Permit 1-426
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 signature and line

Date 3/16/18

Property # 1218469

[NOTICE]

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

Signature of Owner or Applicant

Date 3/16/18

27557

# BAR SUBDIVISION UNIT No.3

HIDALGO COUNTY, TEXAS

BEING A SUBDIVISION CONTAINING 28.94 ACRES OUT OF LOT 12, BLOCK 99, OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OUT OF THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, BASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATE 7/26/92 OWNER H. Holly Karkhanian Sr.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Karkhanian Sr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23 DAY OF July, 1992.



Christine Dettmer  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND, I FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DATE 7/26/92 Richard P. Nelson  
REG. PROFESSIONAL ENGINEER #21164  
REG. PUBLIC SURVEYOR #2909



CHECKED FOR DRAINAGE

BY: W. G. Q. G...

APPROVED FOR RECORDING

BY

COMMISSIONERS COURT

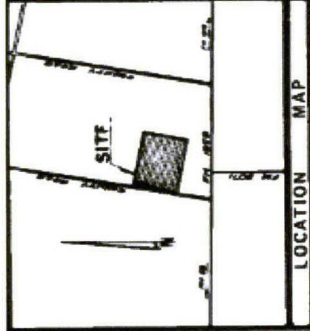
This is a true and correct copy of the original as shown to me by the County Clerk.

SAINTON BALEARIS, County Clerk

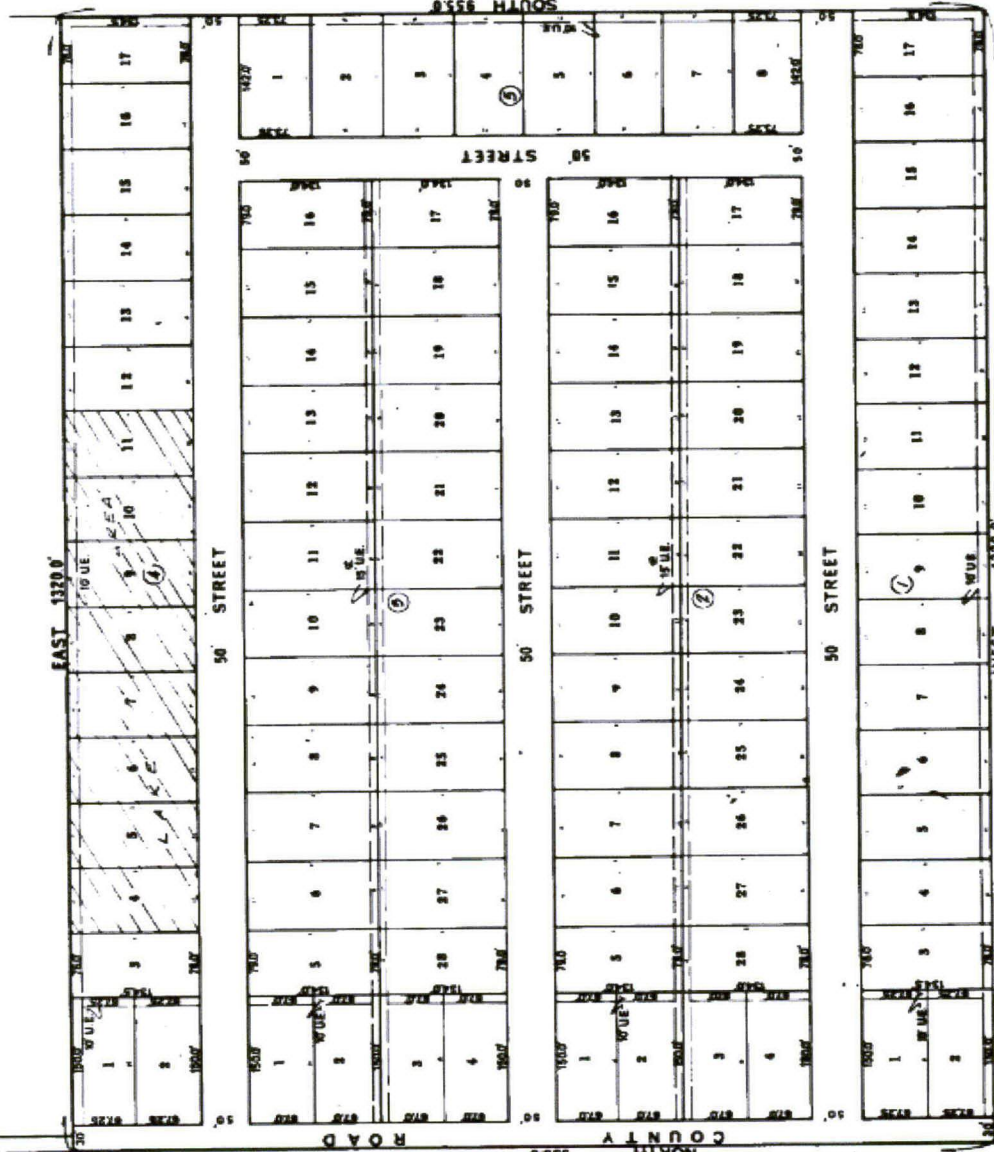
Hidalgo County, Texas

Richard P. Nelson

SALINAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
1003 FARMERS BRANCH  
DALLAS, TEXAS 75217



Recorded in Book 22 Page 158  
of the map records of Hidalgo  
County, Texas  
Melvin and Hunt, Inc.  
County Surveyors



APPROVED  
FOR RECORDING  
Message On this plat that  
I, Richard P. Nelson  
Date 7-26-92

UE - UTILITY EASEMENT

SW Corner  
LOT 12, BLOCK 99

SCALE  
1" = 100'



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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: 1-2698

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

Upon the application of:

Name: ARURO MARTINEZ SUAREZ  
Address: 6106 A. ST.  
SUNRISE HILL  
LOT 4 BLOCK 9  
Phone: (956) 825-8136

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>1/16/20</u>

Water Supplier: NAWS

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:

X Sunrise Hill lot 4 Blk 9

[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 28<sup>th</sup>, 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

[Signature]  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: [Signature]



# PLANNING DEPARTMENT

Rev. 01-08-20

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

1-2698

**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

ARTURO MARTINEZ SUAREZ

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

SUNRISE HILL LOT 4 Bk 9"

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

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

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

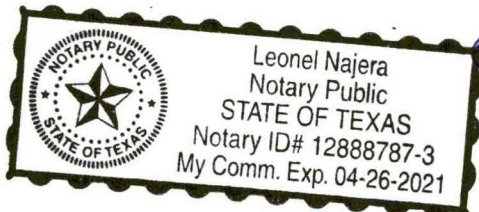
3A. ~~"The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-OR-

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

Arturo Martinez Suarez (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 16, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# WARRANTY DEED

**Date:** March 27, 2019

**Grantor:** LUDIVINA CANALES

**Grantor's Mailing Address:** 10814 SHANNON HILLS DR.  
HOUSTON, HARRIS COUNTY  
TEXAS 78543

**Grantee:** ARTURO MARTINEZ SUAREZ

**Grantee's Mailing Address:** 3902 LOMA DR.  
MERCEDES, HIDALGO COUNTY  
TEXAS 78570

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

**Property (INCLUDING ANY IMPROVEMENTS):**

**All of Lot No. Four (4), Block No. Nine (9), Sunrise Hill Subdivision, Hidalgo County, Texas, as per map or plat therefore recorded in Volume 20, Page 109, Map Records, Hidalgo County, Texas, SAVE AND EXCEPT for all oil, gas and other minerals.**

**Reservations from and Exceptions to Conveyance and Warranty:** NONE

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold in 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 context requires, singular nouns and pronouns include the plural.**

WARRANTY DEED

*Ludivina P. Canales*  
Ludivina Canales-Grantor

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on this the 27th day of March 2019, by Ludivina Canales, herein named as Grantor.

*Chris G. Trevino*  
\_\_\_\_\_  
Notary-Chris G. Trevino





Chapter 232, Texas Local Government Code

1/16/2020 10:18:45 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 1-2698  
Receipt No.: 010462  
S7350-00-009-0004-00

SUAREZ ARTURO MARTINEZ

3902 LOMA DR

WESLACO, TX 78570

(956) 825-8136

(956) 825-8136

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 20 Mobile Homes

[4] Size of Structure: 248Sq.Ft.

[5] Legal Description: SUNRISE HILL LOT 4 BLK 9

[6] Location: mile 11 & fm 1015

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$2000

[10] Flood Zone: Zone AE

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 1-2698

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

1/16/20  
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

01/16/2020  
Date





# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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: 1-2614

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

Upon the application of:

Name: Paul Ysquierdo Jr

Address: 2700 E Mile 8 1/2 N  
Donna, TX 78537

Phone: 956-373-1076

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>Mr. Ramsey</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>No septic's</u> <u>1 / 10 / 20</u>

Light only

Water Supplier: North Alamo WSC

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

Account/ESI No.: 100327894-69892001  
 Temporary Pole [ ] Permanent Service

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

2822 E Mile 8 1/2 N, Donna, TX 78537

HOOKS RESERVE NORTH PIRKLE LOT B 0.52 AC

[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 Jun 28<sup>th</sup>, 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: 1/28/20

Richard F. Carter 1/28/20

Horton Hernandez Jr. 1/29/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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 1234

Application No:

1-2614

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

RAUL USQUIERDO JR.

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

HOOKS RESERVE NORTH PARKWAY WTB

[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."

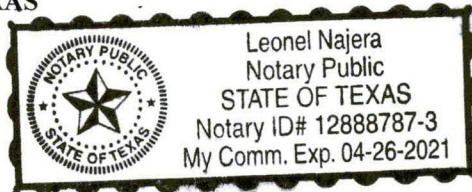
[Handwritten Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on [Date], 20 [Year], to certify which, witnesses my hand and seal of office.

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



# WARRANTY DEED

Date: April 24, 2002

Grantor: **Paula Ysquierdo, A Single Person**

Grantor'(s) Mailing Address:

P. O. Box 482

Weslaco, Hidalgo County, Texas 78599

Grantee: **Raul Ysquierdo, Jr., A Single Person, As His Separate Property**

Grantee's Mailing Address:

P. O. Box 482

Weslaco, Hidalgo County, Texas 78599

Consideration:

For the love and affection which I have and bear unto and towards my son.

Property (including any improvement, if any):

**Being a 0.520 of one acre of land situated in Hidalgo County, Texas, and being out of an 8.33 acre tract of land in the Llano Grande Grant; said 8.33 acre tract being conveyed to Brijido Ysquierdo and wife, Alicia Ysquierdo by deed recorded in Volume 2350, Page 495, of the Hidalgo County Deed Records, and said 0.520 of one acre tract being more particularly described by metes and bounds as follows:**

**BEGINNING** at a 1/2 inch iron rod set on the north line of said 8.33 acre tract and on the south right-of-way of Mile 9 North Road for the northeast corner of said tract herein described; said iron rod bears West 658.70 feet from the northeast corner of said 8.33 acre tract and the centerline of Victoria Road;

**THENCE** South, 226.53 feet to a 1/2 inch iron rod set for the southeast corner of said tract described herein;

**THENCE** West 100.00 feet, with the south line of said 8.33 acre tract to a 1/2-inch iron rod set for the southwest corner of said tract herein described;

**THENCE** North, 226.53 feet to a 1/2-inch iron rod set for the northwest corner of said tract herein described;

**THENCE East, 100.00 feet, with the north line of said 8.33 acre tract and with the south line of said Mile 9 North Road to the POINT OF BEGINNING and containing 0.520 of one acre of land more or less.**

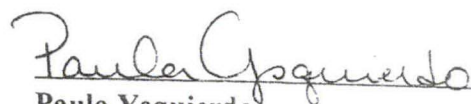
Reservations from and Exception to Conveyance and Warranty:

1. **SUBJECT TO all mineral reservations, if any, of record;**
2. **SUBJECT TO oil and gas leases, if any, of record;**
3. **SUBJECT TO easements and building restrictions and conditions, if any, of record;**
4. **SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;**
5. **SUBJECT TO all visible easements if any.**

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

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

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

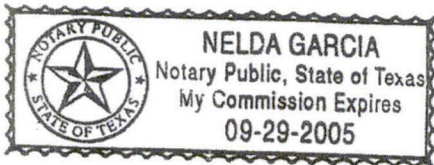
  
Paula Ysquierdo

\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24<sup>th</sup> day of April  
2002, by **Paula Ysquierdo**.



