



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

"In remembrance of those before us."

COMMISSIONERS COURT AGENDA FOR July 7, 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	1
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	3
TOTAL CERTIFICATES	4

STATE OF TEXAS.

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Juan Perez & Antonio Perez	4-3283
2. Alejandra C. Segura & Santiago Segura	4-3350
COMM. COURT: JULY 7, 2020	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3/4

Application No:

4-3283
4-3283

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

Upon the application of:

Name: Juan Perez

Address: 6903 Escondido

LANE

Edinburg, Tx. 78541

Phone: 956 483-1395

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>06/25/20</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:

Tower Lot 14 A Tract of land containing 393 AC
out of Lot 14 - Edinburg, 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 July 7, 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. Lopez 7-7-20
Hidalgo County Judge Date

ATTEST: [Signature] 7-8-20
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7-7-20 mm



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

4-3203

**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

Juan Perez

Known to me [or proved to me in the oath of Juan Perez 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:

Tower Lot 14A Tract of Land containing 393 AC out of lot 14

[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]

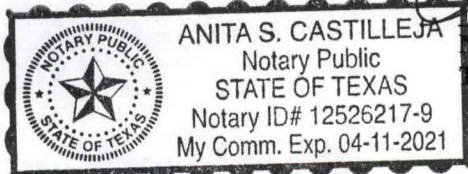
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Perez (Signature)

SUBSCRIBED AND SWORN TO before me on 25th day June, 2020, to certify which, witnesses my hand and seal of office.



Anita S. Castilleja
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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

6/15/2020 3:34:14 PM

Permit No.: Permit 4-3283
Receipt No.: 012699
T6200-00-000-0014-05

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

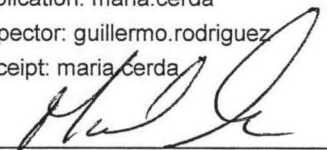
~~VILLARREAL AARON~~

1200 E LOVETT
EDINBURG, TX 78539
(000) 000-0000
(956) 483-1395

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 924Sq.Ft.
- [5] Legal Description: TOWER Lot 14 A TRACT OF LAND CONTAINING .393 AC OUT OF LOT 14
- [6] Location: Tower Rd. And Mile 17
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations
Description: Permit 4-3283
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50
Change Due: \$20.00
Application: maria.cerda
Inspector: guillermo.rodriguez
Receipt: maria.cerda

Cashier

06/15/2020
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.

Norma L. Villarreal *6-15-20*
Signature of Owner or Applicant Date

XO/ct
20-000 V3 #3

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.

GIFT WARRANTY DEED

Date: June 23, 2020

Grantor: AARON VILLARREAL, as his sole and separate property

Grantor's Mailing Address: C/O 1200 East Lovett
Edinburg, Texas 78539
Hidalgo County

Grantees: ANTONIO PEREZ and JUAN PEREZ, as their sole and separate property

Grantees' Mailing Address: 1200 East Lovett
Edinburg, Texas 78539
Hidalgo County

Consideration: One Dollar (\$1.00) and all the love and affection which Grantor holds for his nephews, Grantees herein.

Property (including any improvements):

TRACT NO. TWO:

A tract of land containing .393 acres out of Lot 14, TOWER SUBDIVISION, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South Line of Lot 14, and North right-of-way line of Escondido Lane said point being East 90.0 feet from the Southwest corner of Lot 14 for the Southwest corner of this tract;

THENCE, a long a line parallel to the West Line of Lot 14, North at a distance of 180.0 feet past the South Line of a 20 foot easement a total distance of 190.0 feet to a 1/2 inch iron set in the North Line of Lot 14 and centerline of the 20 foot utility easement for the Northwest corner of this tract;

THENCE, with and along the North Line of Lot 14 and center line of the 20 foot utility easement east a distance of 90.0 feet to a 1/2 inch rod set in the Northeast corner of Lot 14 for the Northeast corner of this tract;

THENCE, with and along the east line of Lot 14 South a distance of 10 feet past the South right-of-way line of the 20 foot utility easements a total distance of 190 feet to a 1/2 inch iron rod set in the Southeast corner of Lot 14 and North Line of Escondido Lane for the Southeast corner of this tract;


THENCE, with and along the South Line of Lot 14 and North right-of-way Line Escondido Lane West a distance of 90 feet to the place of beginning said tract containing .393 acres more or less.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SUBJECT TO any and all easements and restrictions of record, if any.

