



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR June 2,2020

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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	<b><u>6</u></b>

AF-25711

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Osbaldo S. De Leon & Marisela Gomez	4-3077
2.	
3.	
4.	
5.	
6.	
COMM. COURT: JUNE 2, 2020	



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-3077

### 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: Osbaldo S. DeLeon  
Maeisela Gomez

Address: 22401 N. Sunflower Rd  
Elsa, Tx. 78543

Phone: (956) 358-2910

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>[Signature]</u>	
	<u>05/27/2020</u>	<u>/ /</u>

Water Supplier: North Adams Water Supply

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

Account/ESI No.: 10032789469599684  
[X] Temporary Pole [ ] Permanent Service

regarding the land described as:

Evergreen Valley Estates Ph 3, Lot 116, 22401 N. Sunflower Rd  
Hidalgo County, TX

on June 2, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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

6/2/20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk Date 6/2/20

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/2/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Mission, TX 78572
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3077

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: Osbaldo S. De Leon and Marisela Gomez

Address: 22401 N. P Sunflower Rd
Elsa Tx. 78543

Phone: (956) 358-2910

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

Evergreen Valley Estates P13
Lot 116, 22401 N. Sunflower Rd, Hidalgo County, Texas

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature) Date
[Signature] 5-21-20

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

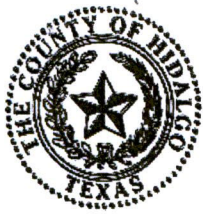
- [checked] Deed
Executory Contract
Lease
Rent Receipt
Affidavit
[checked] Other (describe) Copy of pmt.

This part to be filled out by receiving county official:

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

5/27/2020
Date

[Signature]
County Official



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 4-3077  
Receipt No.: 012054  
E8250-03-000-0116-00

- DELEON OSBALDO & MARISELA GOMEZ LOPEZ  
22401 N SUNFLOWER RD  
ELSA , TX 78543  
(956) 358-2910  
(956) 358-2910
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 5214Sq.Ft.
  - [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 116
  - [6] Location: SUN FLOWER RD AND MILE 19
  - [7] Sewage: N/A
  - [8] Construction Type: Block
  - [9] Est. Cost of Construction: \$200000
  - [10] Flood Zone: Zone AE

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, STATE LAWS, AND REGULATIONS  
Description: Permit 4-3077  
Price: \$30.00

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


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

5/13/2020  
\_\_\_\_\_  
Date

[NOTICE]

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

  
\_\_\_\_\_  
Signature of Owner or Applicant

5-12-20  
\_\_\_\_\_  
Date

**WARRANTY DEED**

**With Vendor's Lien**

**GRANTOR: ELVA HERNANDEZ, a single woman**

**GRANTOR'S MAILING ADDRESS: 1117 E. CANO, Edinburg, Hidalgo  
County, Texas 78539**

**GRANTEE: OSBALDO S. DELEON AND MARISELA GOMEZ LOPEZ**

**GRANTEE'S MAILING ADDRESS: 22401 N. SUNFLOWER RD  
ELSA, TEXAS 78543**

**CONVEYANCE: Subject to the Vendor's Lien that is retained by Grantor, Grantor has granted, sold,  
and conveyed unto Grantee the following identified and described property:**

**EVERGREEN VALLEY ESTATES PH 3**

**LOT 116, 22401 N. SUNFLOWER RD,**

**Hidalgo County, Texas according to**

**Map recorded in Volume 52, page 135-144, map records, Hidalgo County, Texas**

**CONSIDERATION: This conveyance is based upon the consideration of Ten and no/100ths—(\$10.00) —  
Dollars and other sold and valuable consideration which has been paid unto the Grantor by the  
Grantee including a Promissory Note dated October 12, 2019 in the principal amount of Ninety Four  
thousand five hundred and no/100ths (\$94,500.00). By signing this Deed. Grantor acknowledges  
receipt of the Grantee's payment.**

**VENTOR'S LEIN: A Vendor' Lien is retained in favor of the payee of the Note against the above  
described property and improvements to the property. Grantor retains superior title to the property  
until the Note is paid in full according to its terms. The Note is secured by a Vendor's Lien retained in  
this Deed and by a Deed of Trust of even date from Grantee to above named trustee. The Vendor's  
Lien shall remain attached to the property and improvements until the Note and all interest on the  
Note is fully paid according to the terms of the Note. At the time this Deed shall become absolute and  
the Vendor's Lien shall be released.**

RIGHTS: This conveyance is made unto Grantee to have and to hold above described property, together with all and singular, the rights and appurtenances thereto in any wise belongings unto the Grantee, his or her heirs or assigned forever.

