RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE
County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR March 24,2020

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	4
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	5
TOTAL CERTIFICATES	9

P.O. Box 1356 • Edinburg, Texas 78540 • (956) 318-2600 • Fax (956) 318-2699

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JUANITA ESPARZA	1-2869
2.	JUSTIN GUILLEN	1-2882
	COMM. COURT: MARCH 24, 2020	

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 1 2 3 4

Application No: 1-2869

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

Approved by Environmental Health:	Temporary Service	Final Service
		URamirez
	Authorized Signature	Authorized Signature
Inspection/Permit No:		existing septic
Date Approved:	/ /	03/16/2020

Upon the application of:

Name: Juan + Juanita Esparza

Address: PO Box 1915
Weslaco, Texas 78599

Phone: 956-472-6658

Water Supplier: North Alamo Water 281010 acct. #

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

Account/ESI No.: 16975-007

[✓] Temporary Pole [✓] Permanent Service

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

De ~~N/A~~ West + Adams 2.27 AC Lot 12 Blk 116
2.12 AC Net

[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 Mar. 24, 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

Eddie Trevino Jr. — Hidalgo County Judge — 3/24/20 — Date

ATTEST: Rutino Guajardo — Hidalgo County Clerk — 3/25/20 — Date

APPROVED BY COMMISSIONERS' COURT ON: 3/24/20

PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-2869

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 Juanita Esparza,

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

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

   West + Adams 2.27 AC Lot 12 BLK 116 2.12 AC NET."

   [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."

Juanita Esparza **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 13th, 2020, **to certify which, witnesses my hand and seal of office.**

Sylvia Rodriguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SYLVIA RODRIGUEZ
ID# 1228205-0
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-22-2021

CHARGE SIERRA TITLE
STG/CEB GF# 31|9151

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

Date: January 19, 2006 1576847

Grantor: PATRICIA E. FLANERY AND ALLEN WILLIAM STASKUS, SR.

Grantor's Mailing Address (including county):
PATRICIA E. FLANERY
6929 E. JACKSON ROAD
WALKERVILLE, MI 49459
OCEANA COUNTY

ALLEN WILLIAM STASKUS, SR.
7765 GOULD ROAD
NASHVILLE, MI 49073
BARRY COUNTY

Grantee: JUAN ESPARZA AND WIFE, JUANITA S. ESPARZA

Grantee's Mailing Address (including county):
JUAN ESPARZA AND JUANITA S. ESPARZA
P.O. BOX 1915
WESLACO, TX 78599-1915
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):
A tract of land out of Farm Tract 1055, THE WEST AND ADAM TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 12, Block 116;

THENCE, South with the West line of Lot 12, a distance of 686.4 feet to a corner;

THENCE, North 36 degrees East 285.6 feet to a corner;

THENCE, North 31 degrees East 207.9 feet to a corner;

THENCE, North 45 degrees 0 minutes West a distance of 396.6 feet to the place of beginning, containing 2.27 acres, more or less and being the identical property conveyed by Hidalgo and Cameron Counties Water Control & Improvement District No. 9 to W.K. Swift under Deed dated April 17, 1945, and recorded in Volume 571, Page 76, Deed Records, Hidalgo County, Texas.

SAVE AND EXCEPT a 0.153 acre tract being conveyed to the State of Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1) **Standby fees and taxes and assessments by any taxing authority for the year 2006 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, TEXAS TAX CODE, or because of improvements not assessed for a previous tax year.**

2) **Right of Way Easement in favor of Hidalgo County, Texas, as shown by instrument dated April 27, 1955, recorded in Volume 828, Page 157, Deed Records of Hidalgo County, Texas.**

3) **Easements and conditions as shown on plat recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas.**

4) **Easements, Rights, Rules, and Regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**

5) **Easements, or claims of easements, which are not of public record.**

4) **Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.**

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

Patricia E. Flanery
PATRICIA E. FLANERY

Allen William Staskus Sr.
by Patricia E. Flanery
ALLEN WILLIAM STASKUS, SR.
BY: PATRICIA E. FLANERY, As his Attorney-In-Fact

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th day of JANUARY, 2006, by PATRICIA E. FLANERY.

BELIA N. SAENZ
MY COMMISSION EXPIRES
June 15, 2009

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th day of JANUARY, 2006, by PATRICIA E. FLANERY on behalf of ALLEN WILLIAM STASKUS, SR., as his Attorney-in-Fact.

BELIA N. SAENZ
MY COMMISSION EXPIRES
June 15, 2009

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE:
PHIL HARRIS
Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-3066

AFTER RECORDING RETURN TO:
PHIL HARRIS
Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-3066
Our File #06-

Filed for Record in:
Hidalgo County
by Eddy Trevino
County Clerk

On: Feb 09,2006 at 10:29A

As a Recording

Document Number: 1576847
Total Fees : 24.00

Receipt Number - 740999
By,
Imelda Leal, Deputy

150—WARRANTY DEED (WITH VENDOR'S LIEN) TEXAS STANDARD FORM

The State of Texas, } 11694
County of HIDALGO } **Know All Men by These Presents:**

That WE, ROBERT B. FOREMAN and wife, BOK I. FOREMAN

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

and other valuable consideration
to us paid, and secured to be paid, by WILLIAM STASKUS and wife, ARLENE STASKUS

as follows:

in cash, the receipt of which is hereby acknowledged

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

WILLIAM STASKUS and wife, ARLENE STASKUS

of the County of Hidalgo State of Texas all that certain lot, tract or pracel of real estate located in Hidalgo County, Texas, described as follows:

A tract of 2.27 acres, more or less, out of the Northwest portion of Farm Tract 1055, Adams Tract Subdivision of lands in the Llano Grande Grant, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 12, Block 116; THENCE, South with the West line of Lot 12, a distance of 686.4 feet to a corner; THENCE, North 36 deg. East 285.6 feet to a corner; THENCE North 31 deg. East 207.9 feet to a corner; THENCE, North 45 deg. 0' West a distance of 396.6 feet to the place of beginning, containing 2.27 acres, more or less and being the identical property conveyed by Hidalgo & Cameron Counties Water Control & Improvement District No. 9 to W. K. Swift under deed dated April 17, 1945 and recorded in Vol. 571, p. 76, Deed Records, Hidalgo County, Texas

SUBJECT TO:

(1) Right of Way Easement to Hidalgo County recorded in Vol. 828, p. 157, Deed Records, Hidalgo County, Texas;
(2) Rules, regulations, rights of way and easements in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9;
(3) Easements for roadways, canals and drain ditches, etc. as shown on the recorded map and dedication of the subdivision and all visible easements.

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 Grantees, their

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

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

WITNESS our hand at Edinburg, Texas

this 31st day of March 19 78

Robert B. Foreman
ROBERT B. FOREMAN

Witness at request of Grantor:

Bok I. Foreman
BOK I. FOREMAN

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, {
COUNTY OF HIDALGO }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT B. FOREMAN and wife, BOK I. FOREMAN known to me to be the person s whose name s are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 31st day of March A. D. 19 78

(L. S.)

SHELLY C. TAPIA
Notary Public, in and for
Hidalgo County, Texas

Shelly C. Tapia
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, {
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, {
COUNTY OF }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, {
COUNTY OF }

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

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

(L. S.) County Clerk County, Texas

By , Deputy.

11694

150

Warranty Deed

/WITH VENDOR'S LIEN/

FROM

TO

FILED FOR RECORD

This FILED FOR RECORD THIS DATE D. 19

at 2:15 o'clock M.

APR 5 1978 County Clerk

By SANTOS SALDANA Deputy

County Clerk, Hidalgo County, Texas

RECORDED

By Deputy

, A. D. 19

In County Records

In Book , on Page

County Clerk

By Deputy

Recording Fee $

This instrument should be filed immediately with the County Clerk for Record.

