



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

"In rem" **COMMISSIONERS COURT AGENDA FOR May 26, 2020**

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	<u>4</u>

PLANNING DEPARTMENT PCTS. 2 & 4 CERTIFICATE OF PLAT AND UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	LA & S Construction LLC c/o Daniel Olivarez	4-2939



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2939

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: LAES Construction LLC
clo Daniel Alvarez
Address: 408 Padre LN
Edinburg TX 78539
Phone: 956-739-2179

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>MR Ramirez</u> Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 / 1</u>	<u>Existing Sewer</u> <u>05/15/20</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:

La Queved. Lot # 82

on May 26, 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

- A plat has been prepared; (Date approved 5-4-2004);
- A plat has been reviewed and approved by the Commissioners Court; (verified by Mary Corda);
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MR Ramirez);
- 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 MR Ramirez);
- 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 MR Ramirez);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Mary Corda);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/26/20



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2939

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: LAES Construction LLC (Daniel Olivarez)

Address: 408 Padre Ln

Edinburg TX 78539

Phone: 956-739-2179

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

La Puretud Lot # 82

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

5/15/2020
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:

05/20/2020
Date

[Signature]
County Official

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: March 17, 2020

Grantor: ANNA MARGARITA GARZA, a single woman

Grantor's Mailing Address (including county): 3000 Solera Dr
Mission, Texas 78572
Hidalgo County, Texas

Grantee: LA & S CONSTRUCTION, LIMITED LIABILITY COMPANY

Grantee's Mailing Address (including county): 408 Padre Lane
Edinburg, Texas 78539
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 82, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1507091, AND 1515689, OFFICIAL RECORDS AND VOLUME 45, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated February 28, 1955, recorded in Volume 829, Page 400, Deed Records and dated April 2, 2003, recorded under Clerk's File No. 1189661, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records dated May 17, 1993, recorded under Clerk's File No. 334331 and dated September 15, 1996, recorded under Clerk's File No. 556915, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

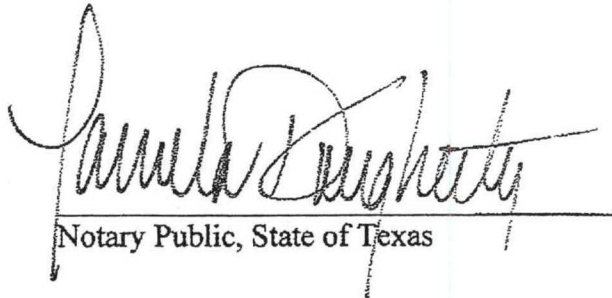
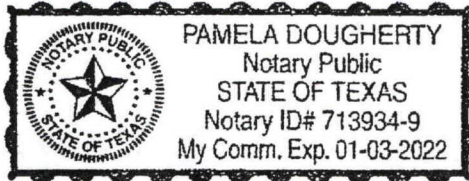


ANNA MARGARITA GARZA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17th of March, 2020, by ANNA MARGARITA GARZA.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LA & S CONSTRUCTION LLC
408 Padre Lane
Edinburg, Texas 78539

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 927286; ML.ma



Chapter 232, Texas Local Government Code

4/2/2020 9:13:37 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-2939
Receipt No.: 011557
L1780-00-000-0082-00

LA & S CONSTRUCTION

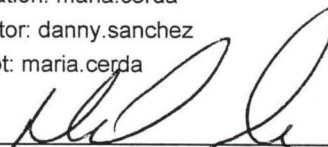
408 PADRE LN
EDINBURG, TX 78539
(956) 739-2179
(956) 739-2179

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1603Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 82
- [6] Location: 2812 and kenyon
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$105000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2939
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 097
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda



Cashier

04/02/2020
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

4/2/2020
Date

PLANNING DEPARTMENT PCTS. 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
CARLOS REYES	4-2273
ANASTACIA VALERIO	4-3007
IMELDA ARTEAGA	4-2798



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2273

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

Upon the application of:

Name: CARLOS REYES

Address: 4201 Mile 7 Road.
Mc Allen TX

Phone: (956) 222 5247

Approved by Environmental Health:	Temporary Service	Final Service
	<u>RPG's</u>	# <u>52860</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Instal/Instal</u>	<u>[Signature]</u>
	<u>05/13/2020</u>	<u>05/20/2020</u>

Water Supplier: N/A

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

Account/ESI No.: # 100 327 894 4406 9110
 Temporary Pole Permanent Service

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

Pride of Texas lot # 133 A Tract of land containing 5.00 Acres of land more or less

[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 26, 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.

