



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 5,2020

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>2</u>



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: 4-30000

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: Leticia Alanis

Address: 1202 N Regal Dr
Pharr, Texas
78577

Phone: 956-279-3022

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>MRamirez</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>04/29/2020</u>

Water Supplier: Alamo Water Supply

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

Account/ESI No.: 225317-003
 Temporary Pole Permanent Service

regarding the land described as: Dev. Company, Evergreen Subd. Lot # 5

on May 5, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 03-11-1990)
 (verified by [Signature]);
 (verified by MRamirez);
 (verified by MRamirez);
 (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date 5/5/20

APPROVED BY COMMISSIONERS' COURT ON: 5/5/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/6/20

[Signature]



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
4-3000

Application No:

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

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

PARTY MAKING REQUEST:

Name: Leticia Alanis
Address: 1202 W Regal Dr
Pharr TX 78577
Phone: 956-279-3022

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

Development Co.
Evergreen Subdivision Lot #5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

4-29-20
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:

04/29/2020
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/29/2020 9:22:28 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3006
Receipt No.: 011800
E8103-00-000-0005-00

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

ALANIS JESUS & LETICIA
1202 N REGAL DR
PHARR, TX 78577
(956) 279-3022
(956) 279-3022

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 312Sq.Ft.
- [5] Legal Description: EVERGREEN DEVELOPMENT CO LOT 5
- [6] Location: N 3RD AND MONTE CRISTO RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$6000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 40', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3006
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2592
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda

Cashier

Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOR 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.

4-29-20
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.

Special Warranty Deed with Vendor's Lien

Date: February 22, 2016

Grantors: JORGE CESAR GARCIA and wife, BLANCA CELINA GARCIA

Grantors' Mailing Address: 1909 Andrea Ave.
Edinburg, Texas 78539
Hidalgo County

Grantees: JESUS ALANIS and wife, LETICIA ALANIS

Grantees' Mailing Address: 42 Elizabeth St.
Rio Grande City, Texas 78582
Starr County

Consideration: A note of even date executed by Grantees and payable to the order of JORGE CESAR GARCIA and wife, BLANCA CELINA GARCIA, in the principal amount of EIGHTY THOUSAND AND 00/100 DOLLARS (\$80,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantees to JOSEPH PRESTIA, Trustee.

Property (including any improvements):

All of Lot 5, EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 9, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:


1. The restrictive covenants dated September 19, 1995, filed September 26, 1995, under Document Number 477187, Official Records and Volume 31, Page 9, Map Records of Hidalgo County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons.
2. Blanket easements, rules, regulations and rights in favor of Delta Lake Irrigation District and easements and restrictions as shown on the recorded map of the above described subdivision.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the Map of Evergreen Development Company Subdivision, recorded in Volume 31, Page 9, Map Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Central Power and Light as shown by instrument dated December 14, 1948, recorded in Volume 652, page 534, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of Hidalgo County as shown by instrument dated February 16, 1955, recorded in Volume 820, Page 289, Deed Records of Hidalgo County, Texas.
6. Right of Way easement to North Alamo Water Supply Corporation as shown by instrument dated December ---1994, filed December 12, 1994, recorded under document Number 424662, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Rio Farms, Inc. to McCollum Exploration Company, dated march 9, 1943, recorded in Volume 48, Page 466, Oil and Gas Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Margaret E. Ufford and others to Pantano Petroleum Company, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sarah K. Gill and husband S.L>Gill to La Gloria Corporation, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Rio Grande Properties Company to McCollum Exploration Company, dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records of Hidalgo County, Texas.
11. All oil, gas and other mineral have been heretofore reserved and/or conveyed by prior grantors and/or predecessors in title as set forth in Deed dated September 1, 1994, filed September 13, 1994 under Document Number 408776, Official Records of Hidalgo County, Texas.

12. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 1, 1956, recorded in Volume 189, Page 512 and dated May 27, 1959, recorded in Volume 230, Page 254, both in the Oil and Gas Records of Hidalgo County, Texas.
13. Rights of parties in possession.
14. Visible and apparent easements on or across the property herein described.
15. Grantees shall be responsible for any and all rollback taxes, if any.

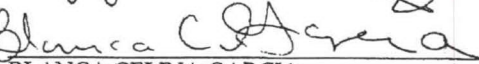
Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have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



 JORGE CESAR GARCIA



 BLANCA CELINA GARCIA

{Certificate of Acknowledgment}

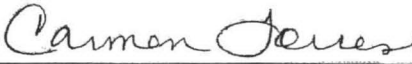
STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared JORGE CESAR GARCIA and wife, BLANCA CELINA GARCIA who proved to me to be the persons whose names 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 22nd day of Feb., 2016.





 Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
 PRESTIA & ORNELAS
 P. O. Box 876
 Edinburg, Texas 78540
 Tel: (956) 383-6251
 Fax: (956) 381-8183



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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: 4-2970

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Travis Guerrero</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name:

Travis Guerrero

Address:

13640 Mile 17 1/2 N
La Blanca Tr

Phone:

956-313-1027

Water Supplier: N/A

Utility Provider: M.V.E.C.