WARRANTY: Grantor binds himself, his or her heirs, executors, and administrators to warrant and forever defend all and singular the above identified property to Grantee, his or her heirs, and assigns, against every person who may lawfully claim the same, or any part thereof. This Warranty excludes any and all reservations and exceptions to be conveyance.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interest, and royalty rights, water, water rights or riparian rights, maintenance charges together with any lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to an on forceable against the property described above and as shown by the records of the county clerk of Hidalgo County, Texas.

Current year taxes have been prorated and their payment is assumed by Grantee.

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

STATE OF TEXAS

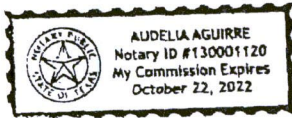
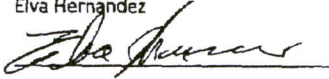
(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

This instrument was acknowledged before me by Elva Hernandez on this

16<sup>th</sup> day of December, 2019.

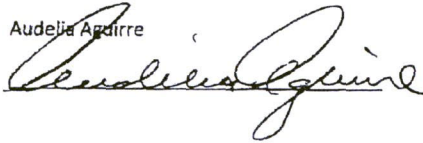
Elva Hernandez



Notary Public in and for Hidalgo County,

Texas - Commission expires 10/22/2022

Audelia Aguirre



AFTER FILING PLEASE RETURN TO:

Osbaldo S. Deleon and Marisela Gomez Lopez

22401 N. Sunflower Rd.

Elsa, Texas 78543

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Selena A. Marez	4-3060
2. Yamilex Tovar Resendiz	2-135
3. Manuel A. Resto	4-2600
COMM. COURT: JUNE 2, 2020	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3060

### 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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		existing
Date Approved:	1 / 1	05/21 / 2020

Name: Selena A. Marez

Address: 27 S McKinley  
St Hargill Tx  
78549

Phone: (956) 270-0572

Water Supplier: NAWS

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

Account/ESI No.: 100377891442894650  
[ ] Temporary Pole [x] Permanent Service

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

lot 8 Block 96 Hargill Townsite

[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 June 2, 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. Carter  
Hidalgo County Judge

6/2/20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/2/20



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3000

**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

Selena Marez

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:

217 South McKinley (Hargill) 78549  
Hargill townsite lot 3 Block 94

[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]

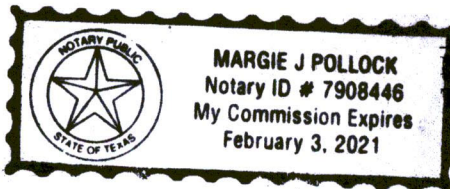
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."

Selena Marez (Signature)

SUBSCRIBED AND SWORN TO before me on May 20, 2020 to certify which, witnesses my hand and seal of office.



Margie Pollock  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 4-3060  
Receipt No.: 011981  
H1200-00-096-0008-00

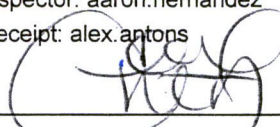
MAREZ SELENA ANN  
PO BOX 356  
HARGILL, TX 78549  
(956) 270-0572  
(956) 270-0572

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 480Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 8 BLK 96
- [6] Location: FM 490 FM 463
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$9000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side N6', Side ', Corner 10'  
Special Conditions: MUST COMPLY WITH ALL COUTNY  
SETBACKS & REGULATIONS  
Description: Permit 4-3060  
Price: \$30.00

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

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

  
\_\_\_\_\_  
Cashier

5/8/2020  
\_\_\_\_\_  
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.

Selena M.  
\_\_\_\_\_  
Signature of Owner or Applicant

5-8-20  
\_\_\_\_\_  
Date

## 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:** March 6, 2020

**Grantor:** Harold Foraker

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

**Grantees:** Selena Ann Marez

**Grantee's Mailing Address:** 493 E 1st Street Hargill Texas 78549

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

**Property (including any improvements):** LOT 8. BLOCK 96. ORIGINAL TOWNSITE OF HARGILL, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

### **Reservations from and Exceptions to Conveyance and Warranty:**

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Validly existing easements, rights-of-way, restrictions, set-back lines, or prescriptive rights, whether of record or not; all easements, rights-of-way, restrictions, set-back lines, or other matters recorded in the Map Records of Hidalgo County, Texas;
4. All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or 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.