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge
Date 5/26/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 05/26/20

APPROVED BY
COMMISSIONERS COURT
ON: 5/26/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2273

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Carlos R. Reyes

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

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

Pride of Texas Lot # 133 A tract of land containing
5.00 Acres of
land more or less.

[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."

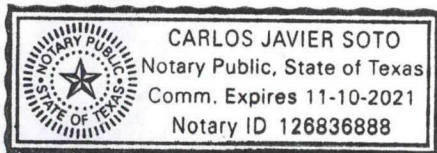
-OR-

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 05-13, 2020, to certify which, witnesses my hand and seal of office.



Carlos Javier Soto
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X



Chapter 232, Texas Local Government Code

9/9/2019 10:58:44 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-2273
Receipt No.: 008982
P8400-00-000-0133-00

- RAMON CARLOS REYES & MERA ELIZABETH REYES
5501 N 8TH ST
MCALLEN, TX 78501
(956) 821-1001
(956) 222-5247
[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2600Sq.Ft.
[5] Legal Description: PRIDE OF TEXAS W5AC LOT 133 5AC GR 4.62AC NET
[6] Location: BENTSEN & MILE 7
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$180000
[10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side S10', Side N40', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS
Description: Permit 4-2273
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 456
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier [Signature] Date 9/9/19

Prop 10# 262504

[NOTICE]

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Signature of Owner or Applicant [Signature]

Date 9-9-19

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: May 23, 2019

Grantor: SANDRA JEAN WOMACK AND JANE CROSS AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED

Grantor's Mailing Address: 8300 N. Taylor Rd., Box B
McAllen, Texas 78504
Hidalgo County

Grantee: CARLOS RAMON REYES and wife, ELIZABETH MERA REYES

Grantee's Mailing Address: 5501 N. 8th St.
McAllen, Texas 78501
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS FARM CREDIT SERVICES, FLCA, 545 So. Highway 77, Robstown, Nueces County, Texas 78380 in the principal amount of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS FARM CREDIT SERVICES, FLCA and by a first-lien deed of trust of even date from Grantee to MARK A. MILLER, Trustee.

Property (including any improvements):

A tract of land containing 5.00 acres of land, more or less, situated in Hidalgo County, Texas, being a part or portion of Lot 133, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, map reference: Volume 5, Pages 58-59, Map Records, Hidalgo County, Texas, and said 5.00 acres of land being all that tract of land deed to Estate of Curtis Clinton Davis, recorded in Document 2929143, Deed Records, Hidalgo County, Texas, and said 5.00 acre also being more particularly described as follows:

BEGINNING at a ½" iron rod found at the Northwest corner of said Lot 133, Pride O' Texas, within Mile 7 North and Bentsen Road right-of-way, for the Northwest corner of this tract;

THENCE, S 81°27'02" E, with the North line of said Lot 133 and within said Mile 7 North right-of-way, a distance of 660.00 feet, to a Nail found on the Northwest corner of a tract of land deeded to Gabriela Moreno, recorded in Document Number 1790981, Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE, S 08°32'58" W, with the common line of said Clinton Davis tract and said Moreno tract, at a distance of 20.00 feet, pass a ½" iron rod found on the South right-of-way line of said Mile 7 North Road, continuing a total distance of 330.00 feet, to a ½" iron rod found on the South line of said Lot 133 and Southwest corner of said Moreno tract, for the Southeast corner hereof;

THENCE, N 81°27'02" W, with the South line of said Lot 133, at a distance of 640.00 feet, pass a ½" iron rod with plastic cap stamped "CVQ LS" set, on the East right-of-way line of said Bentsen Road and continuing a total distance of 660.00 feet, to a PK nail set, on the West line of said Lot 133, for the Southwest corner hereof;

STG/LS SIERRA TITLE
GF# 3181104

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.