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

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


AARON VILLARREAL, as his sole and separate property

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

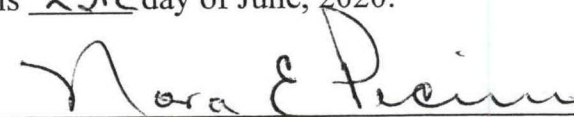
{Certificate of Acknowledgment}

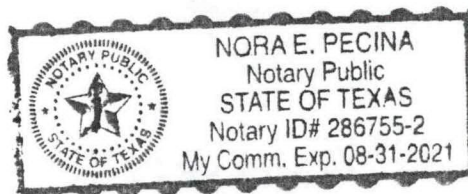
THE STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared AARON VILLARREAL, as his sole and separate property, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of June, 2020.


Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. BOX 876
EDINBURG, TEXAS 78540-0876
Tel: (956) 383-6251

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

13133

VOL 2427 PAGE 395

Handwritten initials and signature: "ad" over "7.w"

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That WE, JOSE ANTONIO SOTO and wife, OFELIA SOTO

of the County of HIDALGO and State of TEXAS for and in consideration of the sum of -----ONE AND NO/100THS-----

-----(\$1.00)----- DOLLARS and all the love and affection which grantors hold for the grantee herein, and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

1987 (circled)

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto SOILA SOTO, Rt. 1, Box 55-D, Alamo,

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

TRACT TWO:

A tract of land containing .393 acres out of Lot 14, Tower Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the south line of Lot 14 and north right-of-way line of Escondido Lane said point being east 90.0 feet from the southwest corner of Lot 14 for the southwest corner of this tract;

THENCE, along a line parallel to the west line of Lot 14 north at a distance of 180.0 feet past the south line of a 20 foot easement a total distance of 190.0 feet to a 1/2 inch iron rod set in the north line of Lot 14 and center line of the 20 foot utility easement for the northwest corner of this tract;

THENCE, with and along the north line of Lot 14 and center line of the 20 foot utility easement east a distance of 90.0 feet to a 1/2 inch rod set in the northeast corner of Lot 14 for the northeast corner of this tract;

THENCE, with and along the east line of Lot 14 south at a distance of 10 feet past the south right-of-way line of the 20 foot utility easement a total distance of 190 feet to a 1/2 inch iron rod set in the southeast corner of Lot 14 and north line of Escondido Lane for the southeast corner of this tract;

THENCE, with and along the south line of Lot 14 and north right-of-way line of Escondido Lane west a distance of 90 feet to the place of beginning said tract containing .393 acres more or less.

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

EXECUTED this 24th day of March, A. D. 19 87.

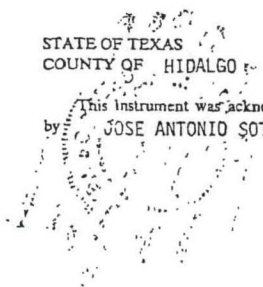
Jose Antonio Soto
JOSE ANTONIO SOTO
Ofelia Soto
OFELIA SOTO

Mailing address of each grantee:

Name: SOILA SOTO
Address: Rt. 1, Box 55-D
Alamo, Texas 78516

Name:
Address:

(Acknowledgment)



STATE OF TEXAS }
COUNTY OF HIDALGO

This instrument was acknowledged before me on the
by JOSE ANTONIO SOTO AND OFELIA SOTO

24th day of March, 19 87 .