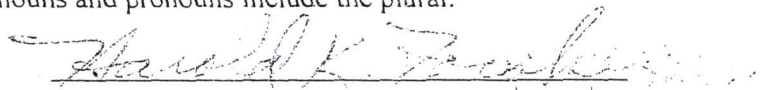
**Conveyance:**

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.

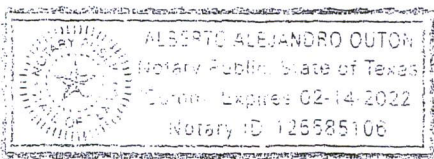
When the context requires, singular nouns and pronouns include the plural.

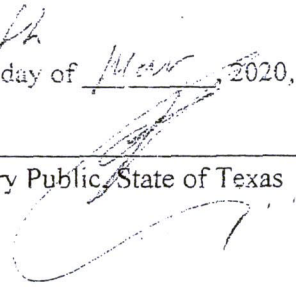
  
Harold Foraker

**ACKNOWLEDGEMENT**

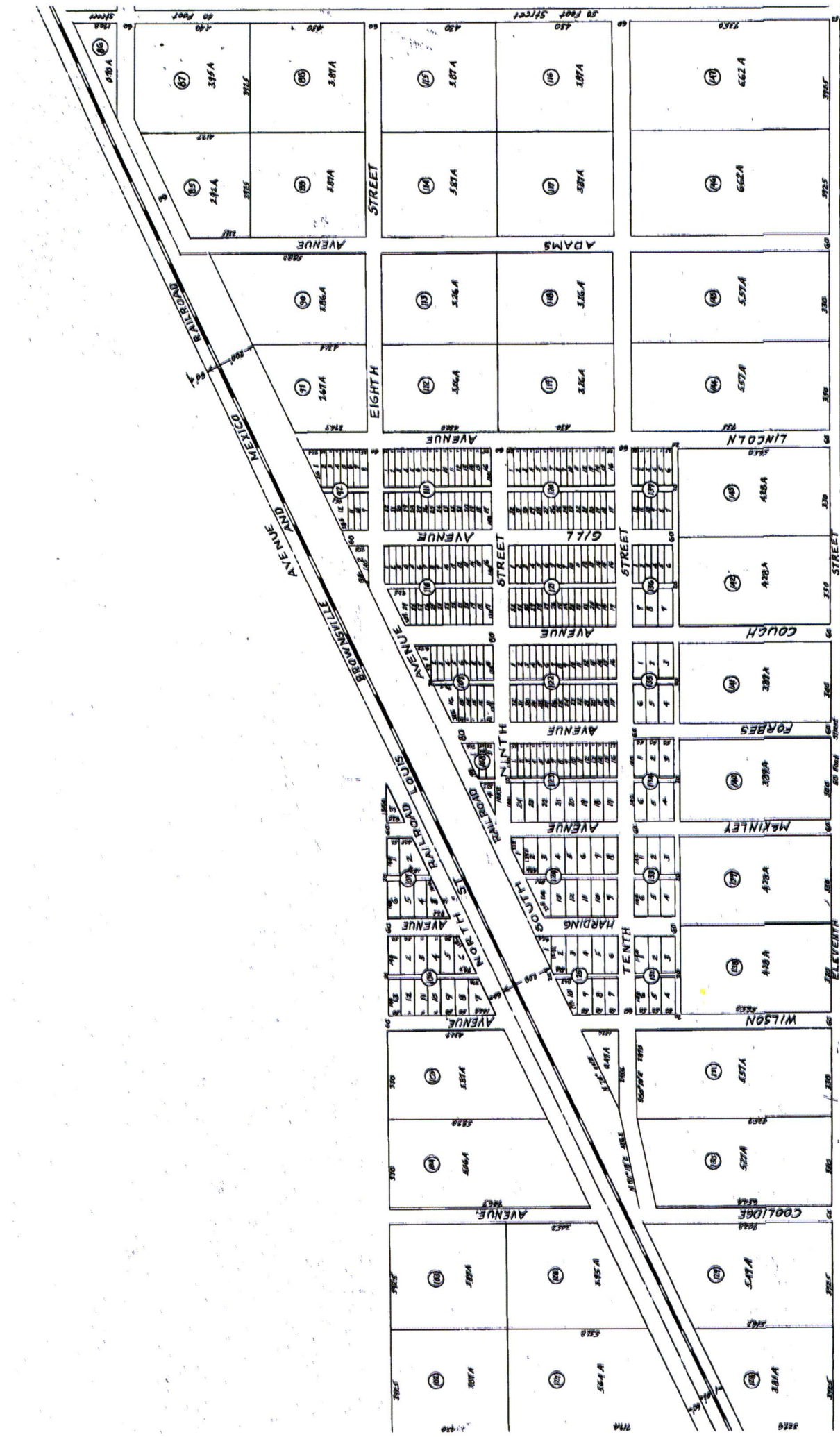
STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 6<sup>th</sup> day of March, 2020, by Harold Foraker.



