



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 19,2020

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>6</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	<u>10</u>

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	LINDA VASQUEZ	3-2115
2.	AMALIA DEL CARMEN DELGADILLO	3-2084
3.	CLAUDIA SUAREZ	3-1005
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MAY 19, 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:

3-2115
4/28/20

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

Upon the application of:

Name: Linda Vasquez

Address: 8205 Navel Lane

Phone: Mission TX 78574
(956) 358-5944

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R/bs</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
_____	_____	<u>52830</u>
Date Approved:	/ /	<u>05/08/2020</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894 755 54284
 Temporary Pole Permanent Service

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

El Flaco Chiquito Lot 74

[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 19, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Sandra Carter
Planning Department Authorized Signature

Richard F Carter
Hidalgo County Judge

5/19/20
Date

ATTEST:

Anton Brayards Jr.
Hidalgo County Clerk

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2115
4/28/20

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

Linda Vasquez

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

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

El Flaco Chiquito Lot 74"

[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."

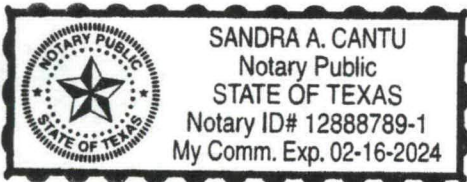
-OR-

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."

Linda Vasquez (Signature)

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

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Capital Title GF#19-418447

General Warranty Deed

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

Date: June 4, 2019

Grantor: Wealth Builders Capital, Inc Profit Sharing Plan

Grantor's Mailing Address: 4121 N. 10th St. #208, McAllen, TX 78504

Grantee: Linda Vasquez

Grantee's Mailing Address: 10119 Ramon Ave., Mission, TX 78573

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

Property (including any improvements):

Lot 74, EL FLACO CHIQUITO SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 25, Page 100, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

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

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

EXECUTED this 4th day of June, 2019.

Wealth Builders Capital, Inc. Profit Sharing Plan

Crispina Tan

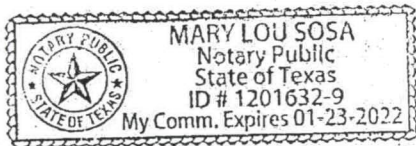
By: Crispina Tan, ~~President~~ Trustee

THE STATE OF Texas

§
§
§

COUNTY OF Shackelford

Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of June, 2019 by Crispina Tan, President of Wealth Builders Capital, Inc Profit Sharing Plan who personally appeared before me, and who is known to me through valid picture ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Mary Lou Sosa

NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

CAPITAL TITLE OF TEXAS, LLC

8025 N. 10TH ST., STE 100

MCCALLEN, TX 78504
PHONE: 856-669-1072
FAX: 856-405-5778

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



Chapter 232, Texas Local Government Code

4/28/2020 9:26:15 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 3-2115
Receipt No.: 011768
E4310-00-000-0074-00

ORTIZ ANA-L *Linda Vasquez*
1033 NORTH 11TH ST
READING, PA 19604
(956) 358-5964
(956) 358-5964
[1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 29 Residential, move in or relocated building
[4] Size of Structure: 960Sq.Ft.
[5] Legal Description: EL FLACO CHIQUITO LOT 74
[6] Location: ML 7 & Western
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$9000
[10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 3-2115
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: javier.cerda
Inspector: gilbert.mata
Receipt: javier.cerda

[Signature]

Cashier

4-28-20

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]

Signature of Owner or Applicant

5/28/20

Date

5-3-1994



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: 3-2084
4/1/20

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
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Amalia Del Carmen Delgadillo

Address: 4309 Sno-Bird LN
Mission TX
78572

Phone: (956) 438-2884

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-16478393
 Temporary Pole Permanent Service

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

Lot 38, Sno-Bird Estates No. 2

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 19, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Sandra Cantor
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20 208

ATTEST: Rafael Guajardo Jr.
Hidalgo County Clerk

5/19/20
Date



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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Precinct No.3 Substation
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956-205-7045
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2084
4/1/20

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

Amalia Del Carmen Delgadillo

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

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

Lot 38, Sno-Bird Estates No. 2

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

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

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

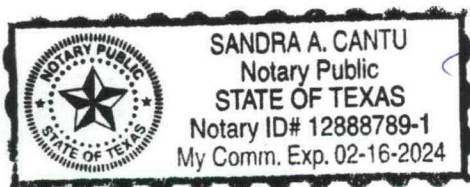
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 11, 2020, to certify which, witnesses my hand and seal of office.



[Signature]
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: 11/18/2019

Grantor: Les W. Fohl

Grantor's Mailing Address: 22326 Main St., Hayward, California 94541

Grantees: Amalia Del Carmen Delgadillo

Grantee's Mailing Address: 930 W. Expressway 83, Mission Texas 78572

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

Property (including any improvements): LOT 38, SNO-BIRD ESTATES 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 BEING MORE PARTICULARLY DESCRIBED IN THAT DEED RECORDED ON JULY 25, 1988, VOLUME 2629, PAGE 124, DOCUMENT NUMBER 75822, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS SNOW BIRD EST #2 LOT 38.

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 boundary 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.

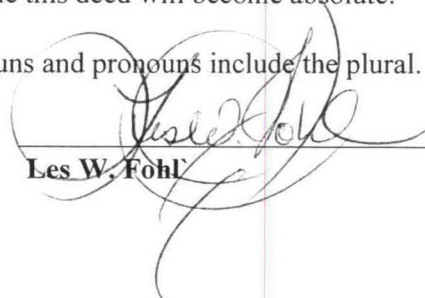
Conveyance:

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.

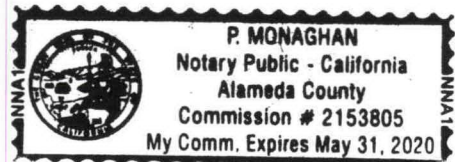
When the context requires, singular nouns and pronouns include the plural.



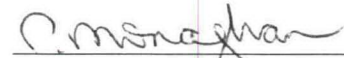
Les W. Fohl

ACKNOWLEDGEMENT

California
STATE OF ~~TEXAS~~ §
Alameda §
COUNTY OF ~~HIDALGO~~ §



This instrument was acknowledged before me on the 3 day of Dec., 2019, by Les W. Fohl.



Notary Public, State of ~~Texas~~ *California*



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-2084
Receipt No.: 011550
S3960-02-000-0038-00

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Delgado, Amalia de Carmen
HIDALGO COUNTY TRUSTEE

4309 SNO-BIRD
MISSION, TX 78574

(956) 438-2886

(956) 438-2886

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 512Sq.Ft.