Nelda Garcia  
Notary Public, State of Texas

\*\*\*\*\*

After Recording Return To:  
A.C. Garcia, Attorney  
P.O. Drawer 630  
Pharr, Texas 78577

Prepared In The Law Office of:  
A.C. Garcia, Attorney

Filed for Record in:  
Hidalgo County, TX  
by J. D. Salinas,  
County Clerk  
On: Apr 25, 2002 at 03:55 P  
As a Recording  
Document Number: 107649  
Total Fees: 18.00  
Receipt Number - 41637  
By Imelda Leal, Deputy

10

WARRANTY DEED

DATE: December 11, 1992

GRANTOR: Brijido Ysquierdo and Alicia Ysquierdo

GRANTOR'S MAILING ADDRESS: PO Box 544, Alamo, Hidalgo County,  
(INCLUDING COUNTY) Texas 78516

GRANTEE: Brijido Ysquierdo, Jr. and Elvia Ysquierdo

GRANTEE'S MAILING ADDRESS: PO Box 544, Alamo, Hidalgo County,  
(INCLUDING COUNTY) Texas 78516

CONSIDERATION: Love and affection

PROPERTY (INCLUDING ANY IMPROVEMENT):

TRACT 3

Being 0.520 of one acre of land situated in Hidalgo County, Texas, and being out of an 0.33 acre tract of land in the Llano Grande Grant; said 0.33 acre tract being conveyed to Brijido Ysquierdo and wife Alicia Ysquierdo by deed recorded in Volume 2350, Page 495 of the Hidalgo County Deed Records, and said 0.520 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set on the north line of said 0.33 acre tract and on the south right-of-way line of Mile 9 North Road for the northeast corner of said tract herein described; said iron rod bears West, 758.70 feet from the northeast corner of said 0.33 acre tract and the centerline of Victoria Road;

THENCE South, 226.53 feet to a 1/2-inch iron rod set for the southeast corner of said tract herein described;

THENCE West, 100.00 feet, with the south line of said 0.33 acre tract to a 1/2-inch iron rod set for the southwest corner of said tract herein described;

THENCE North, 226.53 feet to a 1/2-inch iron rod set for the northwest corner of said tract herein described;

THENCE East, 100.00 feet, with the north line of said 0.33 acre tract and with the south line of said Mile 9 North Road to the POINT OF BEGINNING and containing 0.520 of one acre of land more or less.

Surveyed: November 20, 1992.  
Basis of Bearings: 0.33 Acre tract recorded in Vo. 2350,  
Pg. 495 of the Hidalgo County Deed Records.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.



Brijido Ysquierdo  
BRIJIDO YSQUIERDO  
Alicia Ysquierdo  
ALICIA YSQUIERDO

STATE OF TEXAS  
COUNTY OF HIDALGO

X (ACKNOWLEDGMENT)  
X

This instrument was acknowledged before me by BRIJIDO YSQUIERDO and ALICIA YSQUIERDO on this the 10th day of December, 1992.



Belinda C. Mendoza  
Notary Public in and for Hidalgo  
County, Texas  
BELINDA C. MENDOZA  
(Full Printed name of notary)  
Commission expires: 9-11-92

AFTER FILING PLEASE RETURN TO:

Brijido Ysquierdo, Jr.  
Elvia Ysquierdo  
PO Box 544  
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:

Baldemar Cano, Jr.  
Attorney At Law  
217 South Cage  
Pharr, Texas 78577  
(210) 787-8523

FILED FOR RECORD  
DOC# 296658 #10  
12-14-1992 03:15:26  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY



Chapter 232, Texas Local Government Code

12/10/2019 3:39:20 PM

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 1-2614  
Receipt No.: 010092  
H4650-00-00B-0000-12

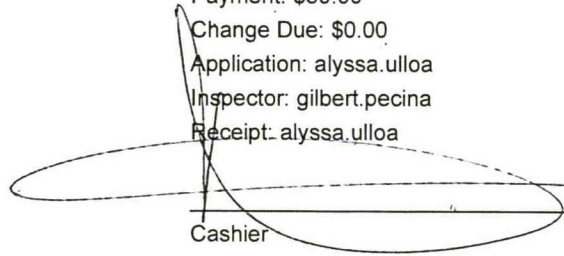
YSQUIERDO RAUL JR  
PO BOX 482  
WESLACO, TX 78599  
(956) 373-1076  
(956) 373-1076

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2690Sq.Ft.
- [5] Legal Description: HOOKS RESERVE NORTH PIRKLE W100'-E758.70'-N226.53' LOT B 0.52AC
- [6] Location: MILE 8 1/2 N. & VICTORIA RD.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$190000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIOIS  
Description: Permit 1-2614  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 13025  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier  
Date 12/10/19

property ID# 625144

[NOTICE]

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

  
Signature of Owner or Applicant

12/10/19  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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: 1-2696

### HIDALGO COUNTY

#### CERTIFICATE OF WATER SERVICE AVAILABILITY

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: José Luis Rodríguez

Address: 913 Lee Dr  
Alamo TX 78516

Phone: 832-661-20-29

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

Water Supplier: North Alamo Water Supr 4

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

Account/ESI No.: 10032789460129561  
 Temporary Pole  Permanent Service

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

VALVERDE 1.76 AC BIK 16 Lot 4

[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 28<sup>th</sup>, 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

Richard F. Carter  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

Anton Braginski Jr.  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/28/20



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

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

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: 1-2646

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

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

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

JOSE RODRIGUEZ

Known to me [or proved to me in the oath of TJ Arredondo 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:

VALVERDE 1.76 AC B1K16 lot 4."

[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]

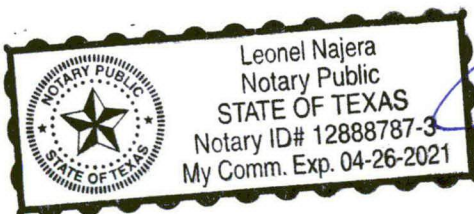
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

X Jose Luis Rodriguez (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 22<sup>TH</sup>, 2020, to certify which, witnesses my hand and seal of office.



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

STATE OF TEXAS  
COUNTY OF HIDALGO

**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 OR YOUR DRIVER'S LICENSE NUMBER.**

**DEED WITHOUT WARRANTY WITH VENDOR'S LIEN**

**Date:** October 9, 2014

**Grantor:** FoGa Partnership, a Texas general partnership

**Grantor's Mailing Address** (including county):

P O Box 4169  
McAllen, Texas 78502  
Hidalgo County

**Grantees:** Jose Luis Rodriguez and Elda Nely Rodriguez

**Grantee's Mailing Address** (including county):

913 Lee Drive  
Alamo, TX 78516  
Hidalgo County, Texas

**Consideration:**

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$33,500.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to David Crook Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

**Property:** A tract of land containing 0.884 acres out of the South 1.76 acres out of a 3.47 acre tract of Lot 3 and 4 of the Resubdivision of Block 16, Val Verde Tract, Hidalgo County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Hidalgo County, Texas, and being more particularly described by the metes and bounds in that warranty deed with vendor's lien recorded on March 9, 1981, Volume 1713, Page 234, Document Number 7778, real property records, Hidalgo County, Texas and carried on the tax rolls as Val Verde E 0.88 AC-W 1.76 ac Lt 4 R/S Blk 16. GEO: V020000016000401

**Reservations from Conveyance:**

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

**Exceptions to Conveyance and Warranty:**

All of record.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2014 and subsequent years, and subsequent taxes and assessments by any taxing body for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

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

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

FoGa Partnership, a Texas General Partnership

By: [Signature]  
A. Ford Sasser, III, Partner

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEES:

Jose Luis Rodriguez  
Jose Luis Rodriguez

Elda Nely Rodriguez  
Elda Nely Rodriguez

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9th day of October 2014, by A. Ford Sasser, III, Partner of FoGa Partnership, a Texas general partnership, on behalf of said partnership.



[Signature]  
Notary Public, State of Texas  
Notary's Printed Name:  
Commission Expires:

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on 9th day of October, 2014 by Jose Luis Rodriguez and Elda Nely Rodriguez.

[Signature]  
Notary Public, State of Texas  
Notary's Printed Name:  
Commission Expires:

**AFTER RECORDING, RETURN TO:**

FoGa Partnership  
P O Box 4169  
McAllen, Texas 78502



NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

200  
LH

WLL/hg

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, Albert Koskela and wife, Anna Ruth Koskela

of the County of Hidalgo and State of Texas for and in  
consideration of the sum of Ten and No/100 \* \* \* \* \*  
\* \* \* \* \* DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of \$39,225.00, payable to the order of Jefferson Savings & Loan Association at its office in McAllen, Hidalgo County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to James R. Le Blonde Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Sam N. Gale and wife, Mary E. Gale

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Metes - Bounds

A tract of land containing 0.884 acres out of the South 1.76 acres out of a 3.47 acre tract of Lot Three (3) and Four (4) of the Re-subdivision of Block Sixteen (16) of the Val Verde Tract, Hidalgo County, Texas and being more particularly described as follows:

BEGINNING at a point, said point being South 893.31 feet from the Northwest corner of Block 16; THENCE, parallel to the North line of Block 16, East a distance of 163.0 feet; THENCE, parallel to the West line of Block 16, South a distance of 236.2 feet; THENCE, parallel to the North line of Block 16, West a distance of 163.0 feet to a point in the West line of Block 16; THENCE, with and along the West line of Block 16, North a distance of 236.2 feet to the corner of beginning, said tract containing 0.884 acres more or less

This conveyance is made subject to the following:

1. Oil & Gas Lease dated November 30, 1977 from Albert Koskela and wife, Anna Ruth Koskela to Inexco Oil Company, recorded Volume 371, Page 574, Oil & Gas Lease Records, Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1 and all visible easements.
3. Taxes for the year 1981.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Jefferson Savings & Loan Association at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$39,225.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Jefferson Savings & Loan Association and the same are hereby TRANSFERRED and ASSIGNED to said Jefferson Savings & Loan Association.

EXECUTED this 25th day of February, A. D. 19 81

*Albert Koskela*  
 Albert Koskela

*Anna Ruth Koskela*  
 Anna Ruth Koskela

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared  
Albert Koskela and Anna Ruth Koskela  
known to me to be the person..... whose name..... are..... 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 this the 25<sup>th</sup> day of February, A.D. 19 81  
Herlinda P. Gomez  
Notary Public in and for Hidalgo County, Texas.  
My commission expires... October 27, 1981  
HERLINDA P. GOMEZ  
(Printed or stamped name of notary)  
Hidalgo County, Texas  
My commission expires 10-27-81



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared  
known to me to be the person..... whose name..... 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 this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires....., 19.....  
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared  
known to me to be the person..... whose name..... 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 this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires....., 19.....  
(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared  
of  
a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed  
of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires....., 19.....  
(Printed or stamped name of notary)

7773

WARRANTY DEED  
WITH VENDOR'S LIEN

ALBERT KOSKELA ET UX

TO

SAM N. GALE ET UX

FILED FOR RECORD THIS DATE  
At 7:19 o'clock P.M.

MAR 9 1981

SANTOS SALDANA  
County Clerk, Hickok County, Texas  
By *[Signature]* Deputy

PREPARED IN THE LAW OFFICE OF:

CHARGE  
STEWART TITLE

PLEASE RETURN TO:

*Mr. & Mrs. Sam N. Gale  
P.O. Box 444  
Albany, TX*



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 1-2646  
Receipt No.: 010229  
V0200-00-016-0004-01

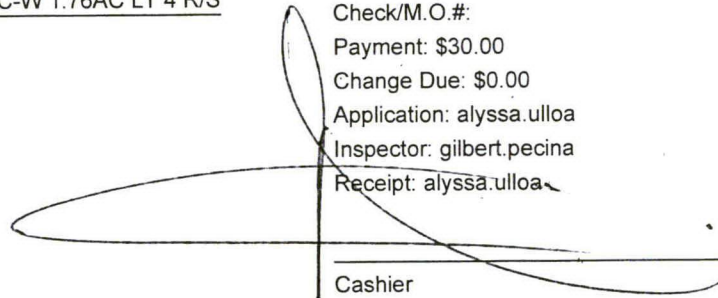
RODRIGUEZ JOSE LUIS & ELDA NELY  
913 LEE DR  
ALAMO, TX 78516  
(832) 661-2029  
(832) 661-2029

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 980Sq.Ft.
- [5] Legal Description: VAL VERDE E 0.88AC-W 1.76AC LT 4 R/S  
BLK 16
- [6] Location: VALVERDE & MOORE RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$9900
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-2646  
Price: \$30.00

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


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

  
Cashier

12/23/19  
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

12/23/19  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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: 1-2690

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

Upon the application of:

Name: Isamar Maldonado  
~~Jorge Maldonado~~

Address: 1909 Mexico Ave  
Webbaco TX 78596

Phone: (956) 566-5015

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>WRameny</u> Authorized Signature <u>No septic yet</u> <u>1/14/20</u>
Inspection/Permit No:	Date Approved: <u>/ /</u>	

Light only

Water Supplier: NALOS  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: N/A 293116-002  
 Temporary Pole     Permanent Service

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

West Tract FT 399 2.24<sup>3</sup> AC MET

[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 28<sup>th</sup>, 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

Ricardo F. Cruz 1/28/20  
Hidalgo County Judge Date

ATTEST:

Antonio Guajardo Jr. 1/29/20  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/28/20



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

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

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 0234

Application No: 1-2690

**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

ISAMAR  
W. JORGE MALDONADO

Known to me [or proved to me in the oath of JORGE MALDONADO TX DLH 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:

WEST TRAC FT 399 2248 AC MET

[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]

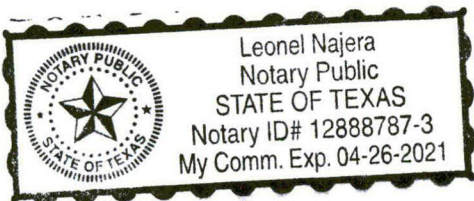
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 JAN. 14<sup>TH</sup>, 2020, to certify which, witnesses my hand and seal of office.