Xavier Ornelas

Notary Public, State of Texas
Notary's name (printed): Xavier Ornelas
Notary's commission expires: 9/16/89

VOL 2427 PAGE 398
STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

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

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }
This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____

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

(Corporate Acknowledgment)

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

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

CH# 6372

AFTER RECORDING RETURN TO:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

13139

FILED FOR RECORD
APR 8 PM 3 04
COUNTY CLERK
COUNTY CLERK



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: 4-3350

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

Upon the application of:

Name: Alejandra Segura
Address: 1122 Fresno Dr. Sharry Land
Edinburg
Texas 78540
Phone: (806) 891-8730

Approved by Environmental Health:	Temporary Service <u>Uranie</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>Light only</u>	Authorized Signature
Date Approved:	<u>06/26/20</u>	<u>1 1</u>

Water Supplier: North Aledo W Segas
Utility Provider: [] M.V.E.C. [x] AEP
Account/ESI No.: N/A
[] Temporary Pole [x] Permanent Service

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

Alejandra Segura
Jasmin Lot 4

[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 July 7, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7-7-20 MM



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:

4-3350

**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

Alejandra Segura

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

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

Jasmin Lot 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."

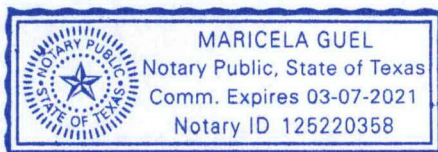
-OR-

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."

Alejandra Segura (Signature)

SUBSCRIBED AND SWORN TO before me on June 26, 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

6/26/2020 11:01:17 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 4-3350
Receipt No.: 012940
J4790-00-000-0004-00

SEGURA SANTIAGO & ALEJANDRA C
1122 FRESNO DR
EDINBURG, TX 78540
(806) 891-8730
(806) 891-8730

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 725Sq.Ft.
- [5] Legal Description: JASMIN LOT 4
- [6] Location: monte cristo and hoehn dr.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone X

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 all setbacks and regulations required by the hcpd
Description: Permit 4-3350
Price: \$30.00

Total Amount.....\$30.00

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

Cashier [Signature] Date 06-26-20

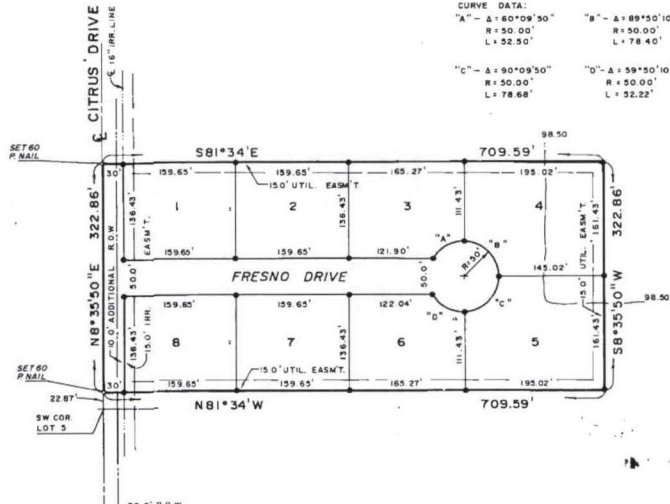
[NOTICE]