[5] Legal Description: SNO-BIRD ESTATES NO. 2 LOT 38

[6] Location: BENTSEN PALM DRIVE AND BUSINESS 83

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$3600

[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 3-2084

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

Date

4-1-20

[NOTICE]

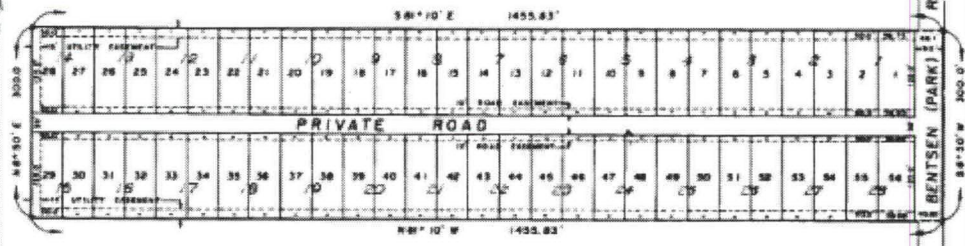
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

04/1/20
Date

LOT 19
BENTSEN GROVES SUB'D. 'E'

RD. (F. M. N. 2062)
1/4
PUBLIC



LOT 20
BENTSEN GROVES SUB'D. 'E'

MAP
OF
SNO-BIRD ESTATES No. 2
AMENDED

BEING A RESUBDIVISION OF ALL OF LOTS 1
THRU 28 INCLUSIVE, SNO-BIRD ESTATES No. 2,
BEING OUT OF LOT 19,
BENTSEN GROVES SUBDIVISION 'E',
HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
BY
Charles Walker
MAR 11 1981

RECORDED IN BOOK 21 PAGE 170
OF THE PUBLIC RECORDS OF
HIDALGO COUNTY, TEXAS
DATE RECORDED
MAY 11 1981

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
THIS 11th DAY OF MAY 1981
SHERIFF SALAS, County Clerk
Hidalgo County, Texas
Salas

5/11/81

READ THIS BEFORE THIS MAP
IS RECORDED
MAY 11 1981
SNO-BIRD ESTATES
HIDALGO COUNTY, TEXAS

PREPARED BY:
FARMER, WELSH & SWEETLAND INC.
DALLAS, TEXAS

DATE: MAY 11 1981

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "SNO-BIRD ESTATES No. 2, AMENDED", SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESSETH: *Wayne Yost*
Notary Public
Hidalgo County, Texas

SNO-BIRD, INC.
BY: *Center Book*
COUNTY CLERK, FILE PRESENT

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS, KNOWN 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 STATED.

Randall Boyd
Notary Public
Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A DESIGNATED PUBLIC SUBDIVISION, 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 HERE SHOWN BY SUPERVISORS OF THE SURVEY.

Charles Walker
Surveyor
Hidalgo County, Texas



THIS PLAT APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT THIS 11th DAY OF MAY 1981.
Charles Walker
County Clerk



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:

3-1005
12/17/18

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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____ / _____ / _____	_____	_____

Name: Claudia Suarez

Address: 5505 Lucy Dr
Mission TX
78574

Water Supplier: Agua Sud

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

Phone: (956) 309-9425
(956) 313-2896

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

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

South-Fork Sub. Lot 13

[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 14, 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 Arredondo
Planning Department Authorized Signature

Adrian FENTER
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

ATTEST:

Anton Hernandez Jr.
Hidalgo County Clerk

5/14/20
Date



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: 31005

12/17/18

**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

Claudia Suarez

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

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

South-Fork sub. lot 13."

[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-

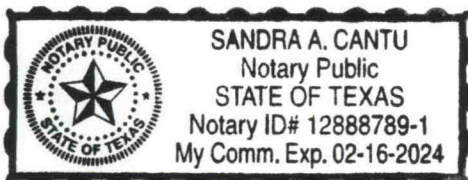
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Claudia Suarez (Signature)

SUBSCRIBED AND SWORN TO before me on May 12, 2020, to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Edwards Abstract and
Title Co. GF# 915257 bc

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

WARRANTY DEED

Date: January 30, 2018

Grantor: FRANCISCO R. PEREZ and wife, NANCY PEREZ

Grantor's Mailing Address (including county): 9254 N. Moorefield Rd.
Mission, Texas 78574
Hidalgo County, Texas

Grantee: CLAUDIA SUAREZ

Grantee's Mailing Address (including county): 1802 N. Pennsylvania St.
Alton, Texas 78573
Hidalgo County, Texas

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

Property (including any improvements):

Lot Thirteen (13), SOUTH FORK SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 23, Page 31, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 470183, OFFICIAL RECORDS, AND VOLUME 23, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated June 14, 1946, recorded in Volume 591, Page 170, Deed Records; dated November 18, 1959, recorded in Volume 967, Page 322, Deed Records; dated June 10, 1981, recorded in Volume 1729, Page 6, Deed Records; and dated February 20, 1995, recorded under Clerk's File No. 470183, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated November 3, 1984, recorded in Volume 2074, Page 367, Official Records; dated December 1, 1990, recorded in Volume 3026, Page 890, Official Records; dated December 12, 1990, recorded in Volume 3026, Page 898, Official Records; and dated June 29, 2000, recorded under Clerk's File No. 895662, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Geophysical Permit and Lease Option Agreement dated January 15, 1998, recorded under Clerk's File No. 659948, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Right of Way Contract dated June 26, 1952, recorded in Volume 751, Page 341, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 6.

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

Taxes for the year 2018 and subsequent years.

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

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

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

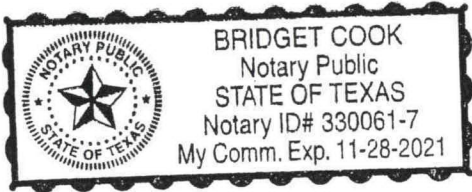
Francisco R. Perez
FRANCISCO R. PEREZ

Nancy Perez
NANCY PEREZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30th of January,
2018, by FRANCISCO R. PEREZ and wife, NANCY PEREZ.



Bridget Cook
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CLAUDIA SUAREZ
1802 N. Pennsylvania St.
Alton, Texas 78573

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 915657; DK:vm



Chapter 232, Texas Local Government Code

12/17/2018 9:31:47 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-1005
Receipt No.: 005506
S4260-00-000-0013-00

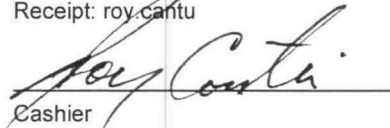
SUAREZ, CLAUDIA
5505 LUCY DR.
MISSION, TX 78574
(956) 309-9425
(956) 309-9425

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3320Sq.Ft.
- [5] Legal Description: SOUTH-FORK LOT 13
- [6] Location: 492 AND 107
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 3-1005
Price: \$30.00

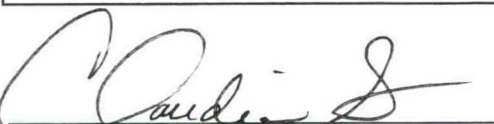
Total Amount.....\$30.00

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


Cashier
12/17/18
Date

[NOTICE]

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


Signature of Owner or Applicant

12-17-18
Date

Claudia Suarez

45245



MAP OF

SOUTH-FORK SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE NORTH 6.0 ACRES OF LOT 83, AND ALL OF LOTS 86, 87, 88, & 89
NINE LOTTING SUBDIVISION NO. 1, OUT OF PORTIONS 48 & 49
SECTION 36, T. 12N., R. 10E., S. 10E.,
RANGE AND MERIDIAN THE SOUTH 1/4 OF THE NORTH
1/4 OF BLOCK OF THE EAST 1/4, 1/4 OF LOT 86

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



STATE OF TEXAS,
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS,
THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND
ALLOT DESIGNATED THEREON.

STATE OF TEXAS,
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.F. BAGWON, OWNER KNOW TO
BE THE SAME AS THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND EFFECTS THEREIN EXPRESSED.