TEXAS FARM CREDIT SERVICES, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of TEXAS FARM CREDIT SERVICES, FLCA, and are transferred to that party without recourse on Grantor.

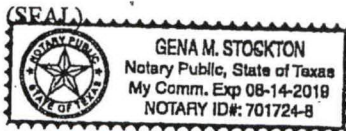
Sandra Jean Womack
SANDRA JEAN WOMACK,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF CURTIS CLINTON
DAVIS, DECEASED

Jane Cross
JANE CROSS, INDEPENDENT
CO-EXECUTOR OF THE
ESTATE OF CURTIS CLINTON
DAVIS, DECEASED

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of May, 2019, by SANDRA JEAN WOMACK, INDEPENDENT CO-EXECUTOR OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED.



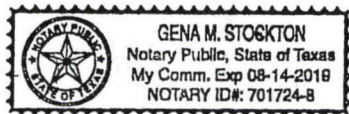
Genam Stogkton
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of May, 2019, by JANE CROSS, INDEPENDENT CO-EXECUTOR OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED..

(SEAL)



Genam Stogkton
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Carlos Ramon Reyes and Elizabeth Mera Reyes
5501 N. 8th St.
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3181104;GS/ch



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3007

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

Upon the application of:

Name: Amastacia Valerio

Address: 113 Champion Dr.
Donna, Tx 78537

Phone: (956) 354-6907

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

WRamirez
Authorized Signature

05/19/20

existing septic

Water Supplier: N Namo

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:

Delta Orchards Co. #7 Lot #194

[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 26, 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. CuTEZ

Hidalgo County Judge

5/26/20
Date

ATTEST:

Anton Benjamins Jr.
Hidalgo County Clerk

05/26/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 5/26/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3007

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

Anastacia Valerio

Known to me [or proved to me in the oath of MX PASSPORT 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:

Delta Orchards Co. UT # 7.

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

LOT # 194

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

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

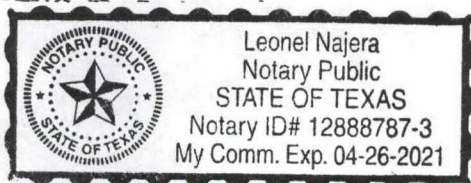
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Anastacia Valerio (Signature)

SUBSCRIBED AND SWORN TO before me on MAY 19TH, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

4/29/2020 10:19:34 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-3007
Receipt No.: 011803
D3800-07-000-0194-05

MONTANO MARCOS GUZMAN & ANASTACIA VALERIO MORENO
1013 CHAMPION DR
DONNA, TX 78537
(956) 354-6907
(956) 354-6907

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 400Sq.Ft.
- [5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 7 LOT 194 1.04AC NET
- [6] Location: FM 493 & MILE 22 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 60', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS REGULATION
Description: Permit 4-3007
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

Date

4/29/20

[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.

Anastacia Valerio
Signature of Owner or Applicant

4/29/20
Date

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: March 31, 2015

Grantor: BLUE CACTUS SERIES, A SERIES UNDER WIDE VISION VENTURES,
L.L.C., A STATE SERIES LIMITED LIABILITY COMPANY

Grantor's Mailing Address: 601 Trenton Rd. Ste. D #101
McAllen, Texas 78504
Hidalgo County

Grantee: MARCOS MONTANO GUZMAN and wife, ANASTACIA VALERIO
MORENO

Grantee's Mailing Address: 211 W. Ciro
San Juan, Texas 78589
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 194, DELTA ORCHARDS COMPANY UNIT NO. 7, Hidalgo County, Texas, according to map thereof recorded in Volume 6, Page 46, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

Subject To:

Right-of-Way Easement granted to Hidalgo County Water, by instrument dated January 21, 1953 recorded in Volume 765, Page 345, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 6 Page 46, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District .

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

Oil, gas, and other minerals reserved and/or conveyed in Deed recorded in Volume 1499, Page 327, Deed Records of Hidalgo County, Texas.

Oil and Gas Leases to Southten Land Co. L.L.C., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639725, 1639726, 1639727, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2006, under Clerk's File No. 1641791, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 25, 2006, under Clerk's File Nos. 1642696, 1642697, 1642698, and 1642699.