Return: William Steskus
Rte 1. Box 59
Mercedes, TX. 78570

THE ODEE COMPANY, PUBLISHERS, DALLAS

Chg - Transamerica

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

3/13/2020 9:51:40 AM

Permit No.: Permit 1-2869
Receipt No.: 011284
W2500-00-116-0012-00

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

ESPARZA JUAN & JUANITA
PO BOX 1915
WESLACO, TX 78599
(956) 472-6658
(956) 472-6658

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 0Sq.Ft.
[5] Legal Description: WEST & ADAMS 2.27AC LOT 12 BLK 116 2.12AC NET
[6] Location: FM 1015 & MILE 10 N.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $150000
[10] Flood Zone: Zone AE

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 1-2869
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 — Date 3/13/20

[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 — Date 3-13-2020

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 (1) 2 3 4

Application No: 1-2882

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

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sewer Service
Date Approved:	/ /	3 / 16 / 2020

Upon the application of:

Name: Justin Guillen

Address: 8352 Mateo Escobar St.
Monte Alto, Tx
78538

Phone: 956) 562-0075

Water Supplier: North Alamo

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

Account/ESI No.: N/A

[ ] Temporary Pole [✓] Permanent Service

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

Justin Guillen
Richardson Heights Lot 12 Blk 10 ,

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Mar. 24 **, 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
	Richard F Cuter	3/24/20

ATTEST: Laura Guajardo Jr. 3/25/20
Hidalgo County Clerk **Date**

APPROVED BY
COMMISSIONERS' COURT
ON: 3/24/20

PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2882

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

Justin Guillen,

Known to me [*or* proved to me in the oath of 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:**

   Richardson Heights Lot 12 Blk 10."

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

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

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

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

-OR-

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

_____ **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 16TH, 20 20, **to certify which, witnesses my hand and seal of office.**

Leonel Najera
Notary Public
STATE OF TEXAS
Notary ID# 12888787-3
My Comm. Exp. 04-26-2021

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Special 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: January 30, 2020

Grantor: Harold Foraker

Grantor's Mailing Address: PO Box 4487 McAllen, Texas 78502 - Hidalgo County, Texas

Grantees: Justin Guillen

Grantee's Mailing Address: 8352 Mateo Escobar St., Montee Alto, Texas 78538

Consideration: Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): LOT 12, BLOCK 10, RICHARDSON HEIGHTS NO. 2, AN ADDITION TO THE CITY OF MONTE ALTO, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE 31951-8923, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;

2. Rights of parties in possession;

3. Validly existing easements, rights-of-way, restrictions, set-back lines, or prescriptive rights, whether of record or not; all easements, rights-of-way, restrictions, set-back lines, or other matters recorded in the Map Records of Hidalgo County, Texas;

4. All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property;

5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or bound-ary lines; any encroachments or overlapping of improvements;

6. All rights, obligations, and other matters arising from and existing by reason of the Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority; and

7. Taxes for the current year and subsequent years, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes/but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Conveyance:

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 and Exceptions to Conveyance and Warranty.

Vendor's Lien:

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.

Harold Foraker

Harold Foraker

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30th day of Jan 2020, by Harold Foraker.

ALBERTO ALEJANDRO OUTON
Notary Public, State of Texas
Comm. Expires 02-14-2022
Notary ID 125585106

Notary Public, State of Texas

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

3/16/2020 8:13:54 AM

Permit No.: Permit 1-2882
Receipt No.: 011311
R3825-00-010-0012-00

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

GUILLEN JUSTIN
8352 MATEO ESCOBAR ST
MONTE ALTO , TX 78538
(956) 562-0075
(956) 562-0075

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 20 Mobile Homes
[4] Size of Structure: 840Sq.Ft.
[5] Legal Description: RICHARDSON HEIGHTS LOT 12 BLK 10
[6] Location: FM 88 & FM 22 1/2 N.
[7] Sewage: North Alamo WSC
[8] Construction Type: Metal
[9] Est. Cost of Construction: $5500
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-2882
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: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

3/16/20
Date

[NOTICE]

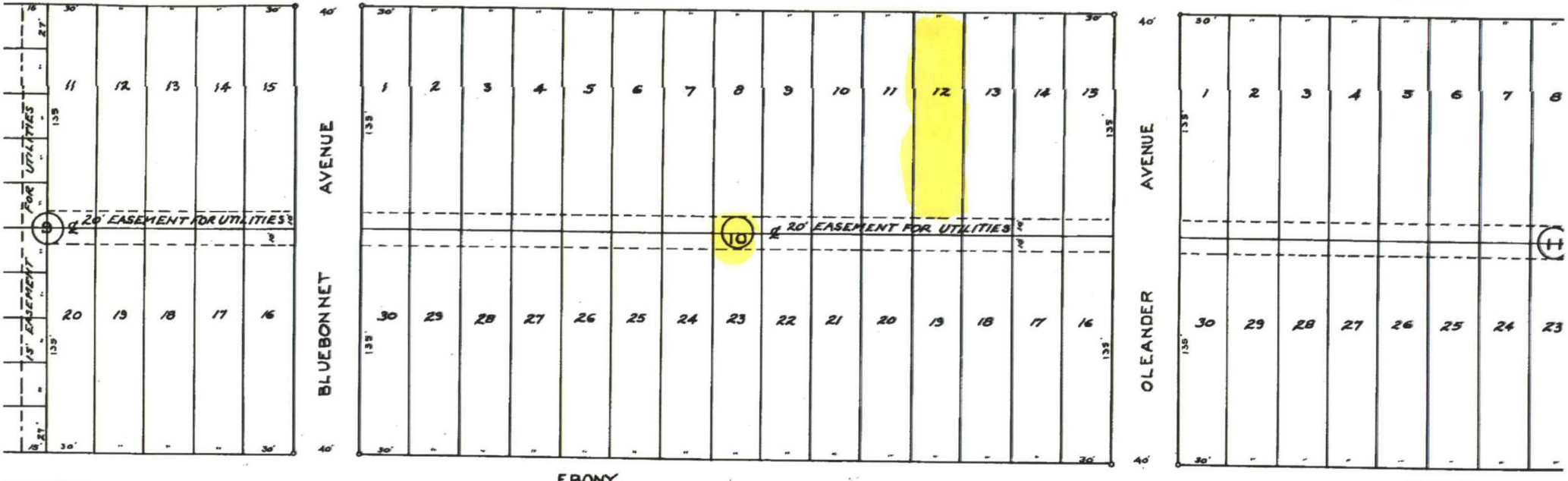
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

03-16-2020
Date

N. LINE LOT 13 BLOCK 59 1320.0' S.80° 54' E.

ASH STREET



EBONY STREET

N 80° 54' W. 1320.0'

-d, owner of the north 10 acres of Lot 13
e Mo. Tex. Land & Irr. Co. Subdivision of the
GRANT, acting for myself, acknowledge that this
m an actual survey and dedicate to the use of
ts, alleys, easements and public places thereon
poses and consideration therein expressed.

Scott Ford

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority, this day personally appeared SCOTT FORD, an individual, known to me to be the person whose name is subscribed hereto and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Scott Ford

Witness my hand and seal of office this 15th day of December, A.D. 1946.

Dick Turner (Dick Turner)
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS.

SURVEYORS ACKNOWLEDGEMENT:

I, hereby certify that this p
actual survey made on the g
of lot 13 block 59 of Mo. Te

Sworn to c
day of Dec

RICHARDSON HEIGHT

MONTE ALTO, HID

Scale 1"

Filed April 22, 1948 8:40 A.M.