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

[Signature]
Signature of Owner or Applicant

6-26-20
Date

FILED FOR RECORD
DOC# 432882 #11
01-27-1995 10:45:52
JOSE ELOY PULIDO
HIDALGO COUNTY



JASMIN SUBDIVISION
 BEING A SUBDIVISION OF 5.26 ACRES OUT OF A CERTAIN 57.07
 ACRE TRACT BEING ALL OF LOTS 4, 5, 6, 7, 8, AND PART OF
 LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.26 ACRE TRACT OF LAND OUT OF A CERTAIN 57.07 ACRE TRACT BEING ALL OF LOTS 4, 5, 6, 7, 8, AND PART OF LOT 9, CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 23, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60 PENNY NAIL SET ON THE WEST LINE OF SAID 57.07 ACRE TRACT, AND IN THE CENTERLINE OF CITRUS DRIVE FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID NAIL BEARS N 08°35'50"E, A DISTANCE OF 22.87 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE: N 08°35'50"E, ALONG THE WEST LINE OF SAID 57.07 ACRE TRACT, AND THE CENTERLINE OF CITRUS DRIVE, A TOTAL DISTANCE OF 322.86 FEET TO A 60 PENNY NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°34'E, PASSING A 1/2" IRON ROD SET AT 30.00 FEET FOR THE EAST R.O.W. LINE OF CITRUS DRIVE, A TOTAL DISTANCE OF 709.59 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°35'50"W, A DISTANCE OF 322.86 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°34'W, PASSING AT 679.59 FEET THE EAST R.O.W. LINE OF CITRUS DRIVE, A TOTAL DISTANCE OF 709.59 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 5.26 ACRE OF LAND MORE OR LESS.

- NOTES:**
- FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING. C.P.N. 480334 0323 C MAP REVISED 11-16-82
 - MINIMUM FINISH FLOOR ELEVATION: 16" ABOVE CENTERLINE OF FRESNO DRIVE
 - ONE SINGLE FAMILY DWELLING PER LOT
 - CULVERTS FOR DRIVEWAYS MUST BE PROVIDED BY LOT PURCHASER
 - MIN. BLDG. SETBACK LINES:
 FRONT: 25.00'
 REAR: 15.00'
 SIDE: 8.00'
 CORNER: 10.00'
 - LEGEND: ◉ DENOTES 1/2" IRON ROD SET.
 - DRAINAGE RETENTION PER LOT IS: 80.00 C.F.I.O. (0.08 ACRE- FEET).



LOCATION MAP

APPROVED AND RECORDED BY
 COMMISSIONERS' COURT
 This 25th day of June 1991
 WILLIAM BILLY LEO, County Clerk
 Hidalgo County, Texas
 Deputy

STATE OF TEXAS
 COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE JASMIN SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Julia Sepulveda
 JULIA SEPULVEDA

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIA SEPULVEDA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF May A.D. 1991

Susan J. Hambley
 SUSAN J. HAMBLEY, NOTARY PUBLIC

APPROVAL BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS 27th DAY OF June 1991

THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH NECESSARY FACILITIES. THERE WILL BE NO BUILDINGS ALLOWED TO BE BUILT ON TOP OF DISTRICT IRRIGATION LINES. THERE IS A FIFTEEN (15) FEET EASEMENT ON BOTH SIDES OF IRRIGATION LINE OR CANAL.

Blanca SECRETARY
Regina PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO

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

I, ROBERT BEATTIE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE WATER AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY JUNE 10, 1991. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

R. Beattie
 ENGINEER

Recorded to Book 117 1112
 of the records of Hidalgo County, Texas
 this 25th day of June 1991
 County Clerk

Alfonso Quintanilla

VOL 27 PG 41B



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: 1-3256

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

Upon the application of:

Name: MARIO A. GARZA

Address: 4708 HERNANDEZ DR.
DONNA TX.

Phone: 956-784-2215

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

Water Supplier: NAWS

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:

Mario A. Garza Piquito de oro lot 46

[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 July 7, 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

7-7-20
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7-7-20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7-7-20 mm



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3256

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

Mario Arturo Garza

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

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

Lot #46 piquito de oro

[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~~]

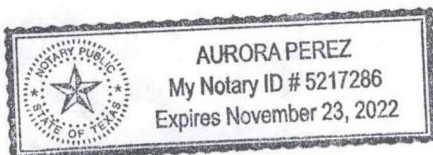
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

M. J. [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 29th June, 2020, to certify which, witnesses my hand and seal of office.