  
Notary Public, State of Texas





State of Texas  
County of Hidalgo  
I, **Carl E. Hill**, County Clerk  
Hidalgo County, Texas, do hereby  
Certify that the above and foregoing plat and description was filed  
in my office on the 23rd day of  
August, 1926, at 3:30  
o'clock P.M. and was received  
by me on the 23rd day of August,  
1926. Witness my hand and the seal  
of said County, at  
Hidalgo County, Texas.  
CARL E. HILL  
County Clerk Hidalgo  
County, Texas  
20005

State of Texas  
County of Hidalgo  
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Hidalgo County, Texas, do hereby  
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CARL E. HILL  
County Clerk Hidalgo  
County, Texas  
20005

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o'clock P.M. and was received  
by me on the 23rd day of August,  
1926. Witness my hand and the seal  
of said County, at  
Hidalgo County, Texas.  
CARL E. HILL  
County Clerk Hidalgo  
County, Texas  
20005

# MAP OF HARGILL TEXAS

JANUARY 1926

SCALE

FILED for record  
SEP 2 1926  
A. B. C. C. C. P. O.  
City of Hargill, Texas  
By *[Signature]*

State of Texas  
County of Hidalgo  
I, **Carl E. Hill**, County Clerk  
Hidalgo County, Texas, do hereby  
Certify that the above and foregoing plat and description was filed  
in my office on the 23rd day of  
August, 1926, at 3:30  
o'clock P.M. and was received  
by me on the 23rd day of August,  
1926. Witness my hand and the seal  
of said County, at  
Hidalgo County, Texas.  
CARL E. HILL  
County Clerk Hidalgo  
County, Texas  
20005



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1(2) B 4

Application No: 2-135

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

Upon the application of:

Name: Vamiex Tovar  
Resendiz

Address: 4806 Maya Dr  
San Juan  
Tx 78589

Phone: 956-784-9117

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	<u>existing</u> <u>05/22/20</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:

All of lot seven (7) Block six (6), El Charro Subdivision unit (1)  
Hidalgo County TX.

[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 June 8, 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. Cuiter  
Hidalgo County Judge

6/2/20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

6/2/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/2/20



PLANNING DEPARTMENT  
County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 (2) 3 4

Application No: 2-135

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

Yamilex Tovar Resendiz

Known to me [or proved to me in the oath of Mexican Voting Card or through ID MEX (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:

All of lot Seven (7) Block Six (6), El Charro Subdivision Unit (1) Hidalgo County, TX

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

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

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

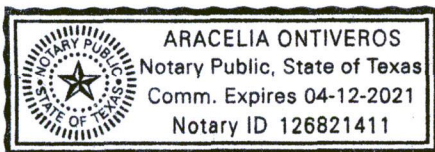
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Yamilex Tovar (Signature)

SUBSCRIBED AND SWORN TO before me on May 22, 2020, to certify which, witnesses my hand and seal of office.



Aracelia Ontiveros  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

5/22/2020 9:43:09 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 2-135  
Receipt No.: 012227  
E4000-00-006-0007-00

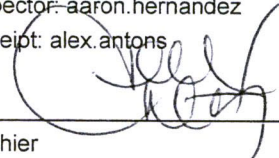
TOVAR YAMILEX RESENDIZ  
4806 MAYA DR  
SAN JUAN, TX 78589  
(956) 438-3400  
(956) 607-0470

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3438Sq.Ft.
- [5] Legal Description: EL CHARRO LOT 7 BLK 6
- [6] Location: VETERANS & MINNESOTA
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$175000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C  
Precinct: 2  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACK & REGULATIONS  
Description: Permit 2-135  
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

5/22/2020  
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

05/22/2020  
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: MARCH 6, 2020

Grantor: ISMAEL GARCIA OCANAS

Grantor's Mailing Address: 4806 MAYA  
SAN JUAN, TEXAS 78589

Grantee: YAMILEX TOVAR RESENDIZ

Grantee's Mailing Address: 4806 Maya Dr  
San Juan Tx 78589

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

Property (including any improvements):

All of Lot Seven (7), Block Six (6), El Charro Subdivision Unit Number One (1), in Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 102, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and restrictive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, 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.