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	ANTONIO RIOS	1-2673
2.		
3.		
	COMM. COURT: MARCH 24 , 2020	

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 1 2 3 4

Application No: 1-2673

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: Antonio Rios

Address: 1043 Valley Blvd
Alamo TX. 78516

Phone: (956) 483-0389

Approved by Environmental Health:	Temporary Service	Final Service
	N/A	
	Authorized Signature	Authorized Signature
Inspection/Permit No:	N/A	Pre Installed OSSF
Date Approved:	/ /	3 / 13 / 2020

Water Supplier: North Alamo WSC

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

Account/ESI No.: N/A 353541-001

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as:
Birch PH 2 Lot 43,

on March 24, 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 8-25-08);

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 Maria Cepeda);

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 ~~Maria Cepeda~~);

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 ~~Maria~~);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Maria Cepeda);

Planning Department Authorized Signature	Hidalgo County Judge	Date
	Richard F Cuter	3/24/20

ATTEST: Arturo Guajardo Jr. 3/25/20
Hidalgo County Clerk **Date**

APPROVED BY
COMMISSIONERS' COURT
ON: 3/24/20

PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-10-20

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 1 2 3 4

Application No: 1-2673

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: Antonio Rios

Address: 1043 Valley Blvd
Alamo TX. 78516

Phone: (956) 483-0389

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

FM493 + Mile 16N Birch Ph 2 Lot #43

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

x Antonio R. — Requesting Party (Signature)
3-12-20 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

03/13/2020 — **Date**
County Official

Edwards Abstract and
Title Co. GF# 925754.RG

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 18, 2020

Grantor: FLORENTINO RIOS and wife, IRMA RIOS
DANIEL RIOS, a single person

Grantor's Mailing Address (including county): 2410 Paseo del lago
Palmhurst, Texas 78573
Hidalgo County, Texas

Grantee: ANTONIO RIOS

Grantee's Mailing Address (including county): 1043 Valley Blvd.
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK in the principal amount of ONE HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($193,500.00), of which the sum of $73,500.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements):

Lot 43, BIRCH SUBDIVISION, PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Page 148-152, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s) dated September 1, 1949, recorded in Volume 103, Page 52, Oil and Gas Records, dated April 19, 1952, recorded in Volume 744, Page 446, dated March 2, 1977, recorded in Volume 1520, Page 641, Deed Records, and dated July 15, 2011, under Clerk's File No. 2283291, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated August 14, 1943, recorded in Volume 48, Page 632, dated August 14, 1943, recorded in Volume 47, Page 610, dated August 14, 1943, recorded in Volume

47, Page 587 and unitized in Volume 73, Page 356 and in Volume 189, Page 512, Oil and Gas Records of Hidalgo County, Texas, and subsequent transfers thereof.

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

Right of Way Easement dated March 11, 2008, recorded under Clerk's File No. 1866713, Official Records, Hidalgo County, Texas.

Water Sewer Service Agreement dated June 23, 2008, recorded under Clerk's File No. 1953324, Official Records, Hidalgo County, Texas.

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

Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Taxes for the year 2020 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

TEXAS 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 sum of $73,500.00, being a part of the above described ONE HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($193,500.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS NATIONAL BANK and are transferred to TEXAS NATIONAL BANK, without recourse against Grantor.

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

Florentino Rios
FLORENTINO RIOS

IRMA RIOS

DANIEL RIOS

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th of January, 2020, by FLORENTINO RIOS and wife, IRMA RIOS.

ROQUE GUERRERO
Notary Public
STATE OF TEXAS
Notary ID# 1168401-0
My Comm. Exp. 08-04-2023

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th of January, 2020, by DANIEL RIOS.

ROQUE GUERRERO
Notary Public
STATE OF TEXAS
Notary ID# 1168401-0
My Comm. Exp. 08-04-2023

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ANTONIO RIOS
1043 Valley Blvd.
Alamo, Texas 78516

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 925754; RG:ma

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

1/9/2020 12:26:45 PM

Permit No.: Permit 1-2673
Receipt No.: 010355
B3062-02-000-0043-00

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

Antonio Rios
~~RIOS FLORENTINO & DANIEL RIOS~~
1043 VALLEY BLVD
ALAMO, TX 78516
(956) 566-9603
(956) 827-8480

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1827Sq.Ft.
[5] Legal Description: BIRCH PH 2 LOT 43
[6] Location: FM 493 & MILE 16N.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $12000
[10] Flood Zone: Zone AH

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 275', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-2673
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

1/9/20
Date

property ID#730153

[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

1-9-2020
Date

AI-74891

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT		APPLICATION NO.
1.	Francisca Guerrero		4-2846
2.	Jefferson Road Property Inv. LLC	CARMEN AVILA SUBDIVISION PH II, LOTS 109-254	BLANKET COVER
3.	J & DMC Management, LLC	VISTA RIDGE ACRES PH VII, LOTS 701-738	BLANKET COVER
	COMM. COURT: MARCH 24, 2020		

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 1 2 3 (4)

Application No: 4-2846

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Approved by Environmental Health:	Temporary Service	Final Service
		MRamirez
	Authorized Signature	Authorized Signature
Inspection/Permit No:		existing septic
Date Approved:	/ /	03/13/2020

Upon the application of:

Name: Francisca Guerrero

Address: 1973 E. canost.
Edinburg, Tx. 78542

Phone: (956) 651-5078

Water Supplier: North Alamo

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

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

regarding the land described as:
San Cristobal PH 2 Lot 168,

on March 24, 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 12/19/05);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

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

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

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023; (verified by [signature]);

[signature] — Planning Department Authorized Signature

Richard F Cortez — Hidalgo County Judge — 3/24/20 — Date

ATTEST: Rutum Guajardo Jr. — Hidalgo County Clerk — 3/25/20 — Date

APPROVED BY COMMISSIONERS COURT ON: 3/24/20

PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-10-20

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 1 2 3 4

Application No: 4-2846

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: Francisca Guerrero

Address: 1923 E. cano st.
Edinburg, TX. 78542

Phone: 956-651-5078

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

San Cristobal Ph. 2 lot 168

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Francisca Guerrero — Requesting Party (Signature)
3-13-20 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
✓ Affidavit
✓ Other (describe) Copy of 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:

2/18/2020
Date

County Official

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

3/13/2020 1:55:14 PM

Permit No.: Permit 4-2846
Receipt No.: 011304
S0557-02-000-0168-00

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

GUERRERO FRANCISCA G.
801 TORTOLITA ST
EDINBURG, TX 78542
(956) 651-5078
(956) 780-1968

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1454Sq.Ft.
[5] Legal Description: SAN CRISTOBAL PH 2 LOT 168
[6] Location: curry and sharp
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $58500
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2846
Price: $30.00

Total Amount.....$30.00

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

Cashier

3/13/2020
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.

Francisca Guerrero
Signature of Owner or Applicant

3-13-20
Date

SIERRA TITLE
CLOSER BV
GF# 203050

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.

GENERAL WARRANTY DEED

Date: October 18, 2017

Grantor: Arnela Torres and husband, Rogelio Castillo

Grantor's Mailing Address:

1000 E. Vermont Ave. Apt 8107
McAllen, Texas 78503
Hidalgo County

Grantee: Francisca G. Guerrero, a single person

Grantee's Mailing Address:

413 Elizabeth Moya St.
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 168, SAN CRISTOBAL SUBDIVISION, PHASE II, Hidalgo County, Texas, according to map thereof recorded in Volume 49, Pages 103 thru 107, Map Records of Hidalgo County, Texas.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO THE PROPERTY AS SET FORTH HEREIN) INCLUDING, BUT NOT LIMITED TO, ALL WARRANTIES OR REPRESENTATIONS AS TO ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) THE VALUE, CONDITIONS, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (III) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEES'S CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS

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

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

Arnela Torres

Rogelio Castillo

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 19, 2017, by Arnela Torres.

BERTA VIDALES
Notary Public, State of Texas
Expires AUGUST 29, 2021
I.D.#1239629-6

Berta Vidales

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 19, 2017, by Rogelio Castillo.

BERTA VIDALES
Notary Public, State of Texas
Expires AUGUST 29, 2021
I.D.#1239629-6

Berta Vidales

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#203050 BV
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\203050-WD\ag)

AFTER RECORDING RETURN TO:

Francisca G. Guerrero
413 Elizabeth Moya St.
Edinburg, Texas 78542

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

Sewer

Precinct 1 2 3 4

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Jefferson Road Property Dev. LLC.

Address: P.O. Box 2604
Edinburg, Tx. 78540

Phone: 336-1507

Water Supplier: WHWSC.