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

CHARGE: VLTC

GF#

165076

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: December 30, 2019

Grantor: SANDRA B. REYES ZAVALA, also known as SANDRA B. ZAVALA, a single person, MELISSA R. MARTINEZ, also known as MELISSA REYES MARTINEZ, a single person, and CYNTHIA R. LIMON, also known as CYNTHIA REYES LIMON, a single person

Grantor's Mailing Address:

SANDRA B. REYES ZAVALA, also known as SANDRA B. ZAVALA
217 Candy Dr.
Alamo, Texas 78516
Hidalgo County
MELISSA R. MARTINEZ, also known as MELISSA REYES MARTINEZ
1410 Mango Court
Weslaco, Texas 78596
Hidalgo County
CYNTHIA R. LIMON, also known as CYNTHIA REYES LIMON
716 J.P. Garza Street
Weslaco, Texas 78599
Hidalgo County

Grantee: ISAMAR MALDONADO, a married person

Grantee's Mailing Address: 1909 Mexico Ave.
Weslaco, Texas 78596
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of VANTAGE BANK TEXAS in the principal amount of THIRTY-FIVE THOUSAND TWO HUNDRED AND 00/100THS DOLLARS (\$35,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of VANTAGE BANK TEXAS and by a first-lien deed of trust of even date from Grantee to MICHAEL H. PATTERSON, trustee.

Property (including any improvements):

Being 2.248 acres of land, more or less, out of the Southwest portion of Farm Tract 399, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at the 60 d nail for the Southwest corner of Farm Tract 399;
THENCE, East a distance of 523.75 feet along the South line of F.T. 399 and in the right-of-way of mile 14 1/2 North for the Southwest corner of this tract;
THENCE, continuing East 166.25 feet along the South line of F.T. 399 and in the right-of-way of mile 14 1/2 North for the Southeast corner of this tract;
THENCE, North a distance of 589.0 feet for the northeast corner of this tract;
THENCE, West a distance of 166.25 feet to the northwest corner of this tract;
THENCE, South 589.0 feet to the Place of Beginning and the southwest corner of this tract.

Reservations from Conveyance:

None

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

Restrictive covenants described in instrument dated December 29, 1994, filed January 24, 1995

under Document Number 432403, Official 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.

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

30 foot road r.o.w. along the South side; 15 foot easement to North Alamo Water Supply Corp. along the North 15 feet of the South 45 feet; and irrigation valves along the North side as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas and as shown on survey dated September 26, 2019, prepared by Pablo Pena III, R.P.L.S. No. 5242, Job #67469.

Rights or claims, if any, of adjoining property owner in and to that portion of property lying between the fence and North property line, as shown on a survey dated September 26, 2019, prepared by Pablo Pena III, R.P.L.S. No. 5242, Job #67469.

Subject to any portion of subject property described herein lying within canal right of way.

Easement for roadways, canals, laterals and other rights as shown by instrument dated May 24, 1924, recorded in Volume 170, Page 394 and dated May 24, 1924, recorded in Volume 170, Page 397, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of North Alamo Water Supply Corporation, as shown by instrument dated June 21, 1988, recorded in Volume 2626, Page 685, Official Records of Hidalgo County, Texas.

Irrigation easement as shown by instrument dated December 29, 1994, filed January 24, 1995 under Document Number 432403, Official Records of Hidalgo County, Texas.

Roadway easement as shown by instrument dated December 29, 1994, filed January 24, 1995 under Document Number 432403, Official Records of Hidalgo County, Texas.

Water line easement as shown by instrument dated December 29, 1994, filed January 24, 1995 under Document Number 432403, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Hale Schaleben, as Lessee, dated June 29, 1960, recorded in Volume 255, Page 246 and dated June 10, 1960, recorded in Volume 255, Page 262, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated July 3, 1961, recorded in Volume 262, Page 528, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 18, 2005, by and between Ellen W. Snyder, as Lessor, and Mitchell Petroleum Land Services, Inc., as Lessee, filed on May 31, 2005, under Document Number 2005-1477723, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated October 17, 1946, recorded in Volume 604, Page 272, dated June 24, 1949, recorded in Volume 665, Page 593 and dated August 10, 1979, recorded in Volume 1636, Page 9, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated December 29, 1994, filed January 24, 1995 under Document Number 432403, Official Records of Hidalgo County, Texas.

Any claim or allegation that the Property was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the Property or affecting subdivisions, or any loss of the use of the Property by reason thereof.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to, that portion of the subject land along the South side lying in Mile 14 1/2 North Road as shown on survey dated September 26, 2019, prepared by Pablo Pena III, R.P.L.S. No. 5242, Job #67469.

Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.

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

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.

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.

VANTAGE BANK 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's lien against and superior title to the Property are retained for the benefit of VANTAGE BANK TEXAS and are transferred to VANTAGE BANK TEXAS without recourse against Grantor.

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

*Sandra B. Reyes Zavala*  
SANDRA B. REYES ZAVALA, also known as SANDRA B. ZAVALA

*Melissa R. Martinez*  
MELISSA R. MARTINEZ, also known as MELISSA REYES MARTINEZ

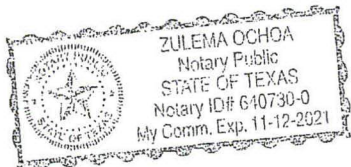
*Cynthia R. Limon*  
CYNTHIA R. LIMON, also known as CYNTHIA REYES LIMON

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared SANDRA B. REYES ZAVALA, also known as SANDRA B. ZAVALA, proved to me through Valid ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SANDRA B. REYES ZAVALA, also known as SANDRA B. ZAVALA, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30<sup>th</sup> day of Dec., 2019.

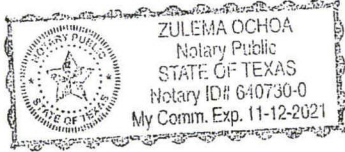


*Zulema Ochoa*  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_  
Notary Public ID: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared MELISSA R. MARTINEZ, also known as MELISSA REYES MARTINEZ, proved to me through Valid ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MELISSA R. MARTINEZ, also known as MELISSA REYES MARTINEZ, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30<sup>th</sup> day of Dec., 2019.

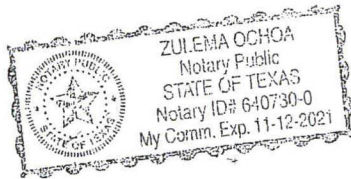


Zulema Ochoa  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_  
Notary Public ID: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared CYNTHIA R. LIMON, also known as CYNTHIA REYES LIMON, proved to me through Valid ID to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that CYNTHIA R. LIMON, also known as CYNTHIA REYES LIMON, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30<sup>th</sup> day of Dec., 2019.



Zulema Ochoa  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_  
Notary Public ID: \_\_\_\_\_

**PREPARED IN THE OFFICE OF:**  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 687-7763  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/GF No.: 11130-19/165096

**AFTER RECORDING RETURN TO:**  
ISAMAR MALDONADO  
1909 Mexico Avenue  
Weslaco, Texas 78596



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

1/14/2020 10:36:58 AM

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

Permit No.: Permit 1-2690  
Receipt No.: 010414  
W3800-00-399-0000-19

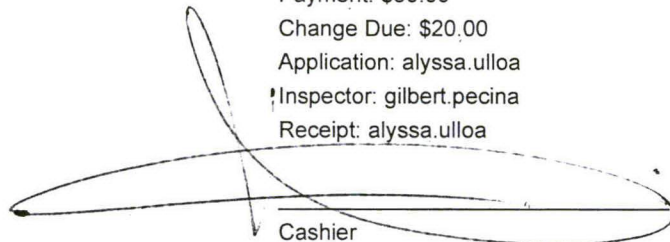
MALDONADO ISAMAR & JORGE  
1909 MEXICO AVE  
WESLACO, TX 78596  
(956) 342-7632  
(956) 342-7632

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-2690  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1871Sq.Ft.
- [5] Legal Description: WEST TRACT E166.25'-W690'-S589' FT 399  
2.24AC GR 2.13AC NET
- [6] Location: mile 14 1/2 n. & mile 6 w.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

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

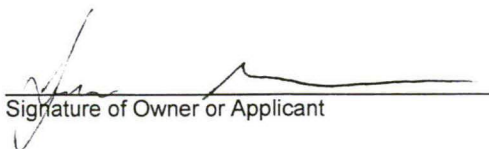
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

1/14/20  
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

1-14-20  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2669

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

Upon the application of:

Name: Oscar Resendez

Address: 22039 mile 7 w  
Monte Alto, TX

Phone: 956-221-0147

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>Light only</u>
Date Approved:	<u>1 / 1</u>	<u>1 / 19 / 20</u>

Water Supplier: N. Abamo WSC

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

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

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

Oscar Resendez - Engleman Lot 46

[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 28<sup>th</sup>, 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

Ricardo F. Lopez  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

Antonio Gonzalez Jr.  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/28/20



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2669

### 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

Oscar Resendez

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX 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:

Engleman lot 46."

[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."

Oscar Resendez (Signature)

SUBSCRIBED AND SWORN TO before me on January 9<sup>th</sup>, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

MC 3181308

After Recording Return To:  
OSCAR RESENDEZ  
10601 N. 10TH STREET, LOT 36  
MCALLEN, TEXAS 78504

**TEXAS GENERAL 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.**

Effective Date: **November 22, 2019**  
Grantor (whether one or more): **REMIGIO PEREZ AND WIFE, ANGELICA PEREZ**  
Grantee (whether one or more): **OSCAR RESENDEZ, A MARRIED PERSON**  
Grantee's Mailing Address: **10601 N. 10TH STREET, LOT 36  
MCALLEN, TEXAS 78504**

Consideration:  
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of ONE HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 Dollars (\$184,000.00) (the "Note"), executed by the Grantee and payable to the order of LIBRA ENTERPRISES, LLC DBA CONSTRUCTION FINANCIAL SOLUTIONS (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to ALLAN B. POLUNSKY, Trustee for the benefit of the Lender.

**Property (including improvements):**  
That certain property located in HIDALGO County, Texas to-wit: LOT 46, ENGELMAN SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE RE-SUBDIVISION PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Reservations from Conveyance:** The first and superior vendor's lien and superior title to secure payment of the Note.

**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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall 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 Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

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

Executed to be effective as of the Effective Date.