Oil and Gas Lease to Samson Lone Star Limited Partnership, dated June 28, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 22, 2006, under Clerk's File No. 1654169.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

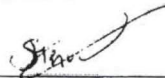
All ad valorem taxes for the year 2015 and all subsequent years.

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.

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.

**BLUE CACTUS SERIES, A
SERIES UNDER WIDE VISION
VENTURES, L.L.C., A STATE
SERIES LIMITED LIABILITY
COMPANY**

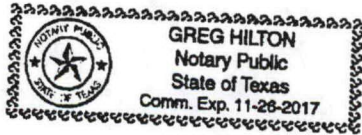
By: 


**SERGE HENOCQUE,
Manager**

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31 day of March, 2015, by **SERGE HENOCQUE, Manager of BLUE CACTUS SERIES, A SERIES UNDER WIDE VISION VENTURES, L.L.C., A STATE SERIES LIMITED LIABILITY COMPANY**, on behalf of said limited liability company.





Notary Public, State of Texas

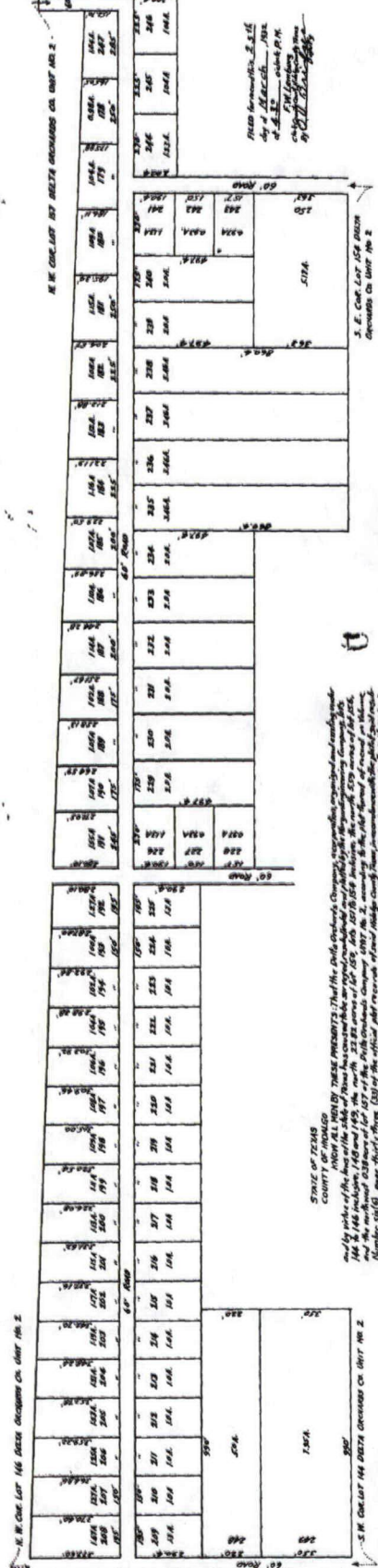
AFTER RECORDING RETURN TO:
Marcos Montano Guzman and Anastacia Valerio Moreno
211 W. Ciro
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3160396/JT/1a



THE STATE OF TEXAS
 County of Hidalgo
 I, F. W. LEMMON, Clerk of said County, do hereby certify that the within and foregoing plat was filed for record in the County of Hidalgo, Texas, on the 21st day of March, A.D. 1932, at 10:30 A.M. in Book 10, Page 104 of the Public Records of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the Clerk of said County, Texas.

Attest:
 F. W. LEMMON
 Clerk of said County



STATE OF TEXAS
 COUNTY OF HIDALGO
 I, F. W. LEMMON, Clerk of said County, do hereby certify that the within and foregoing plat was filed for record in the County of Hidalgo, Texas, on the 21st day of March, A.D. 1932, at 10:30 A.M. in Book 10, Page 104 of the Public Records of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the Clerk of said County, Texas.

Attest:
 F. W. LEMMON
 Clerk of said County

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, F. W. LEMMON, Clerk of said County, do hereby certify that the within and foregoing plat was filed for record in the County of Hidalgo, Texas, on the 21st day of March, A.D. 1932, at 10:30 A.M. in Book 10, Page 104 of the Public Records of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the Clerk of said County, Texas.