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Carmen Avila Ph. II Subdivision lots 109-254

on March 24, 20 20, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 2-24-20);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sosa);

yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [signature]);

NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sosa);

Planning Department Authorized Signature	Hidalgo County Judge	Date
	Richard F Cuevas	3/24/20

APPROVED BY COMMISSIONERS' COURT ON: 3/24/20

ATTEST: [signature] 3/25/20
Hidalgo County Clerk — Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: MA

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: Jefferson Road Property Investments, LLC

Address: PO Box 2604

Edinburg, TX 78540

Phone: (956) 386-1507

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):
Carmen Avila Subdivision Phase II: A 32.53 acre tract of land out o f Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas 105 109-254

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature) Date 1-31-20

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
___ Executory Contract
___ Lease
___ Rent Receipt
___ Affidavit
✓ Other (describe) Copy of subd. plat

This part to be filled out by receiving county official:

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

2/11/20
Date

County Official

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3.- LEGEND • - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

5.- SETBACKS:
FRONT ..... 20.00 FEET
FRONT (LOTS 109 - 117) ..... 50.00 FEET
REAR ..... 10.00 FEET
SIDE ..... 5.00 FEET
CORNER SIDE ..... 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **209,729.20** CUBIC -FEET - **8.44** ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3.
DRAINAGE DETENTION WAS CONSTRUCTED DURING CARMEN AVILA PH I

8.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- ELEV= 81.31, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 177 OF THIS SUBDIVISION. H.A.V.D. 88 DATUM.
B.M. No.2- ELEV= 85.72, TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 164 OF THIS SUBDIVISION H.A.V.D.C 88 DATUM

9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 5.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 109 THROUGH 254 THIS MUST BE SIMULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 118 THROUGH 254. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

11.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER-MUST BE CONNECTED TO A PUBLIC SEWER PRIOR TO THE COUNTY PROCEEDING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METER(S).

13.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

14.- ALL LOTS SHALL HAVE A POST UE DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4. AND CITY OF EDINBURG ORDINANCE

15.- A FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG CARMEN AVILA ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER.

16.- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.

17.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM CARMEN AVILA ROAD ON TO LOTS 109 THROUGH 116. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 109&110, 111&112, 113&114, AND 115&116 TO PROVIDE INGRESS AND EGRESS FROM CARMEN AVILA ROAD.

18.- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.

20.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

21.- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING & DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN ITS RESPECTIVE SECTION.

22.- LOTS 206-212 SHALL HAVE FRONTAGE ON THE WEST SIDE AND REAR ON THE EAST SIDE.

23.- IF LOTS 109-117 ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A 6FT PER FENCE ABUTTING ALL RESIDENTIAL LOTS.

LOCATION MAP SCALE 1" = 4000'

SUBDIVISION PLAT OF:
CARMEN AVILA SUBDIVISION PHASE II

A 32.53 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 32.53 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF CARMEN AVILA SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2998724, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°09' E), 1,675.57 FEET, S 82°09' E, 80.00', N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 2,263.65 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE; N 09°45'50" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 936.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE ROBERT ALANIZ TRACT (REMAINDER OF A 125.16 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2080465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°13'55" E, ALONG THE SOUTH LINE OF THE ROBERT ALANIZ TRACT, A DISTANCE OF 1,465.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SANTA CRUZ RANCHES No.2 (RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°15'52" W, ALONG THE WEST LINE OF SANTA CRUZ RANCHES No.2, A DISTANCE OF 972.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF CARMEN AVILA SUBDIVISION PHASE I AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 2.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°15'52" E, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 81.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 174.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 10.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.53 ACRES OF LAND MORE, OR LESS.

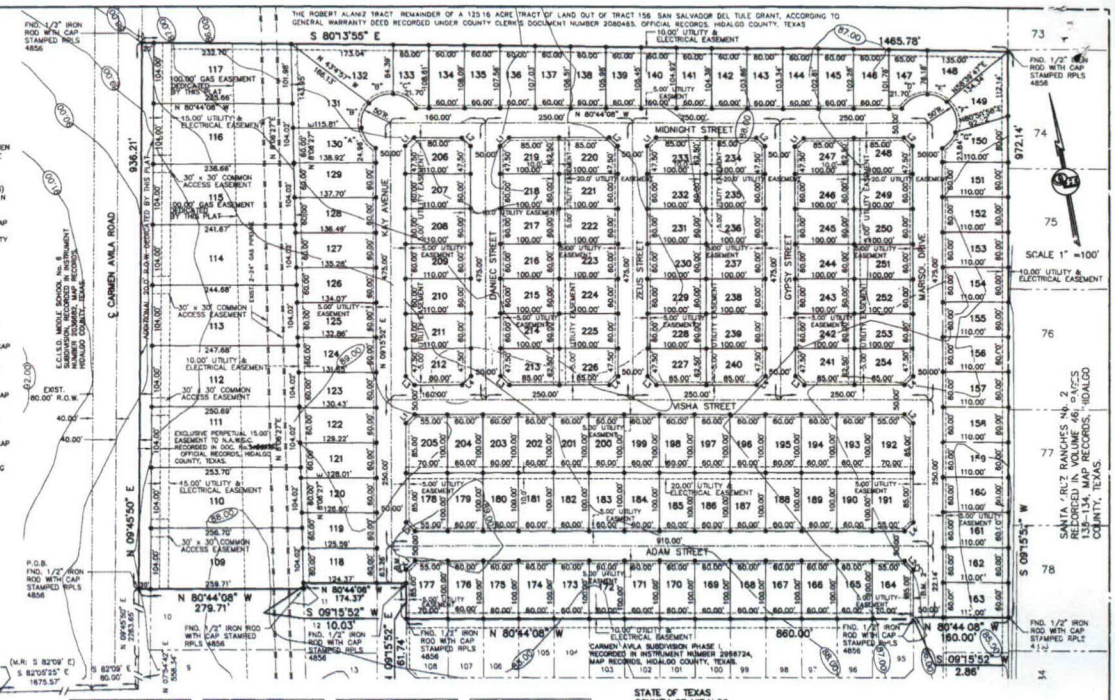
BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

1-31-18
DATE



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	5°4'59" W	50.00'	44.08'
"B"	52°37'25"	50.00'	45.93'
"C"	50° 10' 9"	50.00'	47.35'
"D"	60°00'00"	50.00'	52.36'
"E"	49°17'59"	50.00'	43.00'
"F"	57° 21' 4"	50.00'	50.05'
"G"	41°12'26"	50.00'	35.96'

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
109	16809.60	0.82
110	16540.96	0.81
111	16328.25	0.80
112	25915.54	0.59
113	25602.63	0.59
114	25290.72	0.58
115	24977.80	0.57
116	24664.89	0.57
117	24114.04	0.55
118	7447.73	0.17
119	7571.55	0.17
120	7644.25	0.18
121	7716.96	0.18
122	7789.66	0.18
123	7862.36	0.18
124	7935.07	0.18
125	8007.77	0.18
126	8080.48	0.19
127	8153.18	0.19
128	8225.89	0.19
129	8298.59	0.19

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
130	7808.16	0.18
131	10620.37	0.24
132	10276.91	0.24
133	5889.56	0.14
134	6501.06	0.15
135	6469.42	0.15
136	6437.77	0.15
137	6406.12	0.15
138	6374.48	0.15
139	6342.83	0.15
140	6311.19	0.14
141	6279.54	0.14
142	6247.89	0.14
143	6216.25	0.14
144	6184.60	0.14
145	6152.96	0.14
146	6121.31	0.14
147	5627.98	0.12
148	7143.14	0.17
149	7961.92	0.17
150	6504.40	0.15

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
151-163	6600.00	0.15
164	6887.50	0.16
165-176	6600.00	0.14
177	6888.49	0.16
178	6887.50	0.16
179-190	6000.00	0.14
191-192	6000.00	0.14
193-204	6000.00	0.14
205	6887.50	0.16
206	6650.00	0.15
207-211	6600.00	0.15
212	6650.00	0.15
213	6137.50	0.14
214-218	6000.00	0.14
219-220	6137.50	0.14
221-225	6000.00	0.14

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
226-227	6137.50	0.14
228-232	6000.00	0.14
233-234	6137.50	0.14
235-239	6000.00	0.14
240-241	6137.50	0.14
242-246	6000.00	0.14
247-248	6137.50	0.14
249-253	6000.00	0.14
254	6137.50	0.14