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

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

Date: MARCH 6, 2020

Grantor: ISMAEL GARCIA OCANAS

Grantor's Mailing Address: 4806 MAYA  
SAN JUAN, TEXAS 78589

Grantee: YAMILEX TOVAR RESENDIZ

Grantee's Mailing Address: 4806 Maya Dr  
San Juan Tx 78589

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

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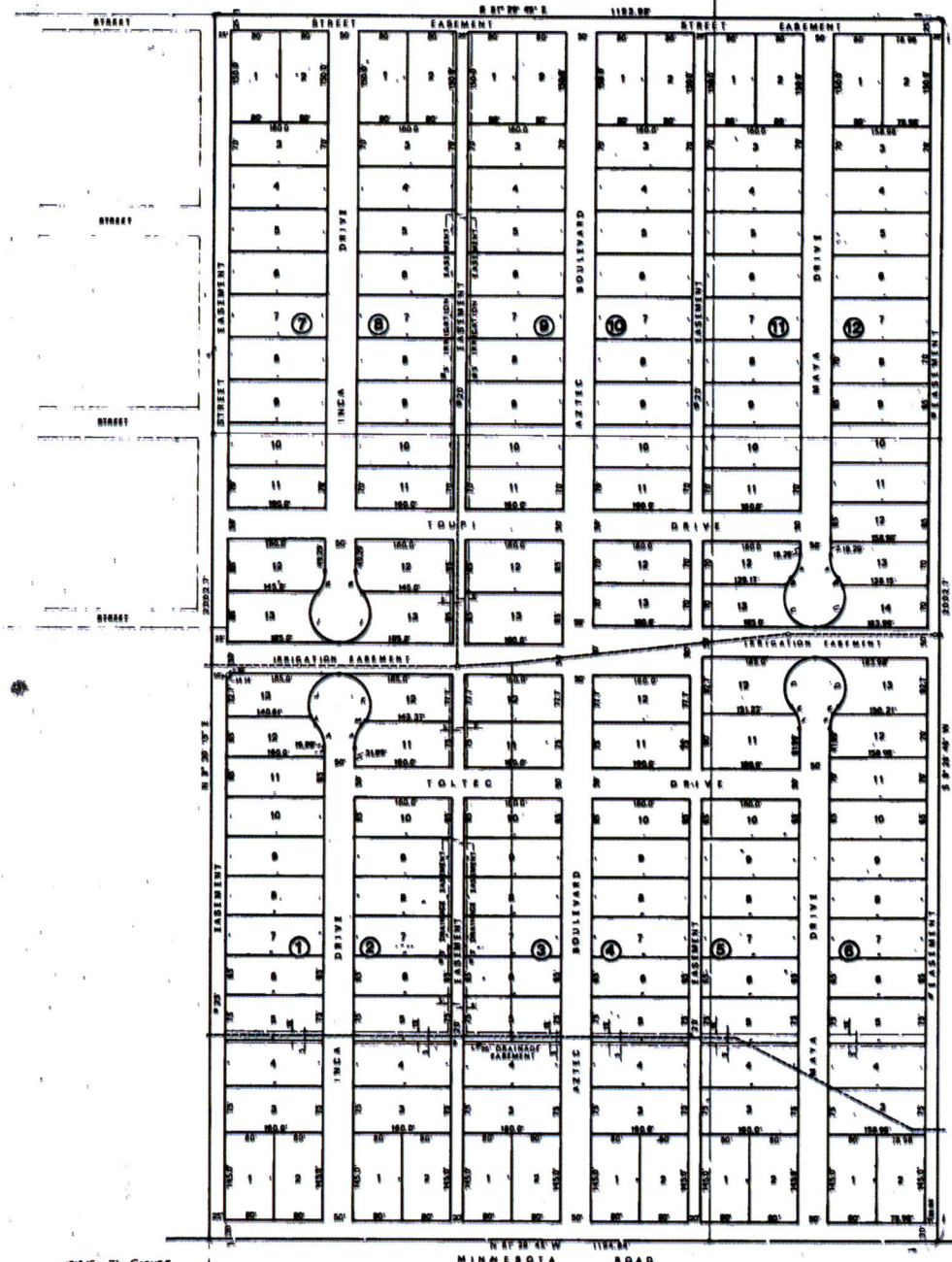
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When the context requires, singular nouns and pronouns include the plural.