Recorded in Book 23 Page 31
of the map records of Hidalgo
County, Texas
Maples and Young, Inc.
County Surveyors



THIS PLAT APPROVED BY THE HIDALGO COUNTY COMMISSION DISTRICT NO. 8 ON THIS DAY OF
1982, A.D.

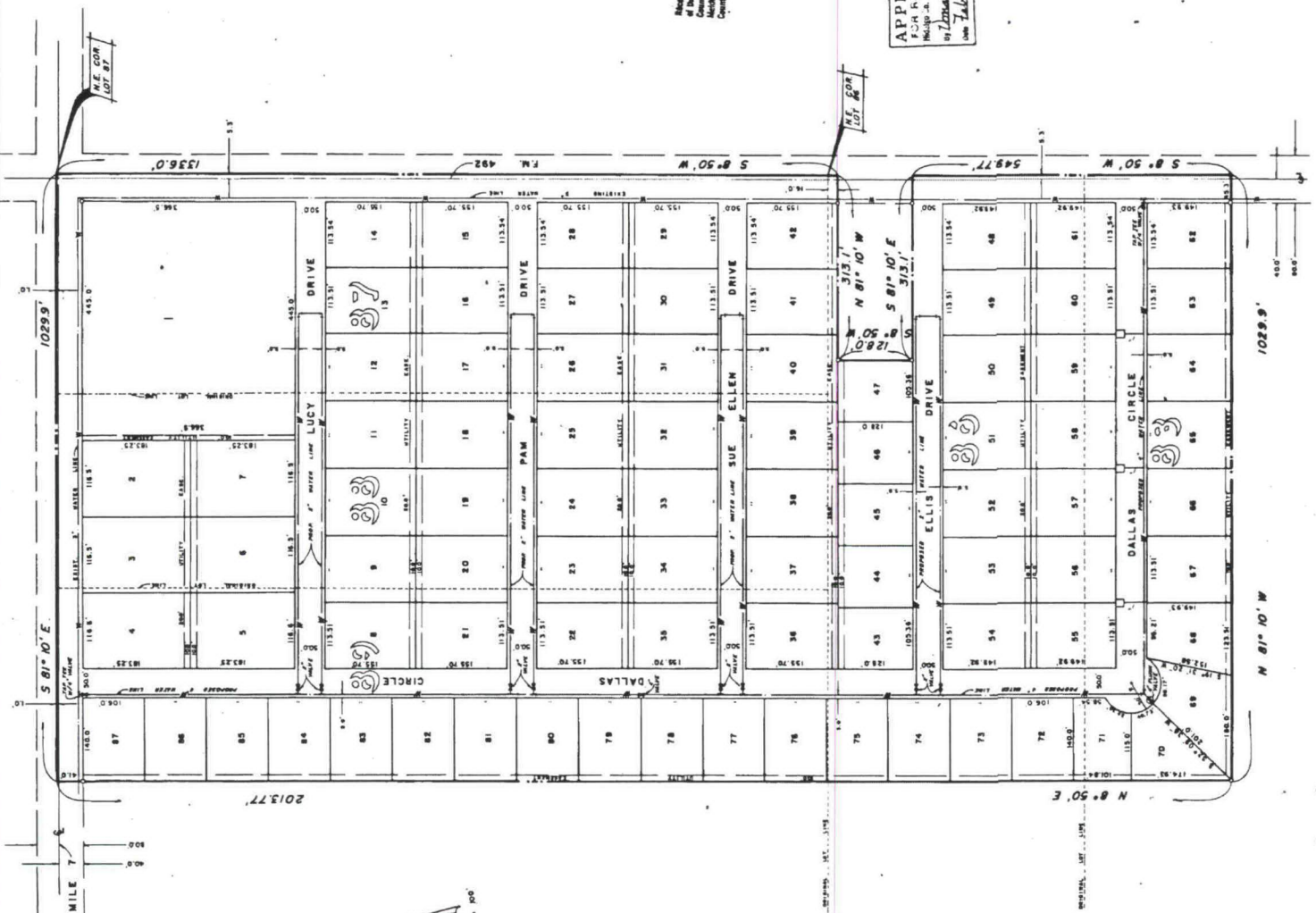
ATTEST:
SECRETARY

CHECKED FOR DRAINAGE
BY: [Signature]

APPROVED FOR RECORDING
187 1/2 1/2 1983
1/2 1/2 County Clerk
By: [Signature]

2/1/1983

APPROVED
FOR RECORDING
Maples and Young, Inc.
County Surveyors
Jan-Feb 1, 1982





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: 2-1209

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

Upon the application of:

Name: DORA Elia Trevino

Address: 1511 Douglas st.
San, Juan Texas
78589

Phone: _____

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>W. Ramirez</u> Authorized Signature <u>existing septic</u> <u>05/01/2020</u>
Inspection/Permit No:	_____ Date Approved: <u> / / </u>	

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:

South Ridge Park N 1/2 lot 5

[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 19, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

ATTEST:

Antonio Guajardo
Hidalgo County Clerk

5/19/20
Date



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: 2-1709

**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

Dora Elia Treviño

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

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

913 South Ridge Rd. South Ridge Park.
N 1/2 lot 15

[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."

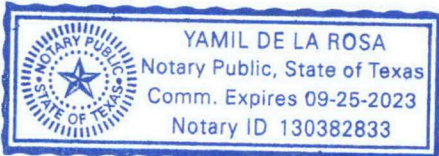
-OR-

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."

Dora Elia Treviño

(Signature)

SUBSCRIBED AND SWORN TO before me on May 1st, 2020, to certify which, witnesses my hand and seal of office.



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



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

4/30/2020 8:14:32 AM

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

Permit No.: Permit 2-129
 Receipt No.: 011817
 S4950-00-000-0005-00

- TREVINO DORA ELIA & CARLOS
 1511 DOUGLAS ST
 SAN JUAN, TX 78589
 (956) 225-3741
 (956) 225-3741
- [1] Contractor: SELF
 - [2] Water System: City of Edinburg
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1200Sq.Ft.
 - [5] Legal Description: SOUTHRIDGE PARK N 1/2-LOT 5
 - [6] Location: South Ridge Rd.
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$30000
 - [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: Applicant must comply with all HCPD set backs and regulations. Must respect gas easement.
 Description: Permit 2-129
 Price: \$30.00

Total Amount.....\$30.00

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




 Cashier

4/30/20

 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

4-30-2020

 Date

Warranty Deed

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Saturnino Flores Jr residing at 206 Coconut Palm Ave San Juan County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee Dora Elia Trevino and Carlos Trevino herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto Dora Elia Trevino and Carlos Trevino, of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Legal Description Southridge Park N ½- Lot 5

The North One-Half (N. ½) of Lot Five (5), Southridge Park Subdivision, being a Resubdivision of West 10.0 acres of the West One-Half (W.1/2) of Lot Twelve (12), Block Thirty-Three (33), Alamo Land and Sugar Company Subdivision of Hidalgo County, Texas, a per may of said Subdivision recorded in Volume 19, Page 88, Map Records, of Hidalgo County, Texas

Better Known as

Physical Address 0 Southridge Rd Alamo County of Hidalgo Texas 78516

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

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Page 2 Warranty Deed

EXECUTED this 29th day of January, 2010.