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 54°15'52" E	21.21'
L2	S 35°44'08" E	21.21'
L3	N 35°44'08" W	21.21'
L4	S 54°15'52" W	21.21'

INDEX OF SHEETS

SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP: LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, CITY CERTIFICATE, REVISION NOTES

SHEET 2.- MAP OF WATER DISTRIBUTION SYSTEM, AND SEWER ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more gender or are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to place the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 2nd day of March 2020

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CARMEN AVILA SUBDIVISION PHASE II, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE EAST SIDE OF CARMEN AVILA ROAD, APPROXIMATELY 770.00' NORTH OF MILE 22 1/2 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG(POPULATION 83,970). CARMEN AVILA SUBDIVISION PHASE II, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	VICTOR DANIEC, MANAGER JEFFERSON ROAD PROPERTY INVESTMENTS, LLC	P.O. BOX 2604	EDINBURG, TX 78540	(956) 831-7108	
ENGINEER:	MARCO A. GONZALEZ	124 E. STUBBS ST.	EDINBURG, TX 78539	(956)381-6480	381-0327
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0327

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

02-21-2020
DATE

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

ON: 3-3-20 AT 11:39 AM/PM
INSTRUMENT NUMBER 3094102
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the CARMEN AVILA SUBDIVISION PHASE II has reviewed and approved by the Hidalgo County Commissioners Court on Feb. 26, 2020

2-26-20
Hidalgo County Judge
3/2/20
Date

ATTEST: Arturo Guajardo, Jr.
Hidalgo County Clerk
3/3/2020
Date

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as CARMEN AVILA SUBDIVISION PHASE II conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 4 day of February, 2020

CHAIRPERSON - PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE — DATE 2-24-20
ATTEST: CITY SECRETARY — DATE 2-24-20

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
PHONE 956-381-6480
FAX 956-381-0327
ALFONSO@QHA-ENG.COM

DATE OF PREPARATION: JANUARY 31, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC AS OWNER OF THE 32.53 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR-DANIEC, MANAGER
P.O. BOX 2604
EDINBURG, TEXAS 78540

2/10/20
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this 10th day of FEBRUARY, 2020

CLARISSA ANNETTE QUINTANILLA
Notary ID #126613255
My Commission Expires
November 04, 2021

CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARCO A. GONZALEZ
P.E. No. 120016

2-10-20
DATE

FILENAME :F:\DATA\SUBD.EDINBURG\CARMEN AVILA II\PLAT				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO.
1-31-18	M. GONZALEZ			1 OF 3
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
1-29-18	M. GONZALEZ			

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

OSSF's installed

Precinct 1 2 3 4

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: J+D MC Management, LLC.

Address: 2614 W. Freddy Gonzalez
Edinburg, TX. 78539

Phone: 318-0952

Water Supplier: NAWSC.

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Vista Ridge Acres Ph. VII lots. 701-738,

on March 24, 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 2-20-20);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by);
- 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);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

Planning Department Authorized Signature	Richard F Cuevas **Hidalgo County Judge**	3/24/20 **Date**
	ATTEST: Arturo Guajardo Jr. **Hidalgo County Clerk**	3/25/20 **Date**

APPROVED BY COMMISSIONERS' COURT ON: 3/24/20

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: NA

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: J&DMC Management, LLC

Address: 2614 W. Freddy Gonzalez

Edinburg, TX 78539

Phone: (956) 318-0956

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):
Vista Ridge Acres Phase VII: A 41.56 acre tract of land out of Lots 9, 10, 15 and 16, Block 77, Missouri-Texas Land & Irrigation Company's Subdivision, Hidalgo County, Texas Lots 701-738

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jack McClelland 2-6-20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
___ Executory Contract
___ Lease
___ Rent Receipt
___ Affidavit
✓ Other (describe) Copy of Subd. Plat

This part to be filled out by receiving county official:

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

3/11/20 Glen Sesin
Date **County Official**

SUBDIVISION PLAT OF:

VISTA RIDGE ACRES PHASE VII

A 41.56 ACRE TRACT OF LAND OUT OF LOTS 9, 10, 15 AND 16, BLOCK 77, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

6-5-19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA P.E.
P.E. No. 93534

10-8-19
DATE

MISSOURI-TEXAS IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

AREA DATA TABLE		
LOT	S.F.	AC.
701-717	51499.80	1.182
718-734	49999.85	1.476

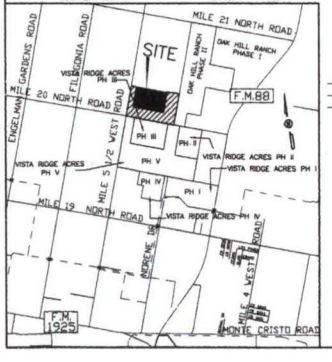
CURVE DATA				
CURVE	Δ	RADIUS	ARCH LENGTH	CHORD LENGTH
"A"	29°20'14"	50.00'	25.60'	25.33'
"B"	90°39'44"	50.00'	79.12'	71.12'

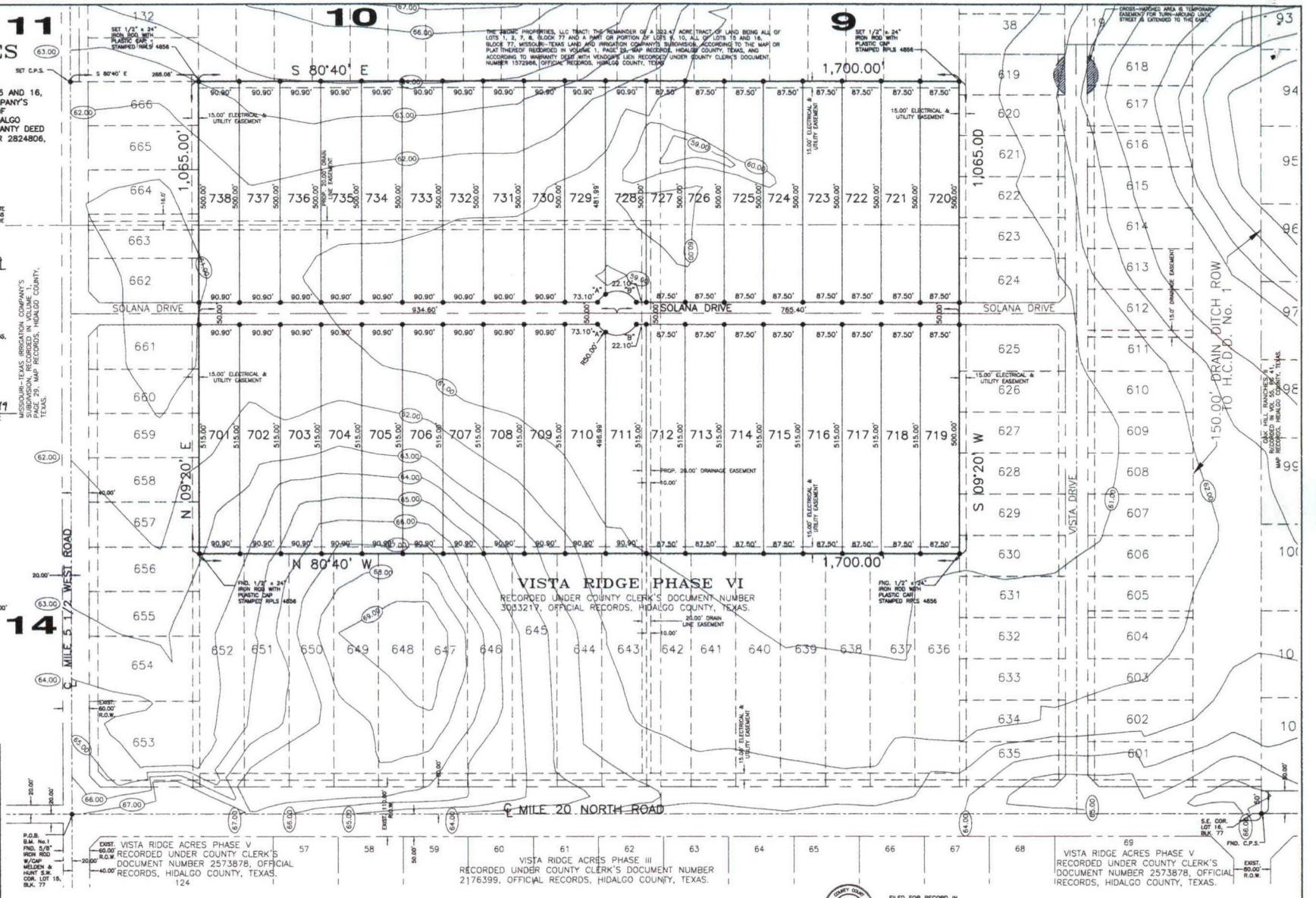
SCALE 1" = 100'