Remigio Perez  
REMIGIO PEREZ Date

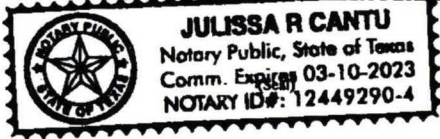
Angelica Perez  
ANGELICA PEREZ Date

**Acknowledgements**

STATE OF TEXAS  
COUNTY OF Hidalgo

Individual

This instrument was acknowledged before me on 11-22-19 by  
REMIGIO PEREZ and ANGELICA PEREZ



Julissa R Cantu  
Notary Public  
Printed Name:

Individual

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

*Corporate/Partnership*

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_



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

1/8/2020 9:29:58 AM

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

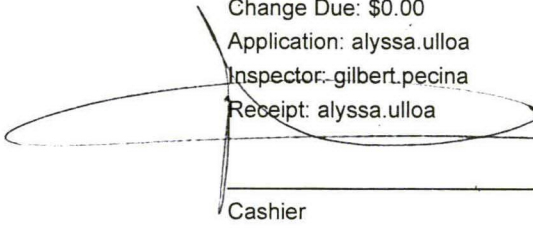
Permit No.: Permit 1-2669  
Receipt No.: 010332  
E6290-00-000-0046-00

- RESENDEZ OSCAR  
10601 N 10TH ST LOT 36  
MCALLEN , TX 78504  
(956) 221-1047  
(956) 221-1047
- [1] Contractor: self  
[2] Water System: North Alamo WSC  
[3] Class of Work: 25 Residential, new, Single Family Dwelling  
[4] Size of Structure: 2250Sq.Ft.  
[5] Legal Description: ENGLEMAN LOT 46  
[6] Location: MILE 19 N. & MILE 7 W.  
[7] Sewage: N/A  
[8] Construction Type: Block  
[9] Est. Cost of Construction: \$185000  
[10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 15'  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
Description: Permit 1-2669  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 6489  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

1/8/20  
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

1-8-20  
Date





# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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: 1-2099

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

Upon the application of:

Name: Larry Collins  
40 Romano Camp  
Address: 3639 CAMPACUAS  
Mercedes, TX  
Phone: 956-681-7838 or  
210-896-7394

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

Water Supplier: (Mercedes Water) / North  
Utility Provider:  M.V.E.C.  AEP Stream  
Account/ESI No.: 1145970979  
 Temporary Pole  Permanent Service Alamo water supply

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

not subdividing Lot 525 - Indians Hills

[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 \_\_\_\_\_, 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

Rubén F. Cuatrecasas  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

Antonio Guajardo  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/20



**PLANNING DEPARTMENT**  
**County of Hidalgo**

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2699

**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

LARRY D. COLLINS # [REDACTED] TXDL

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

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

3639 CAMPAC WAS DRIVE Mercedes Tx - LARRY COLLINS - 78570

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

C/O ROMANA GARCIA

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."

Larry Collins (Signature)

SUBSCRIBED AND SWORN TO before me on January 21, 2020, to certify which, witnesses my hand and seal of office.

Mayra L. Alvarado

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY COMMISSIONERS' COURT ON: [Signature]

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

**SPECIAL  
WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** November 30, 2016

**Grantor:** GARY L. JACKSON, not joined herein by my wife because the property constitutes no part of my homestead

**Grantor's Mailing Address:**  
325 Rebecca  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** LARRY DANIEL COLLINS

**Grantee's Mailing Address:**  
29822 State Highway 100  
San Benito, Texas 78586  
Cameron County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ELEVEN THOUSAND SIX HUNDRED NINETY-EIGHT AND 29/100THS DOLLARS (\$11,698.29). 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 WILLIAM D. LOWRY, IV, Trustee.

**Property (including any improvements):**

Lot 525, Block 1, Indian Hills Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 23, Pages 180-181, 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.

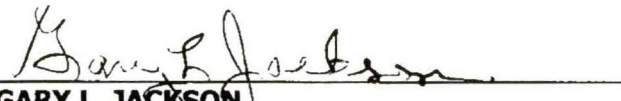
**Exceptions to Conveyance and Warranty:**

1. Taxes for the year 2017 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

  
GARY L. JACKSON

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 05 day of December, 2016, by GARY L. JACKSON.

  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**  
The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

File/GF Number: F #5806.031



Chapter 232, Texas Local Government Code

1/17/2020 11:37:30 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 1-2699  
Receipt No.: 010481  
I2230-00-001-0525-00

COLLINS LARRY D  
29822 STATE HIGHWAY 100  
SAN BENITO, TX 78586  
(956) 681-7838  
(956) 681-7838

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 1-2699  
Price: \$30.00

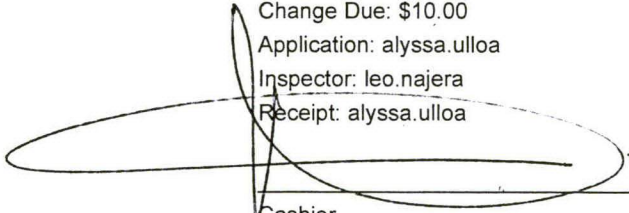
**Total Amount.....\$30.00**

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

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 864Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 525 BLK 1
- [6] Location: fm 491 & mile 11
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone X



1/17/20

[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

1-17-20  
Date

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RICARDO MONTEMAYOR	1-2692
2.	ROGELIO CERVANTES	1-2685
3.		
	COMM. COURT: JANUARY 28, 2020	

UNOFFICIAL COPY  
DO NOT REPRODUCE



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2692

### 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: Ricardo Montemayor

Address: 2404 Friday St

Apt. #4

Pharr, TX 78577

Phone: (830) 968-9422

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature <u>water only</u>
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>1114120</u>

Water Supplier: NAWS

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

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

regarding the land described as:

Oak Hill Ranch Phase II Lot 64 23606 Oak Knoll DR

on Jan 20<sup>th</sup>, 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 4-21-08);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/29/20

[Signature]  
1/29/20



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2692

### 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: Ricardo Montemayor

Address: 2404 Friday ST Apt #4

Pharr, TX 78571

Phone: (830) 968-9422

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

005 Hill Ranch Phase II Lot 64 23606 Oak Roll Dr

#### 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)

1/14/20  
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:

1/14/20  
Date

[Signature]  
County Official

Charge to VLTC  
GF#160445/ZO

## WARRANTY DEED

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

Date: March 20, 2019

Grantor: GUILLERMO ADRIAN GONZALEZ, joined herein Pro forma by his wife,  
JESSECA SARAH GONZALEZ

Grantor's Mailing Address: 1421 Heritage Oaks Road  
Edinburg, Texas 78539

Grantee: RICARDO MONTEMAYOR AND WIFE, KARLA P. MONTEMAYOR

Grantee's Mailing Address: 1408 Arrow Ridge Way  
El Paso, Texas 79912

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

Property (including any improvements): All of Lot 64, OAK HILL RANCH PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 55, Pages 41 thru 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated June 25, 2007, filed August 16, 2007, under Document Number 2007-1795479; dated December 5, 2007, filed December 5, 2007, under Document Number 2007-1833265; dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709 and dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478, filed September 17, 2015 under Document Number 2015-2646737 and filed September 17, 2015, under Document Number 2015-2646738; dated March 1, 2017, filed March 7, 2017 under Document Number 2793810; Seventh amendment dated October 10, 2017, filed October 12, 2017 under Document Number 2857066 and dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, all in the Official Records and Volume 55, Pages 41 thru 45, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478 and dated March 1, 2017, filed March 7, 2017 under Document Number 2793810 and dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Engelman Irrigation District.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Oak Hill Ranch Phase II, recorded in Volume 55, Pages 41-45, Map Records of Hidalgo County, Texas.
5. Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200 and dated April 25, 1930, Volume 325, Page 211, Deed Records of Hidalgo County, Texas.
6. Easement for right of way in favor of Central Power and Light Company as shown by instrument, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
7. Easement for right of way in favor of North Alamo Water Supply Corporation as shown by instrument, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.
8. Easement and right of way in favor of AEP Texas Central Company, a Texas Corporation as shown by instrument dated November 19, 2012, filed January 17, 2013 under Document Number 2013-2374884, Official Records of Hidalgo County, Texas.
9. Order Closing, Abandoning and Vacating a 4.81 acre of Roadway being County Road out of Missouri Texas Land & Irrigation Company's Subdivision executed by The Commissioners Court of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deeds recorded in Volume 1393, Page 821, Deed Records; dated January 24, 2006, filed January 31, 2006 under Document Number 2006-1572966, Official Records of Hidalgo County, Texas.
11. Bylaws of Oak Hill Ranch Homeowners Association as shown by instrument dated March 27, 2007, filed March 28, 2007 under Document Number 2007-1739289 and dated March 3, 2017, filed March 7, 2017 under Document Number 2793811, Official Records of Hidalgo County, Texas.
12. Management Certificate as shown by instrument dated June 13, 2017, filed June 13, 2017 under Document Number 2823171, Official Records of Hidalgo County, Texas.





Chapter 232, Texas Local Government Code

1/14/2020 3:38:54 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-2692  
Receipt No.: 010432  
00557-02-000-0064-00

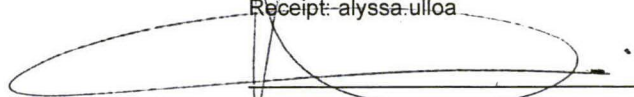
MONTEMAYOR RICARDO & KARLA P  
2404 FRIDGE ST  
PHARR, TX 78577  
(830) 968-9422  
(956) 638-0216

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3110Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 64
- [6] Location: fm 88 & mile 20
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-2692  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 1286  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

1/14/20  
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

1/14/20  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2685

### 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: Rogelio Cervantes

Address: Stilo Sub 6ll Frost Proof Dr  
Lot 14  
Weslaco, Tx 78599  
Phone: 956 472-2239

<b>Approved by</b> Environmental Health:	<b>Temporary Service</b> _____ Authorized Signature	<b>Final Service</b> <u>MRamirez</u> Authorized Signature
<b>Inspection/Permit No:</b>	_____ Date Approved: <u>1 / 1</u>	<u>existing septic</u> <u>1 / 13 / 20</u>

Water Supplier: Alamo

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

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

regarding the land described as:

Stilo Sub, Lot 14 Weslaco Tx

on Jan 28<sup>th</sup>, 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 6-26-20);

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

[Signature]  
1/28/20  
[Signature]  
1/29/20

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/28/20



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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: 1-0685

### 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: Regelio Cervantes  
Address: Stilo Sub Lot 14 611 Frost Proff Dr  
Weslaco, Tx 78599  
Phone: 956 472-2239

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

Stilo Sub Lot 14 Weslaco, TX 78599

#### 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)

01-13-2020  
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:

1/13/20  
Date

[Signature]  
County Official

CHARGE SIERRA TITLE  
STC/WGF# 312227

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: November 29, 2006

1700269

Grantor: ROLANDO ROMAN and wife, YVETTE VILLARREAL

Grantor's Mailing Address: Rt. 7, box 30-G  
Weslaco, Texas 78596  
Hidalgo County

Grantee: ROGELIO CERVANTES and wife, BELINDA LEOS

Grantee's Mailing Address: 2601 N. Louisiana  
Weslaco, Texas 78596  
Hidalgo County

Consideration:

Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWELVE THOUSAND ONE HUNDRED FIFTY and NO/100THS DOLLARS (\$12,150.00), payable to the order of FIRST NATIONAL BANK, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained to the extent of \$8,251.88, and is additionally secured by a Deed of Trust of even date herewith to MICHAEL V. McCARTHY, Trustee.

Property (including any improvements):

Lot 14, SHILO SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 38, Page 5, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas, and filed in June 27, 2001 under Clerk's File No. 983332.
2. Easements for roadway and canal rights-of-way as reserved in Deed dated September 10, 1918, from American Rio Grande Land and Irrigation Company to C. A. Lathrop recorded in Volume 76 Page 353, Deed Records of Hidalgo County, Texas.
3. Right-of-Way Easement granted by Dean W. Fisher, recorded in Volume 1803, Page 376, Deed Records of Hidalgo County, Texas.
4. A fifteen foot (15') Electrical and Utility Easement along the rear of subject property as shown on plat recorded in Volume 37, Page 5, Map Records of Hidalgo County, Texas.
5. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Irrigation District No.9.
6. A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas.
7. A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas.
8. A thirty-five foot (35') Minimum Setback Line along the rear of said property as shown on

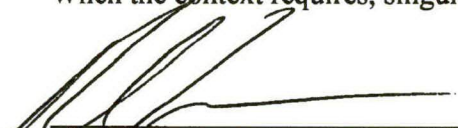
- plat recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas.
- 9. Oil and Gas Lease dated April 4, 2001, from Joe Don Scoggins to Suemaur Exploration and Production LLC filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 9, 2001, under Clerk's File No. 959559.
- 10. All oil, gas, and other minerals reserved in Deeds recorded in Volume 853, Page 351, Deed Records of Hidalgo County, Texas filed December 4, 2000 under Clerk's File No. 925572, Official Records of Hidalgo County Texas.
- 11. Taxes for 2006 and subsequent years, the payment of which Grantee assumes.

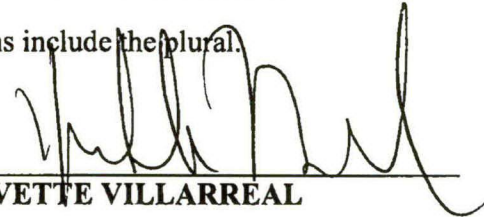
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

FIRST NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained to the extent \$8,251.88 for the benefit of FIRST NATIONAL BANK, and are transferred to FIRST NATIONAL BANK, without recourse on Grantor.