**This instrument was prepared based on Information furnished by the parties, and no Independent title search has been made.**

Ismael Garcia  
ISMAEL GARCIA OCANAS





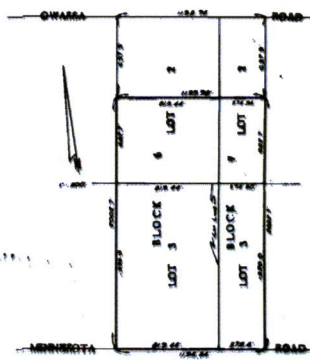
Scale: 1" = 100'

ALL EAS., UTILITY, IRIGATION & DRAINAGE EASEMENTS

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the 8th day of March 1976  
 HAYDEN B. BROWN, County Clerk  
 Hidalgo County, Texas  
*David Sullman*

CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	PI	PC	PT	PT	PT
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	S 89° 58' 00" W	100.00	90.00	1+00.00	1+00.00	1+00.00	1+00.00



SCHEMATIC OF LOTS 2 & 3, BLOCKS 4 & 5, JOHN CLOSKER SUBDIVISION, HIDALGO COUNTY, TEXAS.

### EL CHARRO SUBDIVISION

BEING A SUBDIVISION OF THE SOUTH 482.7 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 4, AND THE SOUTH 482.7 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 5, JOHN CLOSKER SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT "TROPIC VALLEY CORPORATION", OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT, DESIGNATE, AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*SAVILE*  
DATE

*Robert F. Pool III*  
ROBERT F. POOL, III, PRESIDENT

APPROVED  
 FOR RECORDING  
 Hidalgo Co. Dept. of Tax  
 Mar 3 1976

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT F. POOL, III 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 26<sup>th</sup> DAY OF February, A.D., 1976.

*John A. [Signature]*  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

Recorded to Book 19-102  
of the map records of Hidalgo County, Texas  
Charles L. Shelton  
County Surveyor

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN TO THIS MAP.

*David Sullman*  
DATE 2-27-76 D.S., PROFESSIONAL ENGINEER 024164





# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2000

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

Upon the application of:

Name: Manuel A Resto  
Address: 5704 Jay Ruth  
Edinburg TX 78542  
Phone: 956-360-6721

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>05/26/2020</u>

Water Supplier: CITY OF EDINBURG  
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:

Falm Lake Retama, lot 5+6  
Blk C

[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 June 2, 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.

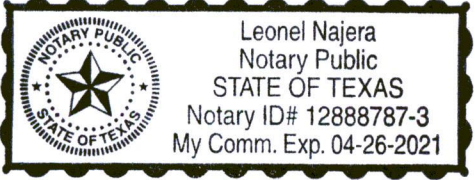
-OR-

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 6/2/20  
Hidalgo County Judge Date

ATTEST: [Signature] 6/2/20  
Hidalgo County Clerk Date



APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/2/20



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

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2600

**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

MANUEL RESTO

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

Palm Lake Putama lot 5+6 BIK.4

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

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

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

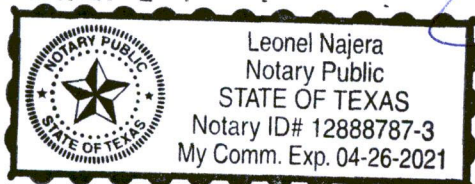
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-OR-

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

Manuel A Resto (Signature)

SUBSCRIBED AND SWORN TO before me on May 26<sup>TH</sup>, 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

1/14/2020 1:19:24 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

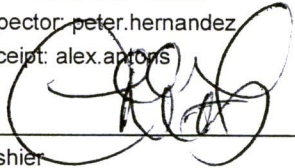
Permit No.: Permit 4-2600  
Receipt No.: 010423  
P0900-00-006-0005-05

RESTO MANUEL A.  
5704 JAE RUTH ST  
EDINBURG , TX 78542  
(413) 735-3309  
(413) 735-3309

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with hcpd setbacks and regulations  
Description: Permit 4-2600  
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: peter.hernandez  
Receipt: alex.antons

  
Cashier


1/14/2020  
Date

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 360Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 5 & 6 BLK 6
- [6] Location: seminary rd and cactus rd
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone X

Prop. ID# 1101549

[NOTICE]

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

  
Signature of Owner or Applicant

1-14-20  
Date

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

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

**Date:** JULY 17, 2019

**Grantor:** JGF ENTERPRISES, L.P.

 COPY

**Grantor's Mailing Address (including county):**  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** MANUEL A. RESTO

**Grantee's Mailing Address (including County):**  
5704 JAE RUTH ST.  
EDINBURG, TX 78542  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$37,450.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to PATRICK MOORE, Trustee.