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION MAP — SCALE 1" = 3000'





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

ON: 03/09/20 AT 02:52 AM/PM
INSTRUMENT NUMBER 3096158
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	JACK McCLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)318-0954	316-4547
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

FILENAME: F:\DATA\SUBD.\HIDALGO CO.\VISTA RIDGE ACRES\VISTA RIDGE PH. VI-PLAT			
DATE PREPARED	PREPARED BY M.G.	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET NO. 2 of 4

	PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY	
	APPLICANT	APPLICATION NO.
1.	BILMA FLOREZ	3-2010
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 24, 2020	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-2010
3/3/20

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

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sewer
Date Approved:	/ /	3 / 17 / 20

Upon the application of:

Name: Bilma Florez

Address: 2225 Lusby St. Mission Texas 78574

Phone: 956-560-1543

Water Supplier: Sharyland Water

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

Account/ESI No.: 100327894612480 80

[ ] Temporary Pole [✓] Permanent Service

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

Ariel Hinojosa #2 Lot 33

,

[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 March 24, 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.~~

Sandra Cantu 3/16/20 — Planning Department Authorized Signature

Eloy Ruiz — Hidalgo County Judge — 3/24/20 — Date

ATTEST: Arturo Guajardo Jr. — Hidalgo County Clerk — 3/25/20 — Date

APPROVED BY COMMISSIONERS' COURT ON: 3/24/20

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-2010
3/3/20

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

BILMA FLOREZ,

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

1. **"I am requesting utility service to the following described land:**
   ARIEL HINOJOSA SUBDIVISION #2 LOT #33 **."**

[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."**~~

Bilma Florez **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 3rd**, 20**20**, to certify which, witnesses my hand and seal of office.**

Crystle Torres
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CRYSTLE TORRES
Notary Public, State of Texas
Comm. Expires 03-12-2023
Notary ID 131926718

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 10, 2015

Grantor: E.E.A.C., Inc., a Texas Corporation

Grantor's Mailing Address:

P.O. Box 5454
McAllen, Texas 78502
Hidalgo County, Texas

Grantee: Bilma Florez

Grantee's Mailing Address:

P.O. Box 350
Penitas, Texas 78576
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nineteen Thousand Five Hundred Dollars and No Cents ($19,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 Robert Geissler, trustee.

Property (including any improvements):

Lot 33, Ariel Hinojosa Subdivision, Unit No. 2, Hidalgo County, Texas, according to the Map or Plat thereof recorded in the Office of the County Clerk of Hidalgo County, Texas and more particularly described in that Deed dated September 1, 1981 from Ariel Hinojosa, et. ux to Candelario Godina and Lydia M. Godina, recorded in Volume 1749, Page 579, Real Property Records, Hidalgo County, Texas. (ACCOUNT NO. H3650-02-000-0033-00).

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

9. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

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

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

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

Grantee is taking the property in an arm's–length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

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

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

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

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

E.E.A.C., Inc. ,
a Texas Corporation

BY: _____

ITS: Elias Woloski, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 10th day of July, 2015, by Elias Woloski, President of E.E.A.C., Inc. , a Texas Corporation, on behalf of said Texas Corporation.

REBECCA ACEDO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
08-10-2016

Rebecca Acedo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

E.E.A.C., Inc.
P.O. Box 5454
McAllen, Texas 78502

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

3/3/2020 3:08:44 PM

Permit No.: Permit 3-2010
Receipt No.: 011088
H3650-02-000-0033-00

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

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

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

FLOREZ BILMA
2225 LUSBY STREET
MISSION, TX 78576
(956) 560-1543
(956) 560-1543

[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 20 Mobile Homes
[4] Size of Structure: 248Sq.Ft.
[5] Legal Description: ARIEL HINOJOSA #2 LT 33
[6] Location: moorefield road and 2 1/2 mile
[7] Sewage: City of Mission
[8] Construction Type: Metal
[9] Est. Cost of Construction: $23000
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-2010
Price: $30.00

Total Amount.....$30.00

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

Cashier

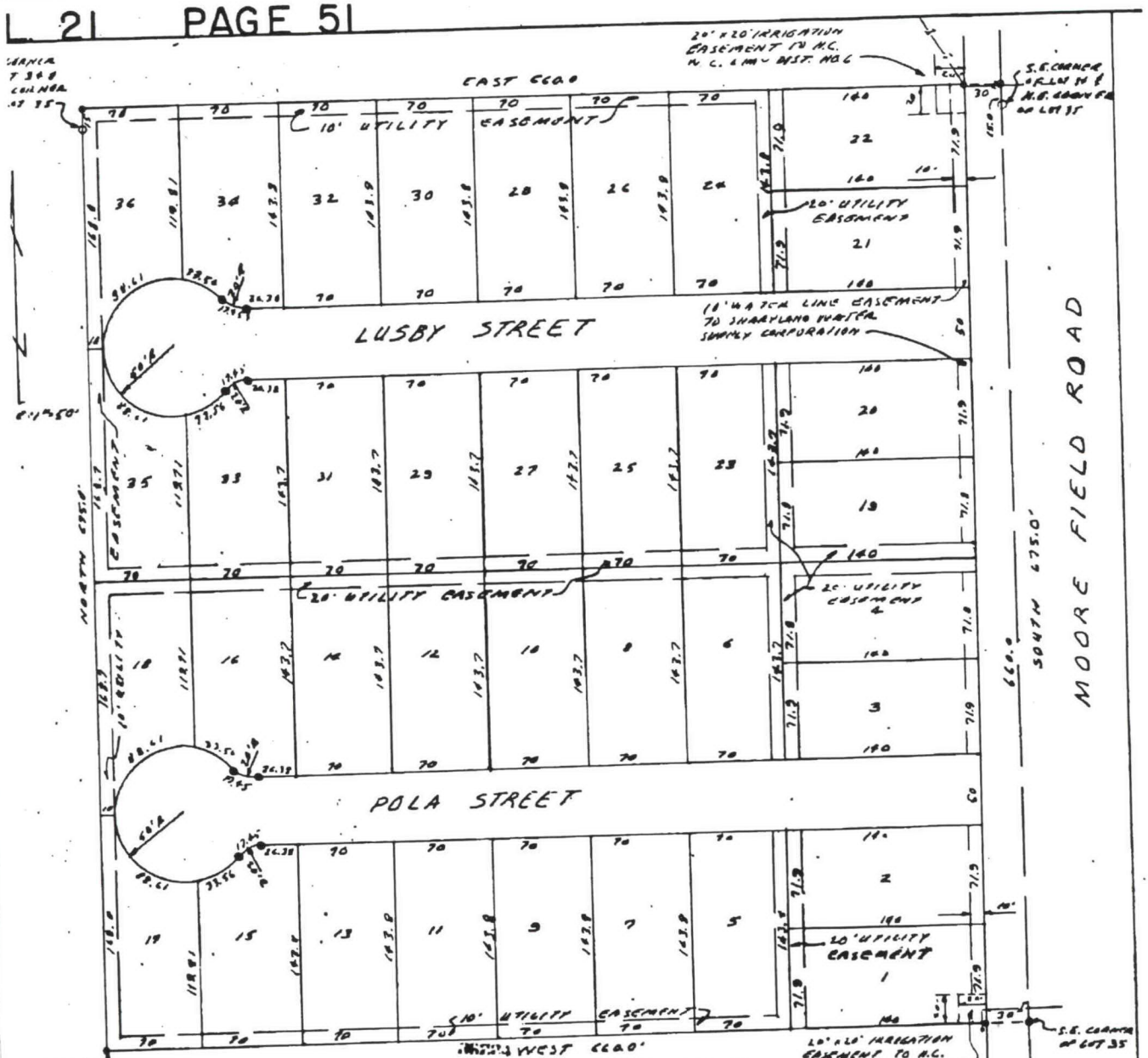
3-3-20
Date

[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.