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

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

  
 \_\_\_\_\_  
 ROLANDO ROMAN

  
 \_\_\_\_\_  
 YVETTE VILLARREAL

STATE OF TEXAS                    §                    (Acknowledgment)

This instrument was acknowledged before me on this the 14th day of December, 2006, by ROLANDO ROMAN and YVETTE VILLARREAL.



  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**

BARRY E. JONES  
301 S Texas  
Mercedes, Texas 78570  
BEJ/#2006-222  
G.F. 3122277  
FNB 1076004636

**PREPARED IN THE LAW OFFICE OF:**

BARRY E. JONES



Chapter 232, Texas Local Government Code

1/13/2020 9:00:23 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

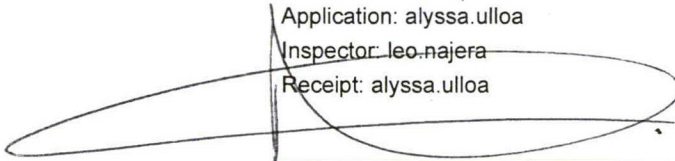
Permit No.: Permit 1-2685  
Receipt No.: 010396  
S3255-00-000-0014-00

- CERVANTES ROGELIO & BELINDA LEOS
- 2601 N LOUISIANA AVE
- WESLACO, TX 78599
- (956) 472-2239
- (956) 472-2239
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 192Sq.Ft.
- [5] Legal Description: SHILO LOT 14
- [6] Location: mile 12 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 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 1-2685  
 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

1/13/20  
 \_\_\_\_\_  
 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

01-13-20  
 \_\_\_\_\_  
 Date

AI-74093

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Leonel De Jesus Garcia	4-15155
2.	Reynaldo & Belinda Vasquez	4-2260
	COMM. COURT: JANUARY 28, 2020	



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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

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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: 4-15155

## 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: Leonel de J. Garcia

Address: 22808 Uresti Rd.  
Edinburg TX  
78541

Phone: (956) 802-9348

regarding the land described as:

(956) 607-2253 \* Primavera #  
Evergreen Valley Estate PH. 2 LOT 115

on Jan 28<sup>th</sup>, 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 4/30/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/2020

ATTEST:

[Signature]  
Hidalgo County Clerk

1/29/20  
Date

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>1/14/20</u>

Water Supplier: N/A North Alamo

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

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



# PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15155

### 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: Leonel de J. Garcia  
Address: 22808 Uresti Rd.  
Edenbury Tx 78541  
Phone: (956) 802-9348

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

Evergreen Valley Estates Ph. 2 lot 115

#### 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)

1-14-20  
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:

1/22/2020  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15155

Feb. 2, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

E8250-02-000-0115-00

[ 1 ] OWNER: GARCIA, LEONEL

P.O. BOX 4325  
EDINBURG, TX. 78540

Telephone No. 607-2253

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. PH II  
LOT# 115  
4/6/15NW/E AG.

LOCATION: 0 URESTI & ML 20

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING

25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$80,000

[ 5 ] SIZE OF STRUCTURE: 4,088 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:50' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

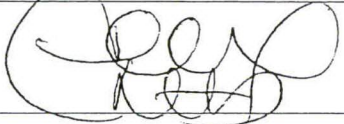
Light [X] Water [X]

Flood Zone: NO 480234 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 032510

Certification of Elevation  
Required: YES  NO  BFE

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

  
Prepared by

2/2/16  
Date

Rudy Rios  
Approved by

2/2/16  
Date

Leonel Garcia  
Signature of Owner or Applicant

2/2/16  
Date

[ NOTICE ]

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

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

**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**

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** March 1, 2013

**Grantors:** George Villarreal  
Judy Villarreal  
HC 74 BOX 304  
Pecos New Mexico 87552

**Grantee:** Leonel De Jesus Garcia  
P O BOX 4325  
Edinburg, Texas 78540  
Hidalgo County

**Consideration:**

Seventy Thousand Dollars and NO/100THS (\$70,000.00) Dollars and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged.

**Property (Including Any Improvements):**

Lot 115, Evergreen Valley Estates Subdivision, Phase II, as shown by map or plat thereof recorded in Volume 47, Pages 85-97, Map records, Hidalgo County, Texas.

Subject to;

**Reservations from and Exceptions to Conveyance and Warranty on record.**


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

The vendor's lien against and superior title to the property are retained until 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.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT; NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE TO THIS PROPERTY

EXECUTED this document on this 1<sup>ST</sup> Day of March 2013 by said Grantor's RUBEN FLORES and wife ORELIA FLORES

  
George Villarreal (Grantor)

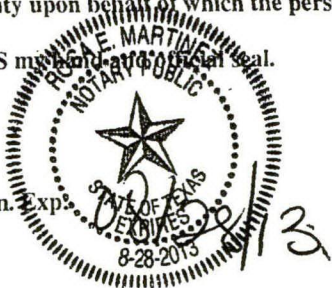
  
Judy Villarreal (Grantor)

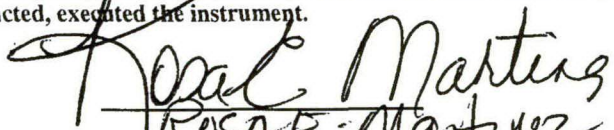
ACKNOWLEDGMENT

STATE OF TEXAS )  
 )  
COUNTY OF HIDALGO )

On this 1<sup>ST</sup> Day of March, 2013 before me a NOTARY PUBLIC for said State, personally appeared GEORGE VILLARREAL and wife JUDY VILLARREAL (Grantors), who personally proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



  
ROSA E. Martinez

Notary Public,  
State of Texas,  
County of Hidalgo.

After Recording  
Return to:  
Leonel de Jesus Garcia  
P O BOX 4325  
EDINBURG TX 78540



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-2260

### 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: Reynaldo & Belinda Vasquez

Address: 35816 Longhorn Dr

~~Edinburg~~ San Manuel  
TX 78563

Phone: (956) 776-5714 (956) 240-8434

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>1 110 120</u>

Water Supplier: Edinburg

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

Account/ESI No.: N/A 351408-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Little piece of Texas Lot 13

on Jan 28<sup>th</sup>, 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 1/28/20);
- 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 WRamirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge  
Date 1/28/20

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 1/29/20

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/20



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-973-7850

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2260

### 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: Reynaldo & Belinda Vasquez  
Address: 35816 Longhorn Dr  
La San Manuel TX 78563  
Phone: (956) 776-5714 and (956) 240-8434

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

Little piece of Texas Lot 13

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

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

Reynaldo Vasquez  
Requesting Party (Signature)

1-10-20  
Date

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

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

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

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

1/22/20  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

9/5/2019 3:29:51 PM

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 4-2260  
Receipt No.: 008945  
L4829-00-000-0013-00

VASQUEZ REYNALDO & BELINDA  
3706 IDA ST  
EDINBURG, TX 78439  
(956) 777-3677  
(956) 777-3677

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3429Sq.Ft.
- [5] Legal Description: LITTLE PIECE OF TEXAS LOT 13
- [6] Location: FM 281 AND SH 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$260000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-2260  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 5154  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

Cashier

*[Handwritten Signature]*  
Date 09/05/19

*Prop ID# 667298*

[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.

*[Handwritten Signature]*  
Signature of Owner or Applicant

09/05/19  
Date

Capital Title

GF# 19-405987-EU

General Warranty Deed

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

Date: March 14, 2019

Grantor: Joe Albert Ybarra and spouse, Hilda V. Ybarra

Grantor's Mailing Address: 121 W. Peter, Edinburg, TX 78541

Grantee: Reynaldo Vasquez and Belinda Vasquez

Grantee's Mailing Address: 3706 Ida Street, Edinburg, TX 78439

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 13, LITTLE PIECE OF TEXAS SUBDIVISION, an Addition in Hidalgo County, Texas, according to the Map or Plat recorded in Volume 41, Page 117, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.

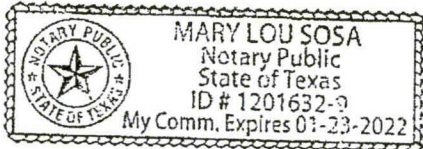
EXECUTED this 14<sup>th</sup> day of March, 2019.

Joe Albert Ybarra  
Joe Albert Ybarra

Hilda V. Ybarra  
Hilda V. Ybarra

THE STATE OF Texas       §  
  §  
COUNTY OF Hidalgo       §

Before me, a Notary Public, the foregoing instrument was acknowledged on 14<sup>th</sup> day of March, 2019 by Joe Albert Ybarra and Hilda V. Ybarra who personally appeared before me, and who is known to me through TX Drivers License to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Mary Lou Sosa  
NOTARY PUBLIC, STATE OF

**AFTER RECORDING, RETURN TO:**  
Capital Title of Texas  
8025 N. 10th Street, Suite 100  
McAllen, TX 78504

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Adrian Hernandez	4-2575
	COMM. COURT: January 28, 2020	



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
4-2575

Application No:

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

Upon the application of:

Name: Adrián Hernández

Address: 2815 De la Rosa Dr  
Danna, TX  
78537

Phone: 956-460-6687

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		No Septic
Date Approved:	<u>1 / 1</u>	<u>1 / 21 / 2020</u>

*Light only*

Water Supplier: Sharyland Water Supply Corporation

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:

Lot 4, North Place Subdivision, Hidalgo County, Texas

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Jan 28<sup>th</sup>, 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

Rieluis F. Cuiter  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/28/20



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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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: 4-2515

**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

Adrian Hernandez

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

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

Lot 4, North Place Subdivision, Hidalgo County Tx

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

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

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

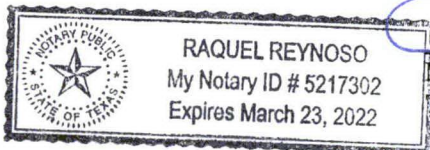
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-OR-~~

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on January 18, 2020, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-2575  
Receipt No.: 010330  
N6700-00-000-0004-00

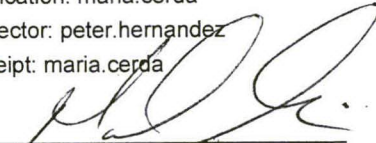
HERNANDEZ ADRIAN  
2815 DE LA ROSA DRIVE  
DONNA , TX 78537  
(956) 460-6687  
(956) 491-9837

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3269Sq.Ft.
- [5] Legal Description: NORTH PLACE LOT 4
- [6] Location: 107 AND WARE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side W25', Side E10', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS  
Description: Permit 4-2575  
Price: \$30.00

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

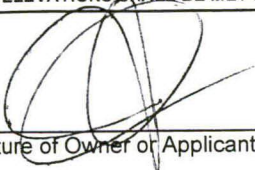
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: maria.cerda  
Inspector: peter.hernandez  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

01/07/20  
\_\_\_\_\_  
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 of Applicant

1/7/20  
\_\_\_\_\_  
Date

CHARGE: VLTC  
GF#156267MB

## 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: April 23, 2018

Grantor: PEDRO GUTIERREZ AND WIFE, MAUDIE ELIZABETH GUTIERREZ

Grantor's Mailing Address: 3409 Sherly Drive  
Mesquite, Texas 75150

Grantee: ADRIAN HERNANDEZ, a married person

Grantee's Mailing Address: 2815 De La Rosa Drive  
Donna, Texas 78537

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of Navy Army Community Credit Union in the principal amount of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to KEVEN M. MARA IST, a Limited Partnership Trustee.

Property (including any improvements): All of Lot 4, NORTH PLACE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 131-B, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in Instrument dated February 19, 1985, recorded in Volume 2097, Page 487, Official Records and Volume 23, Page 131-B, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of United Irrigation District.
3. Minimum floor elevations, minimum setback lines, 10 foot utility and irrigation easement along the North side, 5 foot utility and irrigation easement along the East side, 10 foot utility easement along the South side, 15 foot R.O.W. easement to SWS Corp. along the South side, 25 foot road and utility easement along the West side and reservations as shown on the map of North Place Subdivision recorded in Volume 23, Page 131-B, Map Records of Hidalgo County, Texas and as shown on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated April 17, 2018, Job No. 18-53334.
4. Right of way easement in favor of Sharyland Water Supply Corporation as shown by Instrument dated December 20, 1983, recorded in Volume 1968, Page 148, Official Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of United Irrigation District, dated December 11, 2003, filed January 27, 2004 under Document Number 1290432, Official Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 9, 1981, by and between Four S Mineral, LTD., a Partnership, as Lessor, and The Midway Oil Corp., as Lessee, recorded in Volume 400, Page 961, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated February 24, 1959, recorded in Volume 941, Page 342, Deed Records of Hidalgo County, Texas.
8. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

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

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

2911387  
4-30-18

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 who may lawfully claim 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.