AEP

Account/ESI No.: N/A

Temporary Pole

Permanent Service

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

lot 1 Block 223 La Blanca "B" & 119D."
of w 474.0' S 360' out of S. 10.0 lot 1.
493 to mile 17 1/2

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 5, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~OR~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Ricardo F. Lopez

Date

5/5/20

ATTEST:

Hidalgo County Clerk

Anton Guajardo Jr.

Date

5/6/20

APPROVED BY
COMMISSIONERS' COURT
ON: 5/5/20



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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: 4-2970

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

Traus Guerrero

Known to me [or proved to me in the oath of TX DL 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:

La Blanca "B" E 119.0' of W 476.05 3166.0 out of § 1200 ac
lot 1 BIK 223 1.0 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-

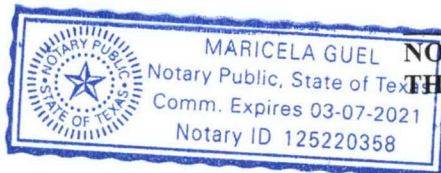
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Traus Guerrero

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on 04.20.2020 to certify which, witnesses my hand and seal of office.



MARICELA GUEL NOTARY PUBLIC IN AND FOR
Notary Public, State of Texas THE STATE OF TEXAS
Comm. Expires 03-07-2021
Notary ID 125220358



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

4/20/2020 10:04:23 AM

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

Permit No.: Permit 4-2970
Receipt No.: 011676
L0450-00-223-0001-04

GUERRERO, TRAVIS R. ILDEFONSO

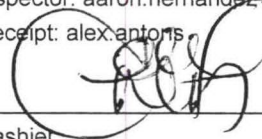
7117 N 2ND ST
EDINBURG, TX 78542
(956) 313-1027
(956) 313-1027

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: LA BLANCA 'B' E 119.0' OF W 476.0' S 366.0' OUT OF S 10.0 AC LOT 1 BLK 223 1.0 AC NET
- [6] Location: FM 493 & MILE 17 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340350C
Precinct: 4
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 4-2970
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: aaron.hernandez
Receipt: alex.antons




Cashier

4/20/20
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

04/20/20
Date

Doc # 306 8006

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

Conforms to State Bar of Texas Form

Date: November 7, 2019

Grantor: **REYNALDO GUERRERO and spouse, ROSALINDA GUERRERO**

Grantor's Mailing Address (including county): 7117 N. 2nd St
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: **TRAVIS REY ILDEFONSO GUERRERO, a single person**

Grantee's Mailing Address (including county): c/o 7117 N. 2nd Street
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

That portion of Lot One (1), Block Two Hundred Twenty Three (223), sometimes described as the South 10 acres of Block 223, La Blanca Agricultural Company's Subdivision, Tract "B", Hidalgo County, Texas, being more fully described by metes and bounds as follows:

Beginning at a point on the South line of said Block 223 for the Southwest corner of this tract, said corner being located East 357.0 feet from the Southwest corner of said Block 223;
Thence North 366.0 feet to a point for the Northwest corner hereof;
Thence East 119.0 feet to a point for the Northeast corner hereof;
Thence 366.0 feet to a point on the South line of said Block 223 for the Southeast corner hereof;
Thence West 119.0 feet along the South line of said Block 223 to the place of beginning, containing 1.00 acre of land more or less.

Reservations from Conveyance 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, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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..

NOTICE

AT THE REQUEST OF GRANTOR AND/OR GRANTEE HEREIN NAMED, NO TITLE EXAMINATION OR TITLE POLICY WAS REQUIRED WITH THE PREPARATION OF THIS INSTRUMENT, NOR WAS ANY MADE.

THE PREPARER OF THIS INSTRUMENT HAS MADE NO EXAMINATION AS TO TITLE OF THE PROPERTY CONVEYED HEREBY AND NO OPINION IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED. THE PREPARER OF THIS INSTRUMENT HAS DRAWN SAME AT THE REQUEST OF PARTIES HEREIN NAMED, RELIED ON THE INFORMATION PROVIDED BY SAID PARTIES, AND HAS NOT ACTED IN ANY CAPACITY INVOLVING OR REPRESENTING ANY TITLE COMPANY. THE PREPARER OF THIS INSTRUMENT HAS NOT HANDLED OR DISBURSED FUNDS IN CONNECTION WITH THIS TRANSACTION.

THE PREPARER HAS MADE NO EXAMINATION AS TO PAYMENT OF TAXES AND NO OPINION AND NO ADVICE IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED.

THE PREPARER HAS MADE NO STATE OR FEDERAL TAX LIEN SEARCH OR ABSTRACT OF JUDGMENT LIEN SEARCH OF THE SELLER OR BUYER OR ANY PREDECESSOR IN TITLE AND NO OPINION IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED.