Bilma Florez
Signature of Owner or Applicant

3-3-20
Date



ARIEL HINOJOSA SUBDIVISION NO. 2

BEING A SUBDIVISION OF LOT 35 AND THE SOUTH 15.0' OF LOT 36, NEW CALEDONIA SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS MAP AND DESIGNATED HEREIN AS "ARIEL HINOJOSA SUBDIVISION NO. 2" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

10-10-79 — DATE
Ariel Hinojosa — ARIEL HINOJOSA, OWNER

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

10-10-79 — DATE
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF HIDALGO:

BE IT REMEMBERED, THAT ON THIS DAY PERSONALLY APPEARED, ARIEL HINOJOSA, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF October, A.D., 1979.

David H. Salazar — 11-6-80
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY

THIS PLAT HAS BEEN APPROVED BY HIDALGO CO. WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, ON THIS THE 5TH DAY OF NOVEMBER, A.D., 1979.

11/5/80

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6

BY: Osce Pearson
PRESIDENT

ATTEST: Paul Bowles

APPROVED FOR RECORDING

APPROVED FOR RECORDING
Hidalgo County Water Control & Imp. Dist. No. 6
Title Co.

Recorded in Book 21 Page 51 of the map records of Hidalgo County, Texas
Charles L. Madden
County Surveyor

COMMISSIONERS' COURT
This the 14th day of Dec 19 79
SANTOS SALDANA, County Clerk

	PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
	APPLICANT	APPLICATION NO.
1.	Beatrice V. Poe	4-2735
2.	Rosalba Hinojosa	4-2535
3.		
4.		
5.		
	COMM. COURT: MARCH 24, 2020	

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 1 2 3 4

Application No: 4-2735

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

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:	Light	
Date Approved:	3 / 9 / 20	/ /

Upon the application of:

Name: Beatrice V. Poe

Address: 7501 Tex-Mex
Edbg, TX 78542

Phone: 956-358-5524

Water Supplier: No. Alamo Water

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

Account/ESI No.: 229299-002

[✓] Temporary Pole [ ] Permanent Service

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

Beatrice V. Poe A 1.00 ac tract of land gross & 0.95 ac net out of the S. 7.38 ac of the W 30.00 ac of Lot 3 B# 267 ~~Villa Salazar~~ Tex-Mex Railway Co. Survey

[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 March 24 **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	Eddie Cantu **Hidalgo County Judge**	3/24/20 **Date**
	ATTEST: Arturo Guajardo Jr. **Hidalgo County Clerk**	3/25/20 **Date**

APPROVED BY
COMMISSIONERS COURT
ON: 3/24/20

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 1 2 3 (4)

Application No: 4-2735

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

Beatrice V. Poe,

Known to me [*or* proved to me in the oath of appeared before me ***or* through** TXDL ____ ***(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:**

7501 Tex-Mex Rd Edbg, TX 78542."

A 1.00ac tract of land gross + 0.95ac net out of the S. 7.38ac of the W 20.00ac of lot 3 Blk 2 ET Tex-Mex Railway Co. Survey

[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."

Beatrice V. Poe **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 9**, 20**20**, to certify which, witnesses my hand and seal of office.**

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CRYSTAL A REYNA
Notary ID #131306415
My Commission Expires
October 5, 2021

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

2/24/2020 11:33:28 AM

Permit No.: Permit 4-2735
Receipt No.: 010935
T2100-00-267-0003-36

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

POE BEATRIZ VALDEZ
2315 MOONLIGHT LN APT. 2
EDINBURG, TX 78541
(956) 703-9368
(956) 627-5101

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2455Sq.Ft.
[5] Legal Description: TEX-MEX SURVEY LOT 7 - E 105'- S 414.80' LOT 3 BLK 267 1.00 AC GROSS - 0.95 AC NET
[6] Location: TEX- MEX & SHARP
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $85925
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUTNY SETBACKS & REGULATIONS
Description: Permit 4-2735
Price: $30.00

Total Amount.....$30.00

Method of Payment: Check
Check/M.O.#: 8060
Payment: $30.00
Change Due: $0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier

2/24/2020
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

2-24-2020
Date

Doc-3033337

2250
Prepared by the State of Texas for use by lawyers only
Revised 10-85
1995 by the State Bar of Texas

Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT FILED FOR RECORD IN THE PUBLIC RECORDS: YOU SOCIAL SECURITY OR DRIVER'S LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE.

Date: *July 24, 2019*

Grantor: *Adolfo Valdez, individually and as sole heir through Affidavit of Heirship of Consuelo G Valdez*

Grantor's Mailing Address (including county): *1709 E Loeb.*
Edinburg, Texas 78542
Hidalgo County

Grantee: *Beatriz Valdez Poe*

Grantee's Mailing Address (including county): *1709 E Loeb*
Edinburg, Texas 78542
Hidalgo County

Consideration: ***One*** *and no/100ths ($1.00) and other good and valuable consideration;*

Property (including any improvements):

A 1.00 acre tract of land gross and 0.95 acres net out of the South 7.38 acres of the West 30.00 acres of Lot Three (3), Section Two Hundred Sixty-seven (267), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 20, Map Records, Hidalgo County, Texas; said 1.00 acre tract of land being more particularly described as follows:

Beginning at the Southwest corner of the herein described tract of land, said point bears South, 8- degrees, 52 minutes, 20 seconds East, 630.00 feet from the Southwest corner of the aforementioned Lot 3, Section 267, said POINT OF BEGINNING being on the centerline of Tex-Mex Road, a 40.00 foot County Road;

THENCE, along the West line of this tract, North, 9 degrees, 40 minutes, 25 seconds East, first passing an iron pin set at 20.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to an iron pin set for the Northwest corner;

THENCE, along the North line of this tract, South, 80 degrees, 53 minutes, 20 seconds East, 105.00 feet to an iron pin set for the Northeast corner;

THENCE, along the East line of this tract, South, 8 degrees, 40 minutes, 25 seconds, West, first passing an iron pin set at 394.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to a nail set on the centerline of Tex-Mex Road for the Southeast corner of this tract;

THENCE, along the centerline of Tex-Mex Road, North, 80 degrees, 53 minutes, 20 seconds West, 105.00 feet to the original POINT OF BEGINNING and containing 1.00 acres of land, more or less, of which 0.05 acres lie on Tex-Mex Road.

Adolfo Valdez

Adolfo Valdez

Doc-3033337

Reservation from and Exception to Conveyance and Warranty:

Easements and restrictions of Record.