Saturn Flores

SATURNINO FLORES JR

Grantor

Dora Elia Trevino

DORA ELIA TREVINO

Grantee

Carlos Trevino

CARLOS TREVINO

Grantee

ACKNOWLEDGMENT

THE STATE OF TEXAS

§

COUNTY OF HIDALGO

§

On 29th day of January 2010 before me, the undersigned authority, personally appeared

SATURNINO FLORES JR.

and

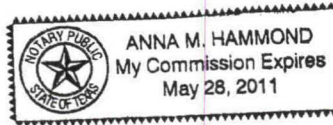
DORA ELIA TREVINO

CARLOS TREVINO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Anna M. Hammond



Notary Public, State of Texas County of Hidalgo

AFTER RECORDING RETURN TO: Dora Elia and Carlos Trevino

807 E. Cortez

Pharr, Texas 78577

NOTICE

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

11488

5.00
Chg

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, ROSENDO RODRIGUEZ and wife, HERMINIA RODRIGUEZ

of the County of HARRIS and State of TEXAS for and in
consideration of the sum of TEN AND NO/100ths (\$10.00)----- 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

SATURNINO FLORES, JR. a single man,

of the County of HIDALGO and State of TEXAS, all of

the following described real property in HIDALGO County, Texas, to-wit:

The North One-Half (N. 1/2) of Lot Five (5), Southridge Park Subdivision, being a Resubdivision of West 10.0 acres of the West One-Half (W. 1/2) of Lot Twelve (12), Block Thirty-Three (33), Alamo Land and Sugar Company Subdivision of Hidalgo County, Texas, as per map of said Subdivision recorded in Volume 19, Page 88, Map Records, of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas and other minerals.

SUBJECT TO: Easement of record to Texas Eastern Transmission Company and easements for roadways as shown on the dedicated and recorded map of said 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 grantee, his 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, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 26th day of March, A. D. 1979.

Rosendo Rodriguez
ROSENDO RODRIGUEZ

Herminia Rodriguez
HERMINIA RODRIGUEZ

Notary Public in and for _____ County, Texas.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19 _____

Before me, the undersigned authority, on this day personally appeared _____ of _____ THE STATE OF TEXAS COUNTY OF _____

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF _____

11488
WARRANTY DEED

ROSENDO RODRIGUEZ, et ux.

TO
SATURNINO FLORES, JR.

FILED FOR RECORD THIS DATE
At 8:26 o'clock P. M.

APR 9 1979

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

PREPARED IN THE LAW OFFICE OF:

Smith, Holliman,
Lauderdale & Jones
Attorneys at Law
P. O. Drawer 1104
Weslaco, Texas 75795

PLEASE RETURN TO:

Smith, Holliman,
Lauderdale & Jones
Attorneys at Law
P. O. Drawer 1104
Weslaco, Texas 75795

Notary Public in and for _____ County, Texas.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19 _____

Before me, the undersigned authority, on this day personally appeared _____ of _____ THE STATE OF TEXAS COUNTY OF _____

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared ROSENDO RODRIGUEZ AND WIFE, HERMINA RODRIGUEZ,

(Acknowledgment)

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

day of March 26th, A. D. 19 79.

Notary Public in and for HIDALGO County, Texas.

Forrest L. Jones



N.W. Cor. Lot 12

EAST 330.0'

400' COUNTY RD.

24679
 MAP OF
SOUTHRIDGE PARK SUBD.
 HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE WEST 10.0 ACRES OF THE WEST 1/2 OF LOT 12, BLOCK 33, ALAMO LAND AND SUGAR CO. SUBDIVISION HIDALGO COUNTY, TEXAS

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

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



Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SEPTEMBER 26, 1975 Job No. 750180

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SOUTHRIDGE PARK SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Bob Johnson
 BOB JOHNSON

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB JOHNSON, 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 ___ DAY OF _____, A. D., 19__.

NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY WATER DISTRICT NO. 2, ON THIS THE 6th DAY OF November, A. D., 1975.

Bob Johnson
 PRESIDENT

ATTEST:
Sally E. Hinkle
 SECRETARY

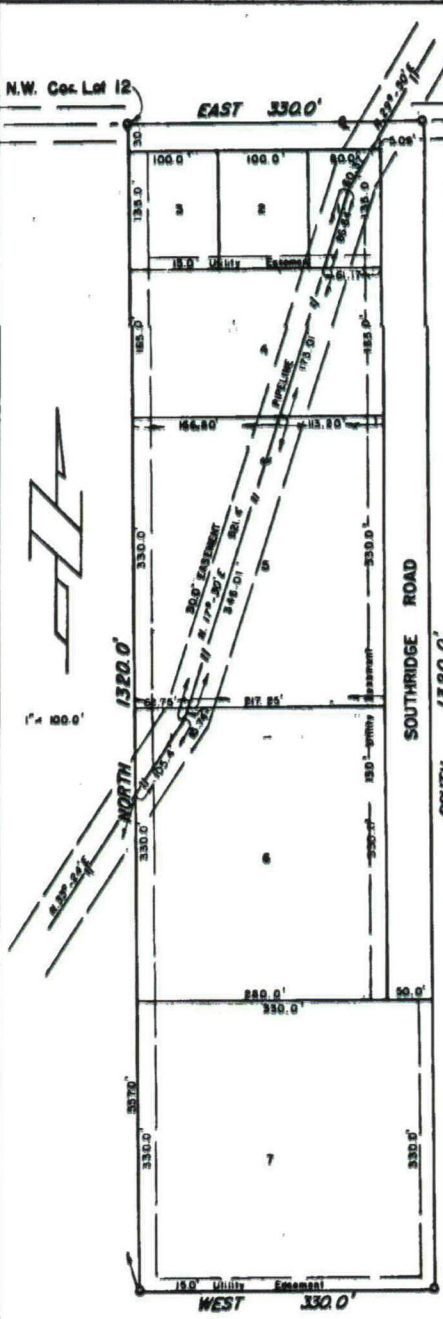


APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 10th day of Nov. 19 75
 SANTIOS SALDANA County Clerk
 HIDALGO COUNTY, TEXAS
 By: *Santos Saldana*

FILED FOR RECORD THIS DATE
 NOV 10 1975
 SANTIOS SALDANA
 County Clerk, Hidalgo County, Texas

Recorded in Book 19 Page 88
 of the map records of Hidalgo County, Texas
 Charles L. Melden
 County Surveyor

APPROVED FOR RECORDING
 Hidalgo Co. Right-of-Way Dept.
 By: *[Signature]*
 Date: 11-6-75



AI-75528

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Leanna Gazca	4-2929
2.	Daniec Land & Cattle Co., Inc./Shumax, LLC TIERRA DEL SOL ACRES PHASE I, LOTS 1-31	BLANKET COVER
3.	Juan Angel Garcia J.A. GARCIA SUBDIVISION, LOTS 1 & 2	BLANKET COVER
4.	Garco, LTD 6 WESTERN VEGAS UNIT II , LOTS 201-206	BLANKET COVER
5.	Graciela Est. LLC BELLAWOODS SUBDIVISION, LOTS 1-52	BLANKET COVER
6.	Norma P. Ortega DEL ANGEL ESTATES SUBDIVISION, LOTS 1 & 2	BLANKET COVER
	COMM. COURT: MAY 19, 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:

9-2929

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: Leanna Gazca

Address: Evergreen Estates Lot 6
14801 E mile

20 Edinburg

Tx 78542

Phone: 9565789384

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRaming</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>Septic</u> <u>05/08/2020</u>

Water Supplier: N/A

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

Account/ESI No.: N/A

[] Temporary Pole [] Permanent Service

regarding the land described as:

Evergreen Valley Estates Ph.3 lot 4

on May 19, 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 3/16/07);

(verified by [Signature]);

(verified by MRaming);

(verified by MRaming);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

5/19/20

5/19/20

[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

Application No:

4-2929

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: Leanna Garza

Address: 14801 E mill 20 Edinburg
Tx 78542, Evergreen Estates Lot 6.