Attest:
 F. W. LEMMON
 Clerk of said County

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, F. W. LEMMON, Clerk of said County, do hereby certify that the within and foregoing plat was filed for record in the County of Hidalgo, Texas, on the 21st day of March, A.D. 1932, at 10:30 A.M. in Book 10, Page 104 of the Public Records of said County, and that the same is a true and correct copy of the original as the same appears on file in the office of the Clerk of said County, Texas.

Attest:
 F. W. LEMMON
 Clerk of said County

DELTA ORCHARDS COMPANY
UNIT NO. 7
HIDALGO COUNTY, TEXAS
 SCALE: 1 INCH = 200 FEET



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2798

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

Upon the application of:

Name: Imelda Arteaga
Fernando Arteaga
Address: 4700 E. Texas Road
Edinburg, Texas 78542

Phone: (956)-472-4805

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No: <u>HAS NO SEPTIC PER</u>	Authorized Signature	Authorized Signature
Date Approved: <u>05/15/2020</u>		<u>/ /</u>

Water Supplier: N.A.W.S.C.
Utility Provider: M.V.E.C. AEP
Account/ESI No.: #10032789477965005
 Temporary Pole Permanent Service

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

A 4.30 Acre gross tract of land more or less, out of a
portion of Lot # 1 Block # 60 Alamoland & Sugar Co. S/D

[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 26, 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.~~

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

ATTEST:

[Signature]
Hidalgo County Clerk

5/26/20
Date
05/26/20
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/26/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

42798

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

MARIA Imelda Arteaga

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

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

A 4.3 Acre gross tract of Land more or less out of a portion of Lot 1 BULD Alamo Land & Sugar Co. S/D

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

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

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

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

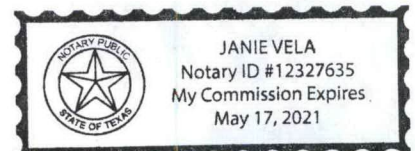
~~OR~~

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

Maria Imelda Arteaga (Signature)

SUBSCRIBED AND SWORN TO before me on May 15, 2020, to certify which, witnesses my hand and seal of office.

Janie Vela
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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

3/6/2020 10:03:59 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 4-2798
Receipt No.: 011143
A1800-00-060-0001-02

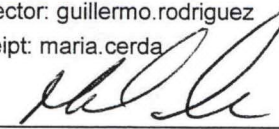
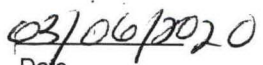
ARTEAGA IMELDA & FERNANDO
4700 E TEXAS RD
EDINBURG, TX 78542
(956) 472-4805
(956) 472-4805

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 798Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO W175'-S1071'
LOT 1 BLK 60 4.30AC GR 3.56AC NET
- [6] Location: Cesar ChaveZ & Texas
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 4-2798
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 2841
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: guillermo.rodriguez
Receipt: maria.cerda


Cashier

Date

Prop. 10# 113575

[NOTICE]

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


Signature of Owner or Applicant
03-06-2020
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.

General Warranty Deed

Date: February 7, 2008

Grantor: IMELDA ARTEAGA, formerly known as IMELDA CANTU, also known as MARIA IMELDA ARTEAGA

Grantor's Mailing Address: 4812 East Texas Road
Edinburg, Texas 78539
Hidalgo County

Grantee: IMELDA ARTEAGA and husband FERNANDO ARTEAGA

Grantee's Mailing Address: 4812 East Texas Road
Edinburg, Texas 78539
Hidalgo County

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

Property (including any improvements):
SEE EXHIBIT "A" ATTACHED EHRETO AND MADE A PART HEREOF FOR ALL PURPOSES

Reservations from and Exceptions to Conveyance and Warranty:
SUBJECT TO All oil, gas, and other mineral reservations of record, if any;
SUBJECT TO All oil, gas leases and drilling agreements of record, if any;
SUBJECT TO Easements of record, if any;
SUBJECT TO Easements and conditions as may be contained in plat of said subdivision, if any;
SUBJECT TO Easements, rights, rules, and regulations in favor of pertaining water district, if any;
SUBJECT TO All visible easements and restrictions of record, if any.
SUBJECT TO All ad valorem taxes for the year 2008 and all subsequent years.