Navy Army Community Credit Union, at Grantor's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of Navy Army Community Credit Union and are transferred to Navy Army Community Credit Union without recourse against Grantor.

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

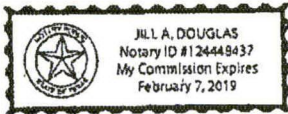
Pedro Gutierrez  
PEDRO GUTIERREZ

Maudie Elizabeth Gutierrez  
MAUDIE ELIZABETH GUTIERREZ

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF Dallas \*

This instrument was acknowledged before me on April 23, 2018, 2018 by PEDRO GUTIERREZ.

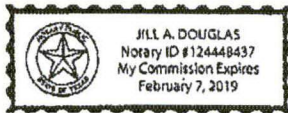


Jill A. Douglas  
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF Dallas \*

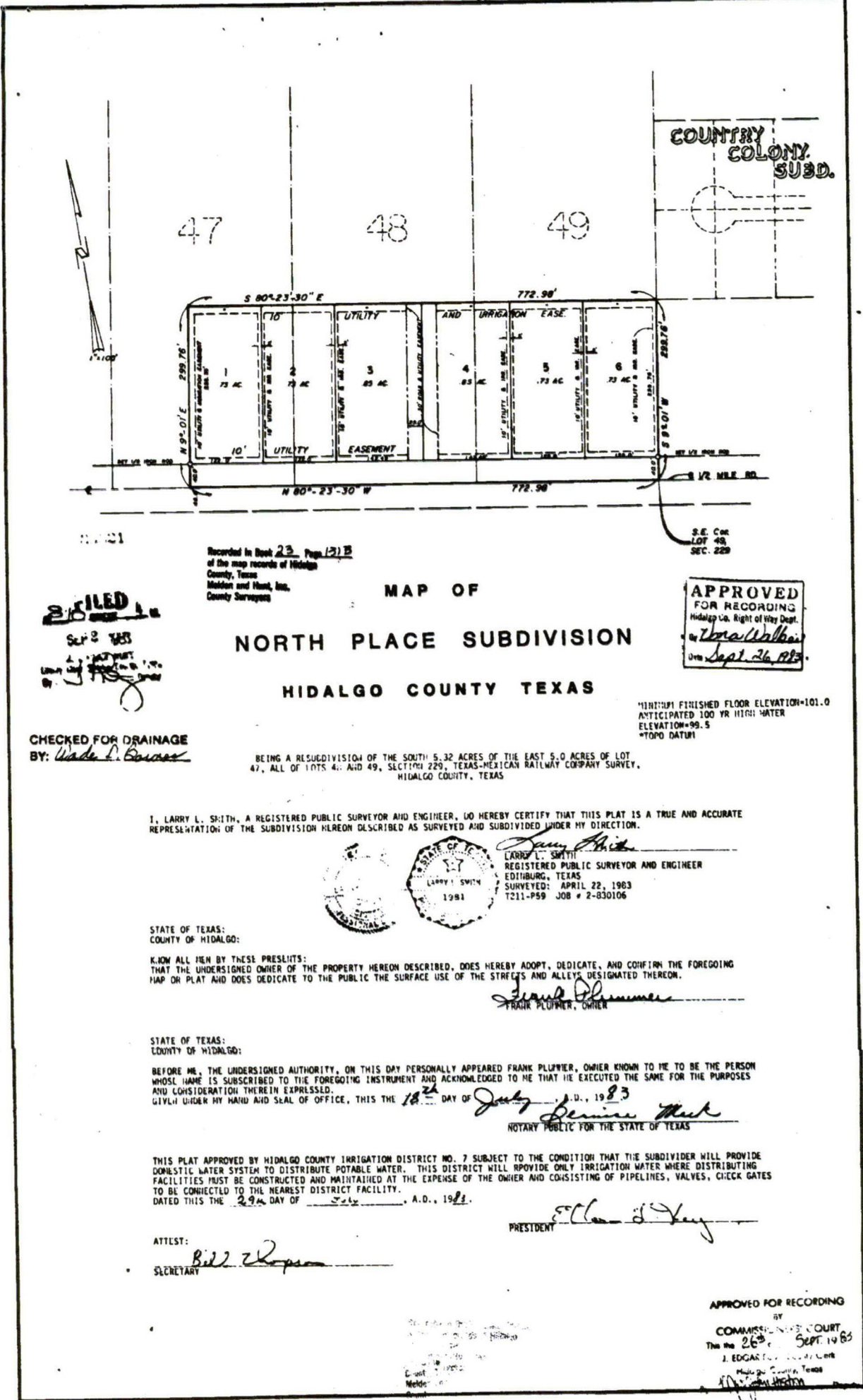
This instrument was acknowledged before me on April 23, 2018, 2018 by MAUDIE ELIZABETH GUTIERREZ.



Jill A. Douglas  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
ADRIAN HERNANDEZ  
2815 De La Rosa Drive  
Downs, Texas 78537

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
GF#156267/File No. 9637-18



Recorded in Book 23, Page 131 B  
 of the map records of Hidalgo  
 County, Texas  
 Madsen and Hunt, Inc.  
 County Surveyors

MAP OF

**NORTH PLACE SUBDIVISION**

**HIDALGO COUNTY TEXAS**

**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 By *[Signature]*  
 Date Sept. 26, 1983

CHECKED FOR DRAINAGE  
 BY: *[Signature]*

\*MINIMUM FINISHED FLOOR ELEVATION=101.0  
 \*ANTICIPATED 100 YR HIGH WATER  
 ELEVATION=99.5  
 \*TOPO DATUM

BEING A RESUBDIVISION OF THE SOUTH 5.32 ACRES OF THE EAST 5.0 ACRES OF LOT  
 47, ALL OF LOTS 4, AND 49, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY,  
 HIDALGO COUNTY, TEXAS

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



*[Signature]*  
 LARRY L. SMITH  
 REGISTERED PUBLIC SURVEYOR AND ENGINEER  
 EDINBURG, TEXAS  
 SURVEYED: APRIL 22, 1983  
 T211-P59 JOB # 2-830106

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

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

*[Signature]*  
 FRANK PLOPPER, OWNER

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18<sup>th</sup> DAY OF July, A.D., 1983  
*[Signature]*  
 NOTARY PUBLIC FOR THE STATE OF TEXAS

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

*[Signature]*  
 PRESIDENT

ATTEST:  
*[Signature]*  
 SECRETARY

**APPROVED FOR RECORDING**  
 BY  
 COMMISSIONERS COURT  
 This the 26<sup>th</sup> of Sept. 1983  
 J. EDGAR [Signature]  
 Hidalgo County, Texas  
*[Signature]*

**PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY**

	APPLICANT	APPLICATION NO.
1.	ADOLFO NINO JR	3-1791
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 28, 2020	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-1791  
12/10/19

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

Upon the application of:

Name: Adolfo Nino Jr

Address: 7831

N. Villa Rama  
Palmview, TX

Phone: 956-587-1716

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	_____ / _____ / _____	<u>01/14/2020</u>

Water Supplier: Agua SUD

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

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

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

A tract of land containing 2.48 Ac, being a part or portion of Tract 384, LOS EJIDOS DE REYNOSA VIEJO.

[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 28<sup>th</sup>, 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.~~

Sandra Cantelero  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

1/28/20  
Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

1/29/20  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/28/20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
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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:

3-1791  
12/10/19

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

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

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

Adolfo Nino Jr.

Known to me [or proved to me in the oath of Texas Commercial 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:

A tract of Land containing 2.48 Ac, being a part or portion  
of Tract 384, LOS EJIDOS DE REYNOSA VIEJO."

[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."

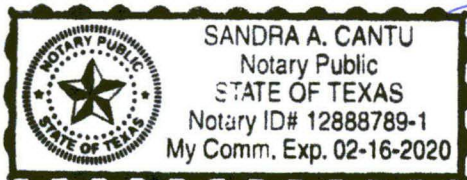
-OR-

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 10, 2020, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY THIS 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:** June 8, 2016

**Grantor:** Oscar Villarreal, as his sole and separate property

**Grantor's Mailing Address (including county):**

P.O. Box 1310  
La Joya, Texas 78560  
Hidalgo County

**Grantee:** Adolfo Nino, Jr., a single person

**Grantee's Mailing Address (including county):**

P.O. Box 1432  
La Joya, Texas 78560  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of FIFTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$54,500.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

**Property (including any improvements):**

A tract of land containing 2.48 acres, situated in the County of Hidalgo, Texas, being a part or portion of **TRACT 384, LOS EJIDOS DE REYNOSA VIEJO**, according to the plat thereof recorded in Volume 7, Pages 5-8, Hidalgo County Map Records, which said 2.48 acres having been conveyed to Blanca Villarreal by viture of a Warranty Deed recorded under Document number 2001949, Hidalgo County Official Records, said 2.48 acres also being more particularly described as follows:

BEGINNING at the Southwest corner of Silverado West Subdivision, recorded in Volume 26, Page 90, Hidalgo County Map Records, for the Northwest corner of this tract;

THENCE, South 81 degrees 31 Feet East along the South line of said Silverado West

Subdivision, a distance of 200.00 feet to the Northwest corner of Villa Rama Phase II Subdivision, recorded in Volume 26, Page 128B, Hidalgo County Map Records, for the Northeast corner of this tract;

THENCE, South 07 degrees 52 feet 40 inches West along the West lines of said Villa-Rama Phase II, and Villa-Rama Phase III Subdivision, recorded in Volume 28, Page 167A, Hidalgo County Map Records, at a distance of 235.00 feet pass the Westernmost Southwest corner of said Villa-Rama Phase II Subdivision and the Northwest corner of said Villa-Rama Phase III Subdivision, continuing a total distance of 540.00 feet to a point on the North line of Squire Estates Subdivision, recorded in Volume 28, Page 62, Hidalgo County Map Records, at the Southwest corner of said Villa-Rama Phase III Subdivision, for the Southeast corner of this tract;

THENCE, North 81 degrees 31 feet West along the North line of said Squire Estates Subdivision, a distance of 200.00 feet to a point on the West line of said Tract 384, Los Ejidos De Reynosa Viejo at the Northwest corner of said Squire Estates Subdivision, for the Southwest corner of this tract;

THENCE, North 07 degrees 52 feet and 40 inches, East along the West line of said Tract 384, Los Ejidos De Reynosa Viejo, a distance of 540.00 feet to the POINT OF BEGINNING, and containing 2.48 acres of land, more or less.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.


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

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

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

No Title Examination or Tax Examination  
was requested in Connection with the

Preparation of this Document, Nor was any made. The Preparer expresses no opinion on this Title to this Property.

  
\_\_\_\_\_  
Oscar Villarreal

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF HIDALGO**

This instrument was acknowledged before me on June 8<sup>th</sup>, 2016, by Oscar Villarreal.



  
\_\_\_\_\_  
Notary Public, State of Texas

Prepared by the State Bar of Texas for use by lawyers only. Reviewed  
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

VOL 2401 PAGE 839

CL  
gw

5070

### WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That JACK MARTIN<sup>A.</sup>, aka John A. Martin, aka Jack Martin, dba Hidalgo Orchards,  
owning, occupying and claiming other property as my homestead.

of the County of HIDALGO and State of TEXAS for and in  
consideration of the sum of TEN AND NO/100-----

----- (\$10.00)----- DOLLARS  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged, and the further consideration of one certain note in the amount of  
\$65,000.00 due and payable to the First Bank & Trust Company, Mission, Texas, payable  
as provided by said Note.

MISSI 844

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed  
of trust of even date herewith to ELLIOTT BOTTOM Trustee,  
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
RICK MARTIN d/b/a MARTIN HOME BUILDERS P.O. Box 1469 Mission, Texas

of the County of HIDALGO and State of TEXAS, all of the following described real  
property in HIDALGO County, Texas, to-wit:

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 15th day of December, A. D. 19 86.

*Jack Martin*  
JACK MARTIN, AKA JOHN A. MARTIN, AKA  
A. JACK MARTIN, dba  
Hidalgo Orchards

507 858

A 17.61 acre tract of land out of Tract 384, Los Ejidos de Reynosa Viejo Grant, Hidalgo County, Texas;

BEGINNING at an iron rod on the West line of a 60 foot County road; for the Northeast corner hereof. Said point located North 81 Deg. 31 Min. West, 60.0 feet and South 09 Deg. 13 Min. West, 2147.0 feet from the Northeast corner of Tract 384;

THENCE, with the West line of said County road, parallel to and 60.0 feet Westerly from the East line of Tract 384, South 09 Deg. 13 Min. West, 540.0 feet to an iron rod, for the Southeast corner hereof;

THENCE, parallel to the South line of U. S. Expressway 83, North 81 Deg. 31 Min. West, 1414.0 feet to an iron rod for the Southwest corner hereof;

THENCE, parallel to the West line of Tract 384, as found on the ground, North 07 Deg. 52 Min. 40 Sec. East, 540.0 feet to an iron rod for the Northwest corner hereof;

THENCE, parallel to the South line of said Expressway, South 81 Deg. 31 Min. East, 1426.6 feet to the PLACE OF BEGINNING containing 17.61 acres of land, more or less.