**Property (including any improvements):**

LOTS #5 & 6, BLOCK 6, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

**SUBJECT TO** Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;  
**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;  
**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;  
**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;  
**SUBJECT TO** taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;  
**SUBJECT TO** Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

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

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

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





PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MIGUEL LOPEZ	1-2476
2.	MARIA ALDAPE	1-3028
3.		
	COMM. COURT: JUNE 2, 2020	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2476

### 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: Miguel Lopez  
Address: 207 S. Cedros  
Westaco TX 78546  
Phone: 956) 355-0989

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Was-Tex Lot #46

on June 7, 2007, 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 1-11-07);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

6/2/07  
Date

ATTEST:

Antonio Sanchez Jr.  
Hidalgo County Clerk

6/2/07  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/2/07



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-10-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 2 3 4

Application No: 1-2476

### 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: Miguel Lopez C.  
Address: 207 S. Cedro St  
Westaco TX 78596  
Phone: \_\_\_\_\_

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

Westex lot #46

#### 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)

05/26/2020  
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:

5/26/20  
Date

[Signature]  
County Official

NOTICE OF CONFIDENTIALITY RIGHTS:

1726648

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 16, 2007

**Grantor:** Kyle Bennett, Individually and as Trustee of the Kyle Bennett Living Trust

**Grantor's Mailing Address (including county):** P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

**Grantee:** Miguel Lopez

**Grantee's Mailing Address (including county):** 207 South Cedro, Weslaco, Hidalgo County, Texas 78596

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of TWENTY NINE THOUSAND AND NO/100<sup>TH</sup> (\$29,000.00) and is executed by Grantee, payable to order of Grantor. It is secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to RAMONA FLORES, Trustee.

**Property (including any improvements):**

**Lot 46, WES-TEX SUBDIVISION PHASE II, Being a resubdivision of a 15.83 Gross Acre Tract of Land, More or Less, carved out of Lot 103, West and Adams Tract Subdivision, Hidalgo County, Texas, According to the map or plat thereof recorded in Volume 52, page 28, Map Records of Hidalgo County, Texas.**

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

- (1) Subject to any and all Oil and Gas Leases of record, if any.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Water Improvement District.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 2007 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

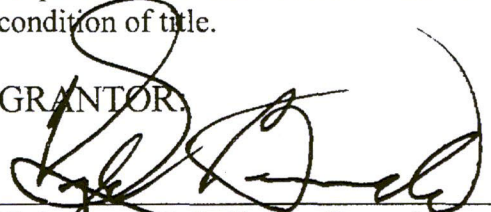
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to the Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators,

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

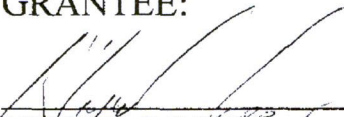
But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect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

When the context requires, singular nouns and pronouns include the plural. Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

GRANTOR:

  
Kyle Bennett, Individually and as Trustee for the Kyle Bennett Living Trust

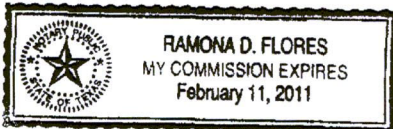
GRANTEE:

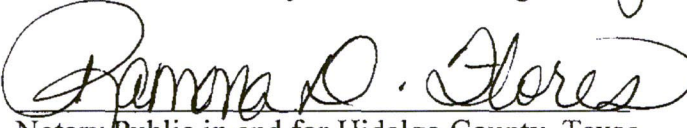
  
MIGUEL LOPEZ

ACKNOWLEDGEMENT

The State of Texas §  
County of Hidalgo §

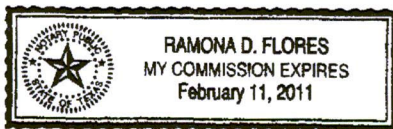
This instrument was acknowledged before me this 26<sup>th</sup> day of February 2007, by Kyle Bennett, Individually and as Trust for the Kyle Bennett Living Trust.

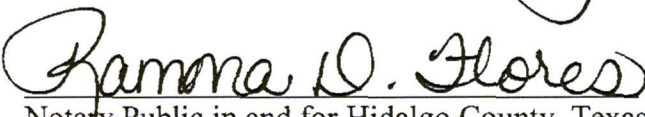


  
Notary Public in and for Hidalgo County, Texas

The State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me this 26<sup>th</sup> day of February 2007, by Miguel Lopez.