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

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant, and (v) all oil, gas, hydrocarbons and minerals in, on, and under or that may be produced from the Property.

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

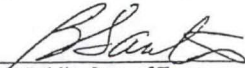
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

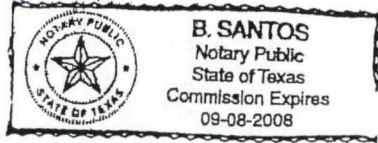
Imelda Arteaga
IMEELDA ARTEAGA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12 day of February, 2008, by IMELDA ARTEAGA.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
IMELDA AND FERNANDO ARTEAGA
4812 East Texas Road
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#CANTU; EL/avg

EXHIBIT "A"

A 19.0 acre gross tract of land, more or less, out of a Portion of Lot 2, Block 60, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and follows:

COMMENCING at the Northwest corner of said Lot 2; Said corner lies on the centerline Texas Road.

THENCE, East, along the North line of said Lot 2 and along the centerline of Texas Road, a distance of 264.5 feet to a point for the POINT OF BEGINNING and a North Northwest corner of this description;

THENCE, East, along the North line of said Lot 2 and along the centerline of Texas Road, a distance of 428.5 feet to a point for the Northeast corner of this description;

THENCE, South 1 degrees 25 minutes 56 seconds West (South 1 degrees 25 minutes West - Deed Call), a distance of 20.0 feet pass a found 5/8" iron pipe on the South right of way line of Texas Road, at a total distance of 1320.4 feet in all to a set 1/2" iron rod on the South line of said Lot 2 for the Southeast corner of this description;

THENCE, West, along the South line of said Lot 2, a distance of 659.0 feet to a set 1/2" iron rod for reference, at a total distance of 660.0 feet in all to a point located inside an Irrigation Well for the Southwest corner of said Lot 2 for the Southwest corner of this description; Said corner is a common corner to the Southeast corner of Lot 1, the Northeast corner of Lot 8 and the Northwest corner of Lot 7.

THENCE, North, along the West line of said Lot 2, a distance of 1073.0 feet to a set 1/2" iron rod for the West Northwest corner of this description;

THENCE, East, parallel to the North line of said Lot 2, a distance of 264.5 feet to a set 1/2" iron rod for an Interior corner of this description;

THENCE, North, parallel to the West line of said Lot 2, a distance of 227.0 feet pass a set 1/2" iron rod on the South right of way line of Texas Road, at a total distance of 247.0 feet in all to the POINT OF BEGINNING, containing 19.0 acres gross of land, more or less.

EXHIBIT "A"

A 4.30 acre gross tract of land, more or less, out of a Portion of Lot 1, Block 60, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and follows:

COMMENCING at a found 60d nail at the Northwest corner of said Lot 1; Said corner lies on the centerline to centerline intersection of Cesar Chavez Road and Texas Road.

THENCE, South, along the West line of said Lot 1 and the centerline of Cesar Chavez Road, a distance of 249.0 feet to a point for the POINT OF BEGINNING and for the Northwest corner of this description;

THENCE, East, parallel to the North line of said Lot 1, a distance of 30.0 feet pass a found 1/2" iron rod on the East right of way line of Cesar Chavez Road, at a total distance of 175.0 feet in all to a set 1/2" iron rod for the Northeast corner of this description;

THENCE, South, parallel to the West line of said Lot 1, a distance of 1071.0 feet to a set 1/2" iron rod on the South line of said Lot 1 for the Southeast corner of this description;

THENCE, West, along the South line of said Lot 1, a distance of 145.0 feet pass to a set 1/2" iron rod on the East right of way line of Cesar Chavez Road, at a total distance of 175.0 feet in all to a found 20d nail on the West line of said Lot 1 and the centerline of Cesar Chavez Road for the Southwest corner of this description;

THENCE, North, along the West line of said Lot 1 and the centerline of Cesar Chavez Road, a distance of 1071.0 feet to the POINT OF BEGINNING, containing 4.30 acres gross of land, more or less.