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

General Warranty Deed

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

Date: April 6, 2020

Grantor: FELIPE NAVARRET, AKA FELIPE NAVARRETE AND MARTHA A. NAVARRETE, husband and wife

Grantor's Mailing Address: 1830 W 21st
Chicago Illinois 60608
Cook County

Grantee: MARIO A. GARZA

Grantee's Mailing Address: 370 Silver Creek
Alamo, Texas 78516
Hidalgo County

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

Property (including any improvements):

Lot 46, PIQUITO DE ORO, an Addition to the City of Donna, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 16, 2014, under Clerk's File No. 2513763, and Restrictions as shown on the Map recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the East side of the subject land according to the Map or Plat thereof, filed for record in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the map or plat thereof, filed for record in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

One-half (1/2) of all oil, gas, and other minerals reserved in Deed dated February 10, 1969, recorded in Volume 1226, Page 858, Official Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Jose A. Hernandez and wife, San Juana Hernandez to Felipe Navarret, dated October 26, 1993, filed for record on January 20, 1995 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 431748.

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 2020 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.

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

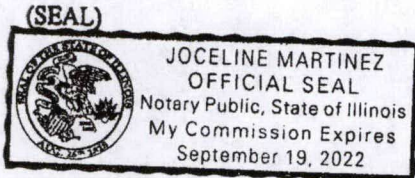
Felipe Navarrete
FELIPE NAVARRET AKA
FELIPE NAVARRETE

Martha A. Navarrete
MARTHA A. NAVARRETE

(Acknowledgment)

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on the 8 day of April, 2020, by
FELIPE NAVARRET AKA FELIPE NAVARRETE.

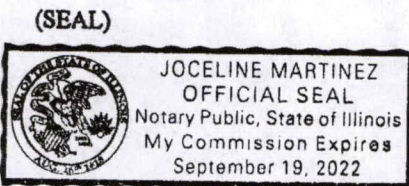


Joceline Martinez
Notary Public, State of ILLINOIS
Joceline Martinez

(Acknowledgment)

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on the 8 day of April, 2020, by
MARTHA A. NAVARRETE.



Joceline Martinez
Notary Public, State of ILLINOIS
Joceline Martinez

AFTER RECORDING RETURN TO:
Mario A. Garza
370 Silver Creek
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3185021;AL/ag



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

6/26/2020 10:51:32 AM

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

Permit No.: Permit 1-3256
Receipt No.: 012939
P6960-00-000-0046-00

- GARZA MARIO A
- 370 SILVER CREEK
- ALAMO , TX 78516
- (956) 784-2215
- (956) 821-9710
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1700Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 46
- [6] Location: Sioux Rd & Valverde
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3256
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: gilbert.pecina
Inspector: gilbert.mata
Receipt: gilbert.pecina

Cashier

6-26-20

Date

[NOTICE]

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Signature of Owner or Applicant

Date

6/26/20



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-2918

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: Cecilia Hernandez

Address: 5209 Lizette Dr
Edinburg, TX
78542

Phone: (956) 777-27-06

Approved by Environmental Health:	Temporary Service <u>MRamirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>Lightonly</u>	Authorized Signature
Date Approved:	<u>06/25/20</u>	<u>/ /</u>

Water Supplier: Alamo Water Supply

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

Account/ESI No.: MVEC Alamo
 Temporary Pole Permanent Service

regarding the land described as:

Los Negales Ph II Lot #94

on July 7, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 08/09/04)

(verified by Maha J...)

(verified by MRamirez)

(verified by MRamirez)

(verified by Maha J...)

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

Rafael 7 Carter 7-7-20
Antonio Guajardo Jr. 7-8-20

APPROVED BY
COMMISSIONERS' COURT
ON: 7-7-20 MA



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2918

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: Cecilia Hernandez
Address: 5209 Lizetta Dr
Edinburg 78542
Phone: (956) 777-27-06

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

Las Nogales Ph II Lot # 94

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cecilia Hernandez 06-25-20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

06/25/20 [Signature]
Date County Official



Chapter 232, Texas Local Government Code

3/26/2020 12:37:01 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Edinburg, Texas 78542
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-2918
Receipt No.: 011515
L6306-02-000-0094-00