  
Notary Public in and for Hidalgo County, Texas



Chapter 232, Texas Local Government Code

10/23/2019 12:15:19 PM

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 1-2476  
Receipt No.: 009537  
W2220-02-000-0046-00

LOPEZ MIGUEL  
207 S CEDRO ST  
WESLACO, TX 78596  
(956) 616-7943  
(956) 616-7943

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1554Sq.Ft.
- [5] Legal Description: WES-TEX PH 2 LOT 46
- [6] Location: MILE 4 W. & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$65000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: Yes  
Setbacks: Front 40', Rear 35', Side 6', Side 15', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-2476  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1013  
Payment: \$30  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

Cashier

Date

10/23/19

property # 716214

[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

10/23/19

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3028

### 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: Maria del Refugio Aldape de  
Andaverde

Address: 1405 E 13th St  
Mercedes TX 78570

Phone: 956 314-1491

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>52861</u>
Date Approved:	<u>1 / 1</u>	<u>05/29/2020</u>

Water Supplier: North Alamo Water Supp

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

Account/ESI No.: 355493-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Castro Olguin Subdivision Blx 1 Lot 2

on June 2, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 2-21-18);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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

6/2/20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

6/2/20  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/2/20

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-10-20

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3028

### 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: Mariadel Refugio Aldape de Andoverde

Address: 1405 E 13th St  
Mercedes TX 78570

Phone: (956) 314-1491

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

Castro Olguin Subdivision Blk 1 Lot 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

Mariadel Refugio Aldape de A 5/26/20  
Requesting Party (Signature) 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:

5/26/20  
Date

[Signature]  
County Official

# GIFT DEED

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

That I, Elizabeth Nelson, of 8353 E. Mile 3, Mercedes, Hidalgo County, Texas 78570; for the love and affection which I have and bear for my sister, Maria Del Refugio Aldape, of 8353 E. Mile 3, Mercedes, Hidalgo County, Texas 78570; have GIVEN GRANTED, and CONVEYED, and by these presents do hereby GIVE, GRANT AND CONVEY UNTO THE SAID Maria Del Refugio Aldape as her separate property and estate and for her separate use and benefit, all of my undivided right, titles, interests, and equities in and to the following described real property situated in Hidalgo County, Texas, to-wit:

Lot (2), Block 1, Castro Olguin Subdivision, as recorded on February 21, 2018 in Document #2018-2890726, Hidalgo County Map Records

**RESERVATIONS FROM CONVEYANCE EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyance of the surface fee estate that affects the property.

I, Elizabeth Nelson, for the consideration and subject to the reservation from conveyance and the exceptions to conveyance and warranty, grants, and conveys to Grantee, Maria Del Refugio Aldape, the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Maria Del Refugio Aldape her heirs, successors and assigns forever.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made. The parties have been advised that it is in their best interest to go through a certified title company but have agreed to do otherwise. The preparer expresses no opinion as to title to this property; or as to any property taxes due.

EXECUTED on this the 28<sup>th</sup> day of March, 2018.

Elizabeth Nelson  
ELIZABETH NELSON

(Acknowledgment)

THE STATE OF TEXAS       §  
  §  
COUNTY OF CAMERON       §

This instrument was acknowledged before me on this the 28<sup>th</sup> day of March, 2018, by Elizabeth Nelson.



OFELIA HERNANDEZ  
My Commission Expires  
June 25, 2018

Ofelia Hernandez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO  
Elizabeth Nelson  
8353 E. Mile 3  
Mercedes, Texas 78570

Prepared in the Office of Juan Angel Guerra  
1021 Fair Park  
Harlingen, Texas 78550

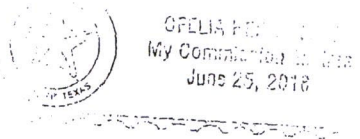
EXECUTED on this the 28<sup>th</sup> day of March, 2018.

Elizabeth Nelson  
ELIZABETH NELSON

(Acknowledgment)

THE STATE OF TEXAS       §  
  §  
COUNTY OF CAMERON       §

This instrument was acknowledged before me on this the 28<sup>th</sup> day of March, 2018, by Elizabeth Nelson.



Ofelia Hernandez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO  
Elizabeth Nelson  
8353 E. Mile 3  
Mercedes, Texas 78570

Prepared in the Office of Juan Angel Guerra  
1021 Fair Park  
Harlingen, Texas 78550