Phone: 956 578 9384

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

Evergreen Valley Estates Ph 3 lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Leanna Garza
Requesting Party (Signature)

5/8/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/8/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

3/31/2020 9:29:11 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-2929

Receipt No.: 011542

E8250-03-000-0006-00

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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GAZCA LEANNA
3419 W ALBERTA RD
EDINBURG, TX 78539
(956) 534-2353
(956) 534-2353

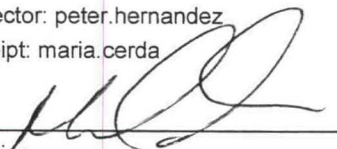
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2540Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT
- 6
- [6] Location: SKINNER RD AND MILE 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner'
Special Conditions: **MUST COMPLY WITH HCPD SETBACKS**
RULES AND REGULATIONS

Description: Permit 4-2929
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2767
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier

03/31/2020
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

3-31-2020
Date

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

WARRANTY DEED

Date: February 25, 2019

Grantor: ANGELITA SALAS, a single person, and
DAISY LIZBETH TIJERINA, a single person

Grantor's Mailing Address (including county): 2303 Supreme Drive
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: LEANNA GAZCA

Grantee's Mailing Address (including county): 22500 Uresti Street
Edinburg, Texas 78542-1123
Hidalgo County, Texas

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

Property (including any improvements):

Lot 6, EVERGREEN VALLEY ESTATES, PHASE III, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1731025, OFFICIAL RECORDS, AND VOLUME 52, PAGES 135-144, MAP RECORDS HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated June 22, 1926, recorded in Volume 246, Page 17, Deed Records; and dated May 9, 1961, recorded in Volume 1005, Page 718, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to the land are reserved in instrument dated March 17, 2015, recorded under Clerk's File No. 2597416, Official Records, Hidalgo County, Texas and

Oil, Gas, and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instruments dated April 19, 1935, recorded in Volume 9, Page 61, Oil and Gas Records, and dated October 14, 1936, recorded in Volume 17, Page 321, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 7, 1935, recorded in Volume 12, Page 458, Oil and Gas Records, and dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated January 10, 1939, recorded in Volume 63, Page 229, Oil and Gas Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 17, 1971, recorded in Volume 334, Page 475, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798, Official Records, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, Official Records, unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instruments dated March 12, 1998, recorded under Clerk's File No. 682035, Official Records, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records, and unitized in instrument dated March 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, and dated August 12, 2002, recorded under Clerk's File No. 1113832, Official

Records, and dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated December 6, 2002, recorded under Clerk's File No. 1146920, and 1148173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639728, Official Records, dated April 1, 2006, recorded under Clerk's File Nos. 1639729 and 1639730, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated January 21, 2016, recorded under Clerk's File No. 2690229, Official Records, and dated February 5, 2016, recorded under Clerk's File No. 2690230, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in instrument dated February 1, 1928, recorded in Volume 275, Page 507, Deed Records, Hidalgo County, Texas.

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


Minimum floor elevation; 50.00 foot minimum building setback line along the front or to easement whichever is greater; 35.00 foot minimum building setback line along the rear or to easement whichever is greater; 6.00 foot minimum building setback line along the sides or to easement whichever is greater; 29.80 foot irrigation easement along the North side; 15.00 foot exclusive easement to N.A.W.S.C. along the South 15.00 feet of the North 44.80 feet; 20.00 foot drainage swale easement along the South side; as per map or plat recorded in Volume 52, Page 135-144, Map Records, Hidalgo County, Texas.

Taxes for the year 2019 and subsequent years.

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

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

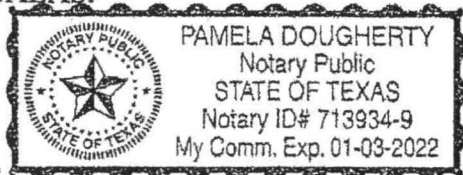
When the context requires, singular nouns and pronouns include the plural.

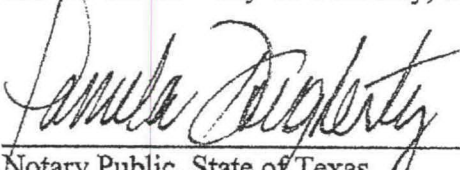

ANGELITA SALAS


DAISY LIZBETH TIJERINA

State of Texas
County of Hidalgo

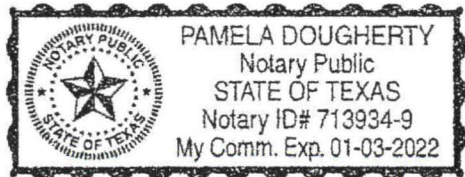
This instrument was acknowledged before me on the 25th day of February, 2019, by ANGELITA SALAS.

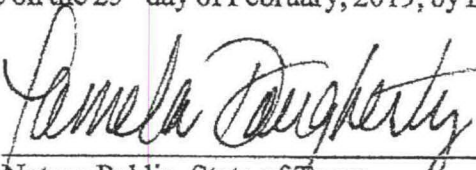



Notary Public, State of Texas

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25th day of February, 2019, by DAISY LIZBETH TIJERINA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LEANNA GAZCA
22500 Uresti Street
Edinburg, Texas 78542-1123

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 921401; MR:bc



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

EXISTING OSSF'S.

Precinct 1 2 ③ 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Daniel Land + Cattle Co, Inc.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 21105 IH-10, Ste. 217-610
San Antonio, Tx. 78257

Water Supplier: Agua SOP

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

Phone: (956) 867-4964 Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as: Tierra Del 507 acres Ph. 1 lots 1-31

on May 19, 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 3-24-20);
Flor Segin
(verified by Flor Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Segin);

[Signature]
Planning Department Authorized Signature

Rubén F. Cruz
Hidalgo County Judge

5/19/20
Date

ATTEST: [Signature]
Hidalgo County Clerk

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20



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

Precinct 1 23 4

T.J. Arredondo, CFM
Director of Planning

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: ① Daniec Land & Cattle Co., Inc.
② Shumax, LLC

Address: ① 24165 IH-10, Ste. 217-610
San Antonio, TX 78527

② 2421 Mimosa St.
Mission, TX 78574

Phone: (956) 867-4964

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 18.643 acres, more or less, out of Share 4, Schunior's Subdivision, Volume 2, Page 23, H.C.M.R.

Tierra del Sol Acres #1 1075 131

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

① Pao
Requesting Party (Signature)

3/6/2020
Date

② [Signature]
Requesting Party (Signature)

3-6-2020
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:

5/4/20
Date

[Signature]
County Official



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

1055A existing
1055A enclosed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Juan Angel Arancibia

Address: 4610 N. Minnesota Rd.
Mission, Tx. 78574

Water Supplier: Agua Sud.