SAVE AND EXCEPT all oil, gas and other minerals.

SUBJECT TO rules, regulations and easements of Hidalgo County Municipal District Number One.

- A. Oil and Gas Lease dated October 20, 1982 from Jack A. Martin to Atlantic Richfield Company, recorded in Volume 422, Page 834, Oil and Gas Lease Records, Hidalgo County, Texas.
- B. Oil and Gas lease dated November 4, 1982 from Jack A. Martin to Atlantic Richfield Company, recorded in Volume 424, Page 826, Oil and Gas Lease Records, Hidalgo County, Texas.
- C. All Oil, Gas and other Minerals reserved and/or conveyed in Deeds dated September 28, 1983, recorded in Volume 1906, Page 286, Official Records, and dated December 20, 1981, recorded in Volume 1306, Page 573, Deed Records, Hidalgo County, Texas
- D. Condemnation, Cause No. CL-1910 dated August 5, 1959; Central Power and Light Company Vs. William L. Pickens, recorded in Volume 957, Page 378, Deed Records, Hidalgo County, Texas.
- E. Thirty (30.0') foot Pipe Line Easement across said tract, as reflected on Survey dated December 12, 1986, prepared by Plinio C. Medina, Registered Public Surveyor, Hidalgo County Texas
- F. Any restricted covenants

Mailing address of each grantee:

Name: RICK MARTIN dba Martin Hom Builders Name:  
Address: P.O. Box 1469 Address:  
Mission, Texas 78572

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 29th day of December, 19 86.

by JOHN A. MARTIN, AKA JOHN A. MARTIN, AKA JACK MARTIN, dba HIDALGO ORCHARDS.

*Diana Vega*  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires: 4-30-89

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

In & For The State of Texas  
DIANA VEGA  
My Commission Expires 4-30-89

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

CHARGE: STEWART TITLE  
AFTER RECORDING RETURN TO:  
Rick Martin  
P.O. BOX 1469  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:

RANKIN & KERN, INC.  
P.O. BOX 3744  
McAllen, Texas 78502

FILED FOR RECORD  
87 FEB 9 AM 10 58

5070

# Hidalgo CAD

## Property Search Results > 222883 NINO ADOLFO JR for Year 2019

Tax Year: 2019

### Property

#### Account

Property ID:	222883	Legal Description:	LOS EJIDOS DE REYNOSA W200'-S540'-N2687'- LOT 384 2.48AC
Geographic ID:	L6050-00-000-0384-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	7831 VILLA RAMA NORTH ST TX	Mapsc0:	
Neighborhood:	LOS EJIDOS DE REYNOSA	Map ID:	
Neighborhood CD:	L605000		

#### Owner

Name:	NINO ADOLFO JR	Owner ID:	1138891
Mailing Address:	1514 WEST GARFIELD AVE ALTON, TX 78573-1555	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$64,274	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$64,274	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$64,274	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$64,274	

### Taxing Jurisdiction

Owner:	NINO ADOLFO JR
% Ownership:	100.0000000000%
Total Value:	\$64,274

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$64,274	\$64,274	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$64,274	\$64,274	\$61.12
GHD	HIDALGO COUNTY	0.580000	\$64,274	\$64,274	\$372.79
JCC	SOUTH TEXAS COLLEGE	0.178000	\$64,274	\$64,274	\$114.41
R01	ROAD DIST 01	0.000000	\$64,274	\$64,274	\$0.00
SLJ	LA JOYA ISD	1.311000	\$64,274	\$64,274	\$842.63
SST	SOUTH TEXAS SCHOOL	0.049200	\$64,274	\$64,274	\$31.62
Total Tax Rate:		2.213300			
Taxes w/Current Exemptions:					\$1,422.57
Taxes w/o Exemptions:					\$1,422.58

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	2.4800	108028.80	0.00	0.00	\$64,274	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$64,274	0	64,274	\$0	\$64,274
2018	\$0	\$64,274	0	64,274	\$0	\$64,274
2017	\$0	\$64,274	0	64,274	\$0	\$64,274
2016	\$0	\$64,274	0	64,274	\$0	\$64,274
2015	\$0	\$64,274	0	64,274	\$0	\$64,274
2014	\$0	\$64,274	1,109	1,109	\$0	\$1,109
2013	\$0	\$64,274	1,061	1,061	\$0	\$1,061
2012	\$0	\$64,274	1,034	1,034	\$0	\$1,034
2011	\$0	\$64,274	994	994	\$0	\$994
2010	\$0	\$64,274	1,002	1,002	\$0	\$1,002
2009	\$0	\$64,274	1,039	1,039	\$0	\$1,039
2008	\$0	\$13,987	1,039	1,039	\$0	\$1,039
2007	\$0	\$13,987	990	990	\$0	\$990
2006	\$0	\$13,987	992	992	\$0	\$992

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/6/2017	WDV	WARRANTY DEED/VENDORS LIEN	VILLARREAL OSCAR	NINO ADOLFO JR			2803690
2	7/7/2016	FCL	FORECLOSURE	MARTINEZ ESTEBAN & SANDRA JASMINE DIAZ	VILLARREAL OSCAR			2727067
3	11/18/2011	WDV	WARRANTY DEED/VENDORS LIEN	VILLARREAL BLANCA	MARTINEZ ESTEBAN &			2258727

SANDRA  
JASMINE DIAZ

### Tax Due

Property Tax Information as of 10/29/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

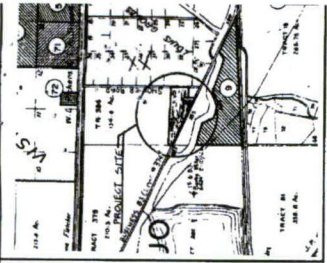
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466**

Website version: 1.2.2.28

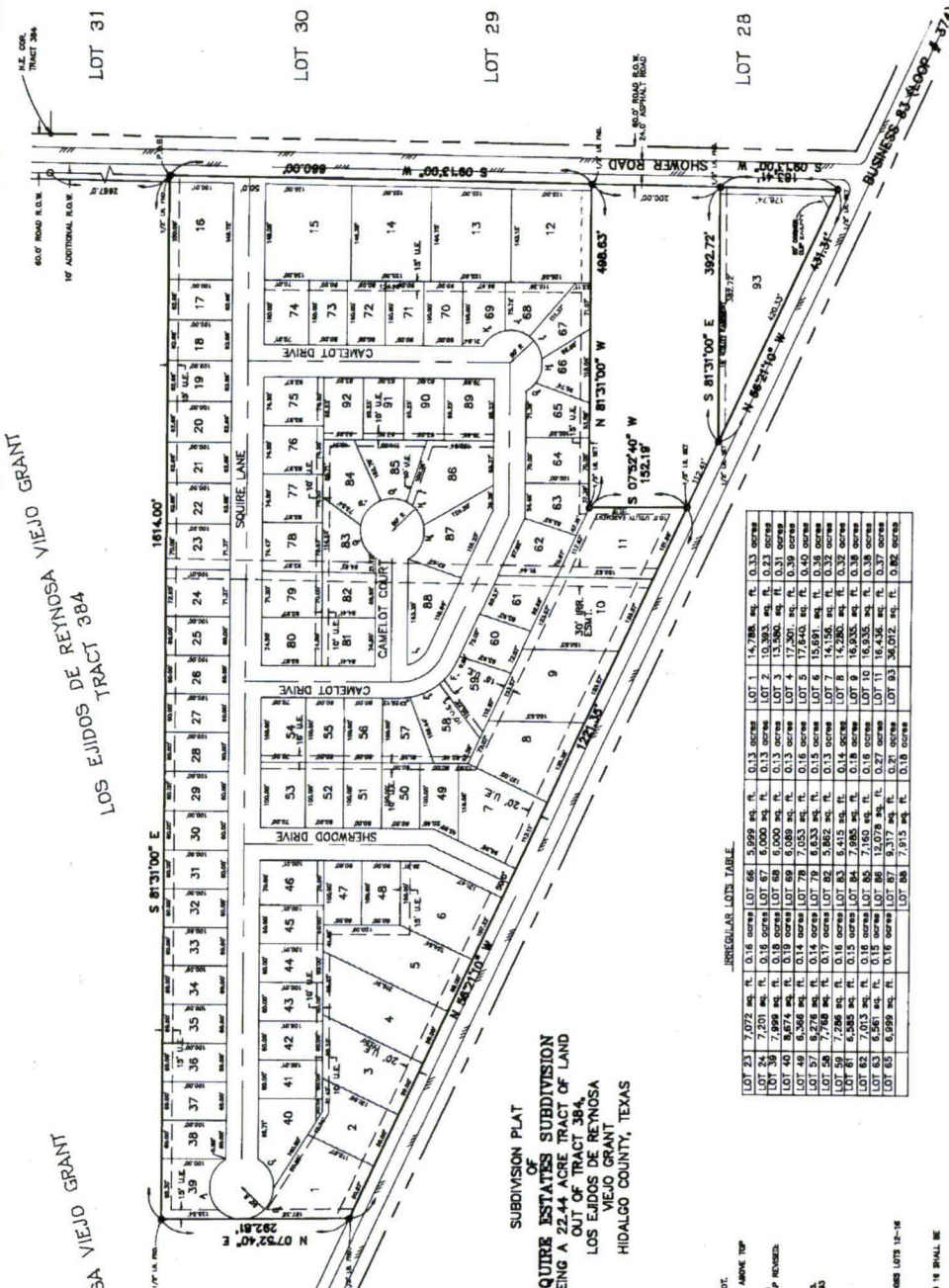
Database last updated on: 10/29/2019 12:01 AM

© N. Harris Computer Corporation



*Back up  
Deed for Sept  
1995*

ST. LOUIS GROVES SUBDIVISION



LOS EJIDOS DE REYNOSA VIEJO GRANT  
TRACT 379

EJIDOS DE REYNOSA VIEJO GRANT  
TRACT 384

**SUBDIVISION PLAT  
OF  
SQUIRE ESTATES SUBDIVISION  
BEING A 22.44 ACRE TRACT OF LAND  
OUT OF TRACT 384,  
LOS EJIDOS DE REYNOSA  
VIEJO GRANT  
HIDALGO COUNTY, TEXAS**

SCALE: 1" = 100'

1. NOTES  
A. ONE FAMILY PERMITS PER RESIDENTIAL LOT.  
B. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
C. TO BE LOCATED AT CENTER OF LOT.  
D. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
E. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
F. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
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J. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
K. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
L. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
M. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
N. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
O. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
P. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
Q. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
R. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
S. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
T. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
U. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
V. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
W. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
X. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
Y. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.  
Z. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE "AS BUILT" MAP.

IRREGULAR LOTS TABLE

LOT NO.	ACRES	SQ. FT.	ACRES	SQ. FT.
LOT 21	7.072	306,144	0.16	6,944
LOT 22	7.201	282,816	0.16	6,944
LOT 23	7.899	345,504	0.18	7,782
LOT 24	8.000	352,000	0.18	7,782
LOT 25	8.000	352,000	0.18	7,782
LOT 26	8.000	352,000	0.18	7,782
LOT 27	8.000	352,000	0.18	7,782
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LOT 93	8.000	352,000	0.18	7,782

CERTIFICATION OF THE MAYOR OF THE CITY OF MISSION, I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHERE IN MY APPROVAL IS REQUIRED.

*Richard H. Hinojosa*  
MAYOR, CITY OF MISSION

THIS PLAT APPROVED FOR WATER AND SANITARY SERVICE BY HIDALGO MUNICIPALITY UTILITY DISTRICT No. 1, SUBJECT TO THE DISTRICT'S RULES AND REGULATIONS AND TO THE AVAILABILITY OF SUCH SERVICES.