THE PREPARER OF THIS INSTRUMENT DOES NOT REPRESENT THAT THIS CONVEYANCE IS BEING MADE IN CONFORMITY WITH ANY SUBDIVISION OR ZONING ORDINANCE OF THE COUNTY OR CITY HAVING JURISDICTION OR EXTRATERRITORIAL JURISDICTION OF THE PROPERTY CONVEYED HEREBY.

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

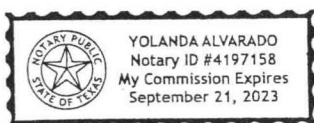
Reynaldo Guerrero
REYNALDO GUERRERO

Rosalinda Guerrero
ROSALINDA GUERRERO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 26 of Nov., 2019, by REYNALDO GUERRERO.

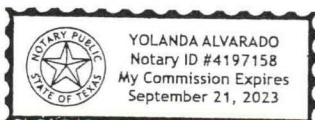


YA
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 26 of Nov., 2019, by ROSALINDA GUERRERO.



YA
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
TRAVIS REY ILDEFONSO GUERRERO
c/o 717 N. 2nd Street
Edinburg, Texas 78542

PREPARED BY:
The Alvarado Law Firm
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File: Guerrero-La Blanca-2019

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

pd
na

Vol. 2508 PAGE 874

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, VALENTIN REYES and wife, RAMONA REYES

of the County of _____ and State of Texas for and in
consideration of the sum of FIVE THOUSAND AND NO/100*****(\$5,000.00)****

***** DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
ILDEFONSO GUERRERO and wife, PETRA GUERRERO whose address is 845
South Vermont, Mercedes

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

That portion of Lot One (1), Block Two Hundred Twenty Three (223),
(sometimes described as the South 10 acres of Block 223), La.
Blanca Agricultural Company's Subdivision, Tract "B", Hidalgo
County, Texas, being more fully described by metes and bounds as
follows:

Beginning at a point on the south line of said Block 223 for the southwest corner of this tract, said corner being located East 357.0 feet from the southwest corner of said Block 223; Thence North 366.0 feet to a point for the northwest corner hereof; Thence East 119.0 feet to a point for the northeast corner hereof; Thence South 366.0 feet to a point on the south line of said Block 223 for the southeast corner hereof; Thence West 119.0 feet along the south line of said Block 223 to the place of beginning, containing 1.00 acre of land, more or less.

SAVE AND EXCEPT all oil, gas and other minerals.

SUBJECT TO THE FOLLOWING:

1. Easements and reservations as may be reflected by the Map and Plat of record in Volume 1, Page 33 and Volume 3, Page 3, Map Records of Hidalgo County, Texas.
2. Right of Way Agreement dated October 30, 1951, from Hidalgo County, Texas, to La Gloria Corporation and recorded in Volume 735, Page 309, Deed Records of Hidalgo County, Texas.
3. Right of Way Easement dated July 10, 1953, from Rio Grande Valley Gas Company to Hidalgo County, Texas, recorded in Volume 777, Page 239, Deed Records of Hidalgo County, Texas.
4. Right of Way Agreement dated May 27, 1950, from Jessie A. McDougall Hough and husband James Hough to Carthage Hydrocol, Inc. and recorded in Volume 691, Page 548, Deed Records of Hidalgo County, Texas.
5. Right of Way Contract dated February 14, 1962, from Rio Grande Valley Gas Company to the Permian Corporation and recorded in Volume 1028, Page 110, Deed Records of Hidalgo County, Texas.
6. Rights, rules, regulation, easements and liens in favor of Donna Irrigation District, Hidalgo County No. 1;
7. Rights of Parties in possession.

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

EXECUTED this 7th day of October, A. D. 19 87

Valentine Reyes
VALENTIN REYES

Ramona Reyes
RAMONA REYES

Mailing address of each grantee:

Name: Ildefonso Guerrero
Address: 845 S. Vermont
Mercedes, TX 78570

Name: Petra Guerrero
Address: 845 S. Vermont
Mercedes, TX 78570

(Acknowledgment)

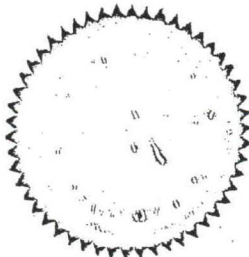
STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the 7th day of October, 1987, by VALENTIN REYES and wife, RAMONA REYES.

Lucy Almaguer

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

Notary's commission expires: 10-26-89



(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

VOL 2508 PAGE 877

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

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

AFTER RECORDING RETURN TO:

Robert J. Salinas
540 S. Texas
Mercedes, TX 78570

PREPARED IN THE LAW OFFICE OF:
Robert J. Salinas

28893

FILED FOR RECORD
OCT 16 AM 10 06
WILLIAMSON COUNTY CLERK
WILLIAMSON COUNTY TEXAS