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

Phone: 505-3995

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

regarding the land described as:

JA. Arancibia lots 1+2

on May 19, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes
yes
yes

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

(Date approved 3-24-20);

(verified by Florencia Floresin);

NO

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

(verified by [Signature]);

yes

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

(verified by [Signature]);

yes

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

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

5/19/20
Date

ATTEST: [Signature]
Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 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: JUAN ANGEL GARCIA

Address: 4610 NORTH MINNESOTA ROAD
MISSION, TX 78574

Phone: (956) 585-3995

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

J.A. GARCIA SUBDIVISION 10b 142

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan Garcia
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 subdiv 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:

5/4/20
Date

Jhon Seon
County Official



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

*ASPA'S
have been
installed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Ararco, LTD

Address: 3910 W. Freddy Gonzalez
Edinburg, Tx. 78535

Water Supplier: Agua SUP.

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

Phone: 409-5054

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

regarding the land described as:

Western Vegas Unit # 1073 201-200

on May 19, 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 2-20-20);

(verified by Flore Sosa);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flore Sosa);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20

ATTEST: [Signature]
Hidalgo County Clerk

5/19/20
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Garco, Ltd.

Address: 3910 W. Freddy Gonzalez

Edinburg, Texas 78539

Phone: (956) 463-5656

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

6 Western Vegas Unit II: A 4.13 acre tract of land out of Block 16, Texan Gardens Subdivision, Hidalgo County, Texas

lots 201-204

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

1-30-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

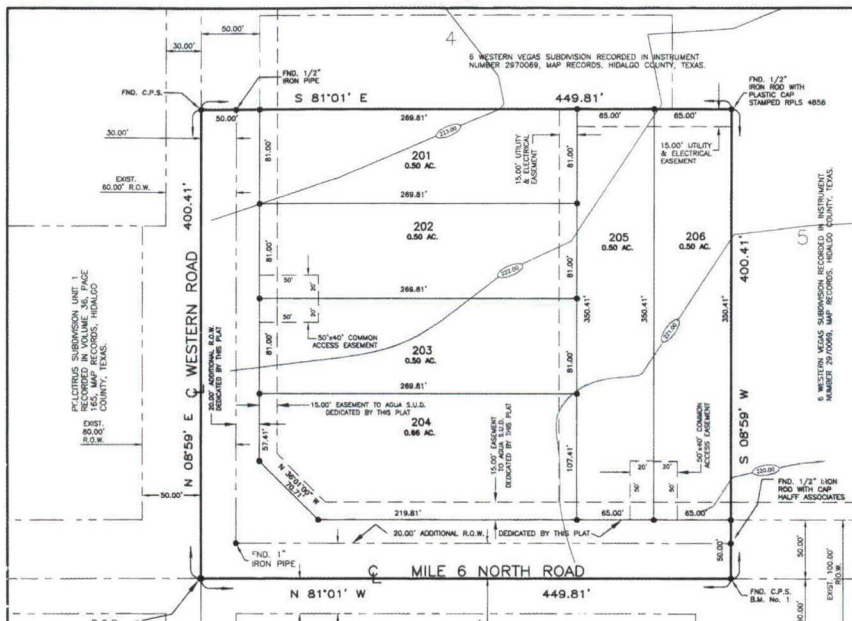
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

3/4/20
Date

[Signature]
County Official



INDEX TO SHEETS

SHEET 1
HEADING HERE, LOCATION MAP AND ETC. PRINCIPAL CONTRACTS MAP, LOT STREETS AND EASEMENT LAYOUT, DESCRIPTION METERS AND BOUNDS, ENGINEER'S A SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S ACKNOWLEDGMENT, CITY APPROVAL, CERTIFICATE, HEALTH DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL, APPLICATIONS FOR HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL, APPLICATIONS FOR LOT 204 CAN BE FOR RESIDENTIAL, OR COMMERCIAL USE.

SHEET 2
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATE, METERS AND BOUNDS, SPACING VERTICAL, COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, NO. ENGINEERING CERTIFICATE, RECORDS NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

6 WESTERN VEGAS SUBDIVISION UNIT II

A 4.13 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970698, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METERS AND BOUNDS
A 4.13 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970698, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

GARCO, L.P.
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT

AS OWNER OF THE 4.13 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 6 WESTERN VEGAS SUBDIVISION UNIT II, I HEREBY SUBMIT THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE: (1) STREET, PARKS AND EASEMENTS SHOWN HEREIN; I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.023 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;
(D) AND CONNECTIONS AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I STATE THAT THE MATTERS DESCRIBED IN THIS PLAT ARE TRUE AND COMPLETE.

8-22-19
DATE

BEFORE ME, the undersigned notary public, on this 22nd day of AUGUST, 2020, I saw:

GARCO, L.P.
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT

known to me through the 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, affirmed to me the truth and correctness of the contents thereof and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of AUGUST, 2020.

ALFONSO QUINTANILLA
COUNTY CLERK
By: [Signature]
COUNTY CLERK

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE L. HERNANDEZ, CHAIRMAN OF THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE 6 WESTERN VEGAS SUBDIVISION UNIT II, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT HAS REVIEWED THE PLAT AND HAS CONSENTED TO THE PLAT BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO ISSUE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AND WILL BE RESPONSIBLE FOR THE REQUIREMENTS OF THE SUBDIVISION AND WILL BE RESPONSIBLE FOR THE REQUIREMENTS OF THE SUBDIVISION UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

8-25-19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE 11-02-15

HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS 22nd DAY OF AUGUST, 2020.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BOUNDARIES) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 RIGHT OF WAY OR EASEMENTS APPLICABLE TO THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat shown as 6 WESTERN VEGAS SUBDIVISION UNIT II conforms to all requirements of the Planning Regulations of the City of Mission, my approval is required and has been approved for recording on the 22nd day of August, 2020.

CHAMPARRIS-PLANNING & ZONING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS 6 WESTERN VEGAS SUBDIVISION UNIT II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 08/20/2020.

ALFONSO QUINTANILLA
P.E. No. 9534

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS 6 WESTERN VEGAS SUBDIVISION UNIT II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON 08/20/2020.

ALFONSO QUINTANILLA
P.E. No. 9534

APPROVED BY: [Signature]
DATE 9/10/2020

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAT OF THIS SUBDIVISION UNIT II OF THE 6 WESTERN VEGAS SUBDIVISION UNIT II, HIDALGO COUNTY, TEXAS, DOES NOT CERTIFY THAT THE DRAINAGE SYSTEMS ARE APPROPRIATE AND THAT THE SPECIFIC SUBDIVISION BASED ON GENERALIZED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THE ENGINEER TO MAKE THEIR DETERMINATIONS.

APPROVED BY: [Signature]
DATE 03-12-2020

CITY OF MISSION
CITY SECRETARY

APPROVED BY: [Signature]
DATE 08/17/19

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.