Grantor, for the consideration indicated above, and subject to reservations from, and exceptions to conveyance and warranty contained in this instrument, grants 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to reservations from, and exceptions to conveyance and warranty contained

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

Adolfo Valdez

Adolfo Valdez

Acknowledgment

State of Texas :

County of Hidalgo :

This instrument was acknowledged before me by on the 24 *day of July 2019 by Adolfo Valdez..*

L ARON PENA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 2/1/21
NOTARY ID 687845-3

L Aron Pena

Notary Public, State of Texas

204781

113569

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WARRANTY DEED

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

That We, JAIME VILLARREAL and wife, JOSEFA SALAZAR VILLARREAL, of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ADOLFO VALDEZ and wife, CONSUELO G. VALDEZ, 1709 East Loeb, Edinburg, Hidalgo County, Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A 1.00 acre tract of land gross and 0.95 acres net out of the South 7.38 acres of the West 30.00 acres of Lot Three (3), Section Two Hundred Sixty-seven (267), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 20, Map Records, Hidalgo County, Texas; said 1.00 acre tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract of land, said point bears South, 80 degrees, 53 minutes, 20 seconds East, 630.00 feet from the Southwest corner of the aforementioned Lot 3, Section 267, said POINT OF BEGINNING being on the centerline of Tex-Mex Road, a 40.00 foot County Road;

THENCE, along the West line of this tract, North, 8 degrees, 40 minutes, 25 seconds East, first passing an iron pin set at 20.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to an iron pin set for the Northwest corner;

THENCE, along the North line of this tract, South, 80 degrees, 53 minutes, 20 seconds East, 105.00 feet to an iron pin set for the Northeast corner;

THENCE, along the East line of this tract, South, 8 degrees, 40 minutes, 25 seconds, West, first passing an iron pin set at 394.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to a nail set on the centerline of Tex-Mex Road for the Southeast corner of this tract;

THENCE, along the centerline of Tex-Mex Road, North, 80 degrees, 53 minutes, 20 seconds West, 105.00 feet to the original POINT OF BEGINNING and containing 1.00 acres of land, more or less, of which 0.05 acres lie on Tex-Mex Road.

SUBJECT TO:

1.) Oil, Gas and Mineral Lease dated August 9, 1951, recorded in Volume 188, Page 232, Oil and Gas Records, Hidalgo County, Texas.

2.) Easement for RIGHT OF WAY granted to TRUNKLINE GAS COMPANY as set forth in instrument recorded in Volume 827, Page 217, Deed Records, Hidalgo County, Texas.

3.) Easement for RIGHT OF WAY granted to TEXAS EASTERN

TRANSMISSION CORPORATION as set forth in instrument recorded in Volume 873, Page 336, Deed Records, Hidalgo County, Texas.

4.) Easement for RIGHT OF WAY granted to STATE OF TEXAS as set forth in instrument recorded in Volume 1134, Page 194, Deed Records, Hidalgo County, Texas.

5.) Easement for RIGHT OF WAY granted to NORTH ALAMO WATER SUPPLY CORPORATION as set forth in instrument recorded in Volume 1411, Page 659, Deed Records, Hidalgo County, Texas.

6.) Rules, regulations, rights of way and easements in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

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

8.) The property herein described is subject to the following building restriction which shall run with the land:

a.) The property will not be used for the purpose of the creation, erection, or maintenance of a junk yard.

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

EXECUTED this 1st day of April, 1985.

Jaime Villarreal
JAIME VILLARREAL

Josefa Salazar Villarreal
JOSEFA SALAZAR VILLARREAL

Mailing address of grantees:

Name: Adolfo Valdez
1709 East Loeb
Edinburg, Texas 78539

Name: Consuelo G. Valdez
1709 East Loeb
Edinburg, Texas 78539

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of April, 1985, by JAIME VILLARREAL and wife, JOSEFA SALAZAR VILLARREAL.

My commission expires:
4/27/89

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

AFTER RECORDING RETURN TO:
Mr. Adolfo Valdez
c/o Israel Ramon, Jr.
712 S. Closner
Edinburg, Texas 78539

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112569

FILED FOR RECORD
'85 APR 30 AM 10 30
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

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 1 2 3 4

Application No: 4-2535

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

Approved by Environmental Health:	Temporary Service	Final Service
	RRG	
	Authorized Signature	Authorized Signature
Inspection/Permit No:	INSTALLER	
Date Approved:	03/16/2020	/ /

Upon the application of:

Name: ROSALBA HINOJOSA

Address: 19540 N. WARE RD. McALLEN, TX.

Phone: (956) 358-4593

Water Supplier: WATER WELL

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

Account/ESI No.: 10032789435217022

[✓] Temporary Pole [ ] Permanent Service

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

Rio Grande Dev. Co. Lot# 7 Block# 23
S304.5'-N639.6'-W1320' 9.23ac GR9.09 ac net ,

[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 March 24, **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
	Ricardo Y Cortez	3/24/20

ATTEST: Arturo Guajardo Jr. 3/25/20
Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 3/24/20

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 1 2 3 4

Application No: 4-2535

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

Rosalba Aimee Hinojosa,

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

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

Rio Grande Dev. Co. Lot #7 Block #23 ."
S 304.5' - N 639.6' - W 1320' 9.23ac AR 9.09 ac net

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

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

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

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

-OR-

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

_____ **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 16**, 20**20**, to certify which, witnesses my hand and seal of office.**

SAN JUANITA MONCADA
My Notary ID # 10652965
Expires October 16, 2020

S. Moncada
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

12/13/2019 2:07:55 PM

Permit No.: Permit 4-2535
Receipt No.: 010131
R3000-00-023-0007-11

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

HINOJOSA ROSALVA
17021 WALLACE RD
EDINBURG, TX 78541
(956) 354-7538
(956) 321-5289

[1] Contractor: SELF
[2] Water System: Water Well
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3478Sq.Ft.
[5] Legal Description: RIO GRANDE DEV CO S 304.5'-N 639.6'-W 1320' LT 7 BK 23 9.23AC GR 9.09AC NET
[6] Location: Ware Rd. South of Mile 13
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $170000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 4-2535
Price: $30.00

Total Amount.....$30.00

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

Cashier

12/13/19
Date

Prop. ID# 270542

[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

12/13/19
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM 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: OCTOBER 16, 2014

Grantor: VINCENT CAPETILLO dba VINCAP PROPERTIES

Grantor's Mailing Address:

615 MELOS LANE
PALMVIEW, TEXAS 78574
HIDALGO COUNTY

Grantee: ROSALVA HINOJOSA, a single person

Grantee's Mailing Address:

17021 WALLACE ROAD
EDINBURG, TEXAS 78541
HIDALGO COUNTY

Consideration: Cash and a note of even date that is in the principal amount of SIXTY THOUSAND AND NO/100THS DOLLARS ($60,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to SANDRA G. FALCON, Trustee.

Property (including any improvements):

A tract of land out Lot 7, Section 23, Hidalgo County, Texas, and being part of the revised plat of Sections 16 through 32, **RIO GRANDE DEVELOPMENT COMPANY SUBDIVISION**, Hidálgo County, Texas, according to map thereof recorded in Volume 10, Page 33, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West boundary line of Lot 7 for the Northwest corner hereof; said corner being South 81 deg. 25 min. East 3773.50 feet with South boundary line of said subdivision, thence North 8 deg. 52 min. East 12,864.90 feet from a concrete monument found at the Southwest corner of said subdivision; said Northwest corner being further located South 8 deg. 52 min. West 335.10 feet from the Northwest corner of Lot 7;

THENCE South 81 deg. 25 min. East at 20.00 feet to a one-half (1/2) inch diameter iron rod set at the East R.O.W. of a 40.00 feet county road at 1320.00 feet in all to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

THENCE South 8 deg. 52 min. West 304.50 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

THENCE North 81 deg. 25 min. West at 1300.00 feet to a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said county road, at 1320.00 feet in all to the West boundary line of said Lot 7, for the Southwest corner hereof;

THENCE North 8 deg. 52 min. East with said West boundary line of Lot 7 a distance of 304.50 feet to the PLACE OF BEGINNING, containing 9.23 acre of land more or less, of which 0.14 acre lies in the right of way of said county road.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year; Any statutory redemption rights under the Texas Property Tax Code and Texas Property Code relating to Tax Lien Transfers and foreclosures thereof.

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

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

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

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.

Vincent Capetillo

VINCENT CAPETILLO dba VINCAP PROPERTIES

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 21, 2014, by VINCENT CAPETILLO dba VINCAP PROPERTIES.

GRACIE G GUAJARDO
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-31-2016

Gracie G Guajardo
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

WINGATE LAW OFFICES, PLLC.
7000 NORTH 10TH STREET
2ND FLOOR, STE C5
McALLEN, TEXAS 78504
(TITLEDOCS\14-0470-WDVL\GG)

AFTER RECORDING RETURN TO:
ROSALVA HINOJOSA
17021 WALLACE ROAD
EDINBURG, TEXAS 78541