*Samuel H. Farris*  
MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 3218 IN THE STATE OF TEXAS, HEREBY CERTIFY THE ABOVE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF THE LAND AS SUBMITTED TO THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Samuel H. Farris*  
REGISTERED PROFESSIONAL LAND SURVEYOR

MULBROO R. HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*Mulbroo R. Hinojosa*  
REGISTERED PROFESSIONAL ENGINEER

LOT	ACRES	SQ. FT.	ACRES	SQ. FT.
LOT 1	8.000	352,000	0.18	7,782
LOT 2	8.000	352,000	0.18	7,782
LOT 3	8.000	352,000	0.18	7,782
LOT 4	8.000	352,000	0.18	7,782
LOT 5	8.000	352,000	0.18	7,782
LOT 6	8.000	352,000	0.18	7,782
LOT 7	8.000	352,000	0.18	7,782
LOT 8	8.000	352,000	0.18	7,782
LOT 9	8.000	352,000	0.18	7,782
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**PHASE V ENGINEERING,**  
Civil, Structural and Industrial Engineering  
Construction Management  
9120 NORTH 23rd. STREET  
McALLEN, TEXAS 78504  
(512) 686-8804

**SQUIRE ESTATES SUBDIVISION**

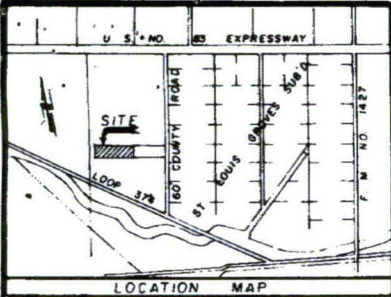
DATE APPROVED: 10/11/95  
DATE RECORDED: 11/01/95  
DRAWN BY: S. HINOJOSA  
CHECKED BY: S. HINOJOSA

APPROVED FOR RECORDING BY  
S. HINOJOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED FOR RECORDING BY  
S. HINOJOSA  
REGISTERED PROFESSIONAL LAND SURVEYOR

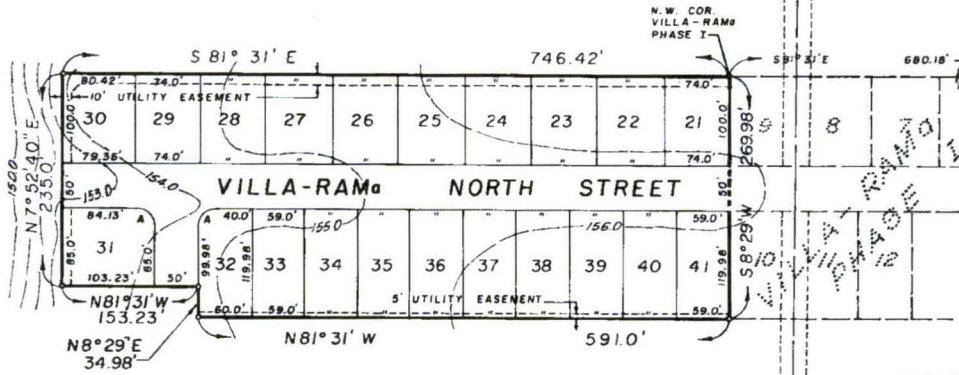
NOTARY PUBLIC AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 12-12-95

*David J. Brown*  
NOTARY PUBLIC



U. S. No. 83 EXPRESSWAY

CURVE DATA			
CURVE	RADIUS	LENGTH	CHORD
A	20.0'	31.42'	28.28'
			90°00'00"



*Backup Deed*

**NOTES:**

- FINISHED FLOOR ELEVATION SHALL BE THE NUMBER OF INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT AS FOLLOWS:
 

LOT 21 AND 41	+ 20"
LOT 40	+ 21"
LOT 22	+ 22"
LOT 23, 31, 38 AND 39	+ 23"
LOT 24 AND 37	+ 25"
LOT 25, 26 AND 36	+ 26"
LOT 35	+ 28"
LOT 34	+ 31"
LOT 27	+ 32"
LOT 33	+ 33"
LOT 28 AND 29	+ 35"
LOT 30 AND 32	+ 36"
- ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THE SUBDIVISION IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP HIDALGO COUNTY, TEXAS, PANEL # 480034-0400C
- MIN BLDG SET-BACK LINE
 

A. FRONT	20 FT.
B. SIDE	6 FT.
C. REAR	10 FT.
- ONE SINGLE FAMILY DWELLING PER LOT.

*818 A*  
*WILLIAM BILLY LEO*  
*County Clerk*

MAP OF  
**VILLA-RAMA  
 PHASE II**

BEING A SUBDIVISION OF A 4.50 AC. TRACT OF  
 LAND OUT OF TRACT 384,  
 LOS EJIDOS DE REYNOSA VIEJO GRANT,  
 HIDALGO COUNTY, TEXAS

PREPARED BY:  
**FABIAN, NELSON & MEDINA INC.**  
 McALLEN, TEXAS

SCALE: 1" = 100' DATE: 6-25-90

**Notes & Bounds**  
 4.50 ACRES OUT OF A 17.61 ACRE TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.  
 BEGINNING at a point on the North line of the 17.61 acre tract, for the Northeast corner hereof; said point located North 81 Deg. 31 Min. West, 740.18 feet and South 99 Deg. 13 Min. West, 2147.0 feet from the Northeast corner of Tract 384; said point and corner being the Northwest corner of Lot 9, Villa-Rama, Phase I, Hidalgo County, Texas  
 THENCE, with the West line of Lots 9 and 10, Villa-Rama, Phase I, South 68 Deg. 29 Min. West, 269.98 feet to the Southwest corner of said Lot 10, for the Southwest corner hereof;  
 THENCE, parallel to the North line of the 17.61 acre tract, North 81 Deg. 31 Min. West, 591.0 feet to a point for the most Easterly Southwest corner hereof;  
 THENCE, perpendicular to the South line hereof, North 8 Deg. 29 Min. East, 34.98 feet to a point for an interior corner hereof;  
 THENCE, parallel to the North line of the 17.61 acre tract, North 81 Deg. 31 Min. West, 153.23 feet to a point on the West line of said 17.61 acre tract, for the most Westerly Southwest corner hereof;  
 THENCE, with the West line of said 17.61 acre tract, parallel to the West line of Tract 384, as shown on the ground, North 07 Deg. 32 Min. 40 Sec. East, 235.0 feet to the Northwest corner of the 17.61 acre tract, for the Northwest corner hereof;  
 THENCE, with the North line of the 17.61 acre tract, South 81 Deg. 31 Min. East, 746.42 feet to the PLACE OF BEGINNING. Containing 4.50 acres of land, more or less.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, STEPHEN SPOOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.  
*Stephen Spoor*  
 REGISTERED PROFESSIONAL ENGINEER  
 P.E. REGISTRATION NO. 26752



*Rick Martin*  
 RICK MARTIN

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VILLA-RAMA, PHASE II", SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK MARTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17 DAY OF July, 1990.

*Notary Public*  
 NOTARY PUBLIC

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

26 Page 128B  
 of Hidalgo

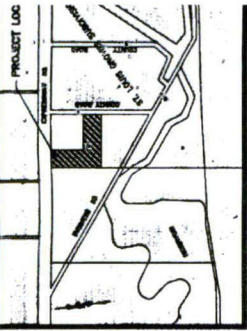
APPROVED FOR RECORDING  
 BY  
**COMMISSIONERS' COURT**  
 This the 17th day of July, 1990  
**WILLIAM "BILLY" LEO**, County Clerk  
 Hidalgo County, Texas  
 By *[Signature]* Deputy

*Plinio C. Medina*  
 PLINIO C. MEDINA  
 Registered Public Surveyor  
 McAllen, Texas

APPROVED FOR RECORDING  
 HIDALGO COUNTY CLERK'S DEPT.  
 DATE 7-18-90



THIS PLAT APPROVED BY THE HIDALGO MUNICIPAL DISTRICT No. 1 ON THIS 2 DAY OF July, A.D. 1990  
 SECRETARY *[Signature]* MANAGER *[Signature]*



LOCATION MAP

Backup Deed

METES AND BOUNDS DESCRIPTION: BEING A 37.78 ACRE TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT...

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

STATE OF TEXAS COUNTY OF HIDALGO KNOWN TO ALL BY THESE PRESENTS WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN...

OWNERS: MR. LEONEL BAZAN, MR. HECTOR HERNANDEZ, MR. ARNOLDO PERA

NOTARY PUBLIC: ANGELO GAZDA, Notary Public in and for the State of Texas, Commission Expires 02/28/2009

APPROVED AS TO FORM: APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF PALMVIEW ON THIS THE 16th DAY OF JANUARY BY A 5-0-0 1989.

APPROVED FOR RECORD: APPROVED FOR RECORD BY THE CLERK OF THE COUNTY OF HIDALGO TEXAS

PHASE II ENGINE: CIVIL AND INDUSTRIAL ENGINE, Land Planning Construction Management, 1000 WESTWAY SUITE B, MALLIN, TEXAS

APPROVED FOR RECORD: APPROVED FOR RECORD BY THE CLERK OF THE COUNTY OF HIDALGO TEXAS

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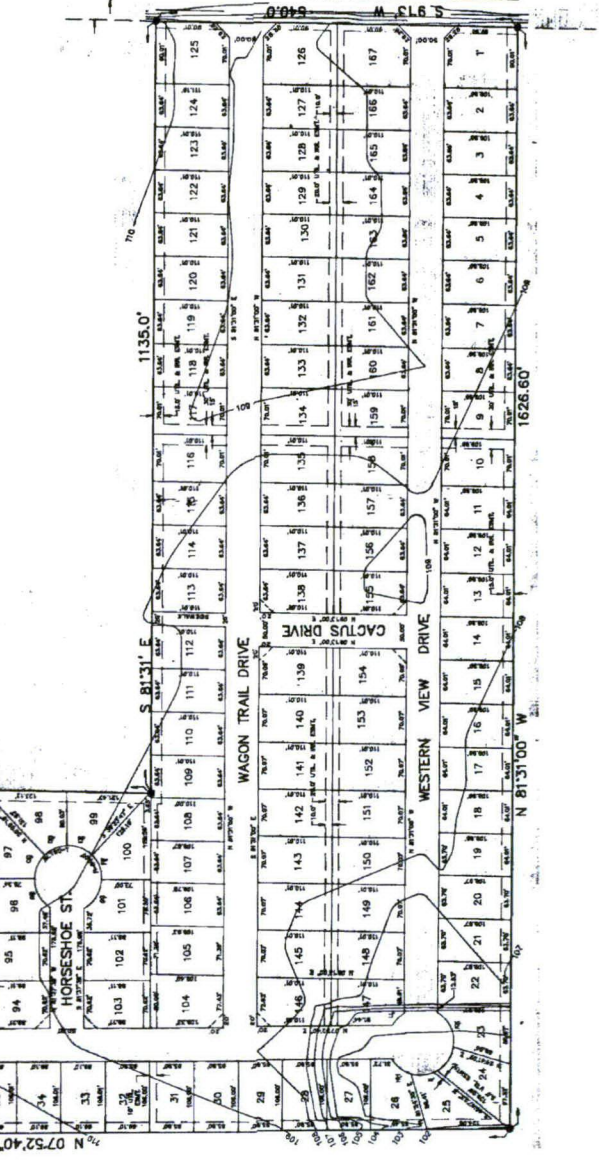
APPROVED FOR RECORD: APPROVED FOR RECORD BY THE CLERK OF THE COUNTY OF HIDALGO TEXAS

Table with columns: CURB, ELEVATION, DISTANCE, AREA, etc. for various lots.

GENERAL NOTES

- 1. Only one residence per lot.
2. Minimum finished floor elevation to be 18" above top of curb.
3. 100 - year Flood Zone "C" - area of minimal flooding.
4. Minimum building Set Backs: Front 20', Side 6', Street 5'.

PLAT OF SILVERADO WEST SUBD. BEING A RESUBDIVISION OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS (37.78 ACRES)



FILED FEB 22 1989

APPROVED FOR RECORD: APPROVED FOR RECORD BY THE CLERK OF THE COUNTY OF HIDALGO TEXAS





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

12/10/2019 1:19:31 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 3-1791  
Receipt No.: 010089  
L6050-00-000-0384-00

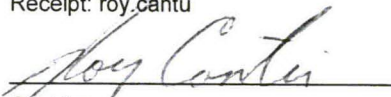
ADOLFO NINO JR  
7831 VILLA RAMS NORTH ST.  
MISSION, TX 78572  
(956) 587-1716  
(956) 587-1716

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: LOS EJIDOS DE REYNOSA W200'-S540'-N2687'-LOT 384 2.48AC
- [6] Location: SHOWERS AND BUS. 83
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS BETO OK WITH OUT LETTER OF COMPLIANCE  
Description: Permit 3-1791  
Price: \$30.00

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

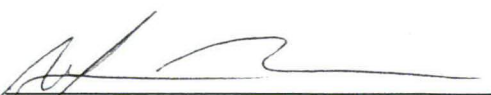
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: roy.cantu

  
Cashier

12/10/19  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

12-10-19  
Date

Adolfo Nino