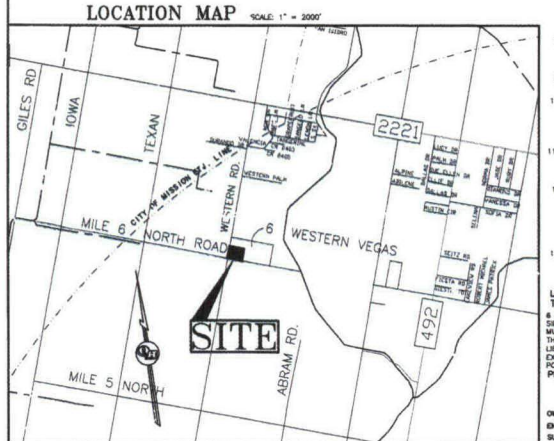
ALFONSO QUINTANILLA
P.E. No. 9534

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

ON: 8/21/20 AT 03:12 AM (PM)
INSTRUMENT NUMBER: 2020-0828
OF THE MAP RECORDS OF THE 22nd COUNTY, TEXAS

PLAY NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION ZONE "X" (SHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 460314 0392 I. MAP REVISED: JUNE 6, 2000
- MINIMUM BUILDING SETBACKS:
FRONT: 30.00 FEET
REAR: 15.00 FEET
SIDE: 10.00 FEET
CORNER SIDE: 30.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL SIDES.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 1 - 1.00" DIA. 250-LB COTTON POKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SUBDIVISION ON MILE 6 NORTH ROAD. WHO IS DATA



- 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 SHALL BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY THE PROPOSED CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 84,165.50 CUBIC FEET (0.19 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE CAPACITY IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO. 3.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE, HEEL, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- LEGEND: -- DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
- ALL PUBLIC UTILITIES EXISTING OR TO BE LOCATED ON THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN WITHIN THE RULES REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROWLINE, OPEN AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED CONSTRUCTION SPECIFICATION 3.
- THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN AND ACCOMMODATE MORE THAN THE REQUIRED YIELDING SHOW HEREIN IF IT DETERMINES THAT THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE RECORDS OF THE CITY OF MISSION (RECORDING BOOK 8, WESTERN VEGAS UNIT II, LESS APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY-TWO MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021, IT LIES IN P.C.T. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
GARCO, L.P. BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER BY: RICHARD A. GARZA, PRESIDENT	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 78839	(856)383-6262	(856)381-6221
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78839	(856)381-6448	(856)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78839	(856)381-6448	(856)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS

124 E. STUBBS ST.
EDINBURG, TEXAS 78839

PHONE: 856-381-6448
FAX: 856-381-0527
ALFONSO@QHA-INC.COM
ENGINEERING REGISTRATION NUMBER: 15113
SURVEYING REGISTRATION NUMBER: 100411-90

DATE OF PREPARATION: AUG 13, 2019

BY: [Signature] DEPUTY
CHECKED BY: [Signature] ENGINEER
APPROVED BY: [Signature] SURVEYOR



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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Araciel Est., LLC.

Address: 916 S. McColl Rd.
Edinburg, TX 78539

Phone: (956) 287-8400

Water Supplier: NAWSC

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

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

regarding the land described as:

Bellawoods 1015 152.

on May 19, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 2.20.20);

(verified by Cher Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Cher Segin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

5/19/20
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

Seven

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: *N/A*

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

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

PARTY MAKING REQUEST:

Name: Graciela Estates, LLC.

Address: 916 S. McColl Rd.

Edinburg, Texas 78539

Phone: (956) 287-8400

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

A 10.00 acre tract of land being Lot 5, Block 31, Amended Map of Santa Cruz Gardens Subdivision, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, *Bella Woods*.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Estates, LLC

By *[Signature]*
Requesting Party (Signature)

2-7-2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

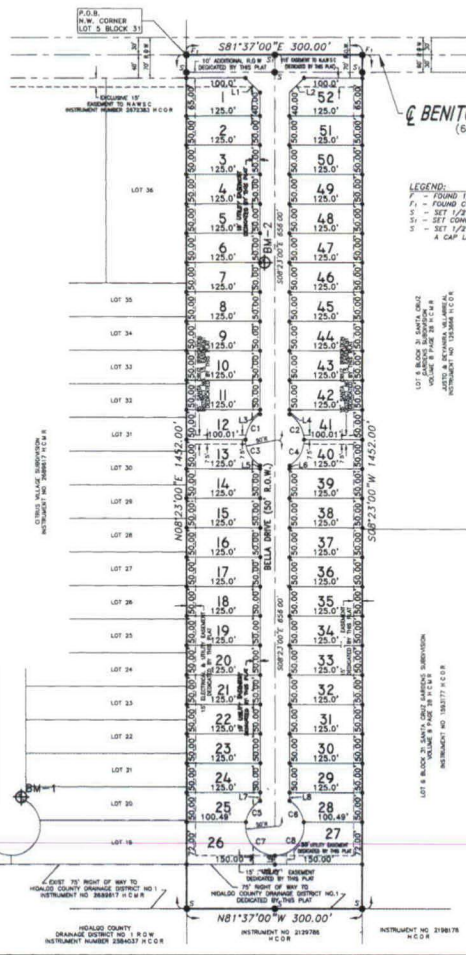
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

5/4/20
Date

[Signature]
County Official



LEGEND:
 F1 - FOUND 1/2" W/4 INCH ROD
 F2 - FOUND COTTON PICKER SPINDLE
 F3 - SET 1/2" W/4 INCH ROD
 F4 - SET CONCRETE NAIL
 F5 - SET 1/2" W/4 INCH ROD W/ A CAP LABELED "NPLS 4204"

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 7X (UNSHADED) ZONE 7X (UNSHADED) IS SHOWN AS BEING TO OUTSIDE 800-YEAR FLOOD PLAN.
- SETBACKS: FRONT 35.00 FEET REAR 15.00 FEET OR GREATER WHICHEVER IS GREATER SIDE 10.00 FEET OR GREATER WHICHEVER IS GREATER GARAGE 18.00 FEET OR GREATER SIDE 15.00 FEET CORNER SIDE 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR SIZES FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. NOTES FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY THE LAND FLOOR CONSTRUCTION FINISHES FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR AN ELEVATION PERMIT APPLICATION.
- BENCHMARK NOTE THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED UNDERGROUND PLANS: B.M.-1: TOP OF CURB INLET ELEVATION 80.81 NVD 83 B.M.-2: TOP OF CURB INLET ELEVATION 82.90 NVD 83
- LOTS 1 AND 52 SHALL NOT HAVE ACCESS/DRAWAY INTO BENITO RAMIREZ STREET.

METES AND BOUNDS DESCRIPTION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH REFERENCE USER RECORDS IN DOCUMENT NUMBER 2734311, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING THE NORTHEAST CORNER OF CITRUS VILLAGE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2743511, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING NORTHEAST CORNER OF SAID LOT 5, BLOCK 31, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 81° 37' 00" E 300.00 FEET ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE NORTH LINE OF SAID LOT 5, BLOCK 31, TO A FOUND COTTON PICKER SPINDLE BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 31, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE S 09° 23' 00" W ALONG THE EAST LINE OF SAID LOT 5, BLOCK 31, PASS AT 30.00 FEET A SET CONCRETE NAIL BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,422.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "NPLS 4204" BEING THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 31, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 81° 37' 00" W 300.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 31, TO A SET ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID CITRUS VILLAGE SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 31, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

ALSO BEING THE EAST LINE OF SAID LOT 5, BLOCK 31, ALSO BEING THE EAST LINE OF SAID CITRUS VILLAGE SUBDIVISION, PASS AT 1,422.00 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,422.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10 ACRES OF LAND, MORE OR LESS.

CURVE DATA				
LOT	CURVE	RADIUS	LENGTH	CHORD BEARING DELTA
41	C2	80.00	31.36	88.20
42	C2	80.00	32.80	84.26
43	C2	80.00	34.24	80.32
44	C2	80.00	35.68	76.38
45	C2	80.00	37.12	72.44
46	C2	80.00	38.56	68.50
47	C2	80.00	40.00	64.56
48	C2	80.00	41.44	60.62
49	C2	80.00	42.88	56.68
50	C2	80.00	44.32	52.74
51	C2	80.00	45.76	48.80
52	C2	80.00	47.20	44.86

LINE DATA			LOT 1 AREA		
BEARING	LENGTH	AREA	BEARING	LENGTH	AREA
L1	120.00	36.00	L1	120.00	36.00
L2	120.00	36.00	L2	120.00	36.00
L3	120.00	36.00	L3	120.00	36.00
L4	120.00	36.00	L4	120.00	36.00
L5	120.00	36.00	L5	120.00	36.00
L6	120.00	36.00	L6	120.00	36.00
L7	120.00	36.00	L7	120.00	36.00
L8	120.00	36.00	L8	120.00	36.00
L9	120.00	36.00	L9	120.00	36.00
L10	120.00	36.00	L10	120.00	36.00

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, OR HEIREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, HAVE GRANTED, CONVEYED, AND HEREBY KNOWN, LOANED, TRANSFERRED, AND COVENY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO EXERCISE THE SAME, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE OF WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED THE GRANTEE AND GRANTEE'S SUCCESSORS SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE GRANTEE IS INSTALLING THE EASEMENT THE GRANTEE SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

THE CONSIDERATION HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 GRANTEE COVENANTS THAT 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 48 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF 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 GRANTEE EXECUTED THIS INSTRUMENT THIS 10 DAY OF August 2012.

Daniel Muffett *H. Garcia*

NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF BELLWOODS SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH REFERENCE USER RECORDS IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH REFERENCE USER RECORDS IN DOCUMENT NUMBER 2734311, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 31, 2012

SCALE IN FEET: 1" = 100'

PREPARED BY: R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS

118 NORTH 12TH AVE. EDINBURG, TEXAS 78541 (936) 381-1061 EMAIL: REGASAS@GMAIL.COM

JOB NO.: 2016-122
 DRAWN BY: D.E.S.

SHEET NO. 1 OF 2 SHEETS

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S CERTIFICATION, DENICATION, & ATTESTATION

WE, GRACIELA ESTEBAN, LUIS AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS SUBDIVISION HEREBY SUBSCRIBE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. 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 WILL MEET THE MINIMUM STANDARDS;
- (B) OTHER CONNECTIONS TO THE LOTS OR SERVICE LINES WILL MEET THE MINIMUM SIZE STANDARDS;
- (C) EGRESS CONNECTIONS PROVIDED TO THE LOTS OR SERVICE LINES WILL MEET THE MINIMUM SIZE STANDARDS;
- (D) GAS CONNECTIONS, IF ANY, ARE PROVIDED TO THE LOTS WILL MEET THE MINIMUM SIZE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Graciela Esteban *H. Garcia*

DATE: 8/31/2012

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 APPROVAL OF HEDALGO COUNTY DRAINAGE DISTRICT NO. 1:

WE, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPROVED DANIEL MUFFETT AND H. GARCIA, ENGINEERS, AS BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GRACIELA ESTEBAN AND LUIS AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS SUBDIVISION HEREBY SUBSCRIBE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. 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 WILL MEET THE MINIMUM STANDARDS;
- (B) OTHER CONNECTIONS TO THE LOTS OR SERVICE LINES WILL MEET THE MINIMUM SIZE STANDARDS;
- (C) EGRESS CONNECTIONS PROVIDED TO THE LOTS OR SERVICE LINES WILL MEET THE MINIMUM SIZE STANDARDS;
- (D) GAS CONNECTIONS, IF ANY, ARE PROVIDED TO THE LOTS WILL MEET THE MINIMUM SIZE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Graciela Esteban *H. Garcia*

DATE: 8/31/2012

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1: WE, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPROVED DANIEL MUFFETT AND H. GARCIA, ENGINEERS, AS BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Graciela Esteban *H. Garcia*

DATE: 8/31/2012

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:

THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS DAY OF August 2012.

Graciela Esteban *H. Garcia*

DATE: 8/31/2012

SANTA CRUZ IRRIGATION DISTRICT NO. 15: WE, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPROVED DANIEL MUFFETT AND H. GARCIA, ENGINEERS, AS BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Graciela Esteban *H. Garcia*

DATE: 8/31/2012

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, AS REQUIRED.

H. Garcia

DATE: 8/24/2012

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, AS REQUIRED.

H. Garcia

DATE: 2-24-2012

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISUAL UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CONVEYOR KNOWLEDGERS SHOWN THEREON WERE PROPERLY FILED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

Raul Garcia

DATE: 2/24/2012

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Raul Garcia

DATE: 2/24/2012

APPROVED BY THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS:

Raul Garcia

DATE: 8/31/2012

LOCATION MAP
 SCALE: 1" = 1000'

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY, STATE & ZIP	PHONE # / FAX #
DANIEL MUFFETT, MANAGER	216 S. MCCOLL	EDINBURG, TX 78540	(936) 232-1888 / (936) 287-8403
H. GARCIA, MANAGER	216 S. MCCOLL	EDINBURG, TX 78540	(936) 287-8400 / (936) 287-8403
RAUL E. GARCIA, ENGINEER	118 N. 12TH	EDINBURG, TX 78541	(936) 381-1061 / (936) 381-1280
RAUL E. GARCIA, SURVEYOR	118 N. 12TH	EDINBURG, TX 78541	(936) 381-1061 / (936) 381-1280

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

BELLWOODS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 OF BENITO RAMIREZ SURVEY, 1/4 MILE EAST OF EDINBURG FROM THE HEADQUARTERS MUNICIPALITY OF THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL LOCATION IN THE OFFICE OF THE CLERK OF THE COUNTY OF HIDALGO, TEXAS, A 10.00 ACRE TRACT OF LAND WITHIN THE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE, §41.021.

INDEX OF SHEETS

DESCRIPTION

- PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, HEADINGS, INDEX, LOCATION MAP AND E.T., PRINCIPAL CONTACTS, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY APPROVAL, DESCRIPTION OF LOCATION WITH RESPECT TO THE CITY OF EDINBURG, H.C.D.'S APPROVAL, REVISION NOTES, CITY OF EDINBURG CERTIFICATION.
- WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH), SAMPLE OF LOT/ROW, TYPICAL WATER MAIN AND SANITARY SEWER CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT MAP OF TOPOGRAPHY & DRAINAGE, OWNER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPER.



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

OSSF's
have been
installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Norma P. Ortega

Address: 7710 W. Mile 3R
Mission, Tx. 78574

Phone: (956) 529-7906

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

Water Supplier: Aguasas

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

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

regarding the land described as: Del Angel Estates Subdivision lots 1,2,

on May 19, 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 1-28-20);

(verified by Flor Serrin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Serrin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cuarter
Hidalgo County Judge

5/19/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/19/20 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

5/19/20
Date
[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 101A

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: Norma P. Ortega
Address: 7710 W mile 3R
Mission, TX 78574
Phone: 956 955 529 7906

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

Del Angel Estates Subdivision lots 1, 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Norma P. Ortega
Requesting Party (Signature)

12-18-2018
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:

5/4/20
Date

[Signature]
County Official