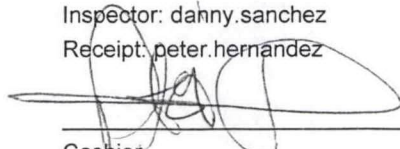
HERNANDEZ LUIS A & CECILIA
5209 LIZETTE DR
EDINBURG, TX 78542
(956) 971-8705
(956) 971-8705

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2397Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 2 LOT 94
- [6] Location: cesar chavez and mile 17
- [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 60', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-2918
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: peter.hernandez
Inspector: dahny.sanchez
Receipt: peter.hernandez


Cashier

3/26/2020
Date

Prop 10# 681793

[NOTICE]

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


Signature of Owner or Applicant

3-26-20
Date

Charge Sierra Title
STC/ *gh* GF # *3125513*

1772701

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Special Warranty Deed with Vendor's Lien

Date: MAY 24, 2997

Grantor: FIRST NATIONAL BANK

Grantor's Mailing Address:

P. O. BOX 810
EDINBURG, TX 78540-0810
HIDALGO COUNTY

Grantee: LUIS ARTURO HERNANDEZ and wife, CECILIA HERNANDEZ

Grantee's Mailing Address:

5209 LIZETTE
EDINBURG, TEXAS 78541
HIDALGO COUNTY

Consideration: A note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of **NINETEEN THOUSAND TWO HUNDRED TWENTY AND 82/100 DOLLARS (\$19,220.82)** of which **SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$16,500.00)** is being used for purchase of property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL V. McCARTHY, trustee.

Property (including any improvements):

Lot 94, LOS NOGALES SUBDIVISION, PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.

Reservations to Conveyance: For Grantor and Grantor's successors, a reservation of all the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of 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.

Exceptions from Conveyance and Warranty:

- A. Restrictive covenants recorded in Volume 45, Page 140 thru 142, Map Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 5, 2005, under Clerk's File No. 1420759.

- B. A fifteen foot (15') Easement exclusive to N.A.W.S.C. along the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- C. A thirty foot (30') Utility Easement along the South 30 feet of the North 34 feet at the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- D. A fifteen foot (15') Electrical and Utility Easement along the South 15 feet of the North 60 feet at the rear of subject property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- E. A ten foot (10') Utility Easement along the North side of subject property as shown on plat recorded in Volume 45, Page 140 thru 142, Map Records of Hidalgo County, Texas.
- F. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.
- G. Easements or claims of easements which are not of public record.
- H. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- I. A sixty foot (60') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- J. A six foot (6') Minimum Setback Line along both sides of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- K. An eighteen foot (18') Minimum Garage Door Setback, as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- L. A four foot (4') required sidewalk along the North 4 feet of the South 8 feet of said property as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- M. Oil and Gas Lease dated May 24, 1966, from Gladys V. Cupps Individually and as Independent Executrix under the Will of Hugh Cupps, deceased to Joe G. Sanders, recorded in Volume 308 Page 922, Oil and Gas Lease Records of Hidalgo County, Texas.
- N. All oil, gas, and other minerals reserved in Deeds recorded in Volume 1259, Page 385, Deed Records of Hidalgo County, Texas and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 1, 1994, under Clerk's File No. 395642.
- O. No structure shall be permitted over any easement, as shown on plat recorded in Volume 45, Pages 140 thru 142, Map Records of Hidalgo County, Texas.
- P. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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 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.

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

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

FIRST NATIONAL BANK

BY:

[Signature]
MICHAEL V. MCCARTHY

ITS: Executive Vice President/Chief Lending Officer

STATE OF TEXAS

COUNTY OF HIDALGO



This instrument was acknowledged before me on May 30th, 2007, by MICHAEL V. MCCARTHY, Executive Vice President/Chief Lending Officer of FIRST NATIONAL BANK, a Banking association on behalf of said association.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

THE PEREZ LAW FIRM, P.L.L.C.
7201 N. 10th St., 2nd Floor
McAllen, Texas 78504
Tel: (956) 664-1728
Fax: (956) 664-1748
C:\REPO\FNB-Hernandez\07-162.SWDV.

AFTER RECORDING RETURN TO:

LUIS ARTURO & CECILIA HERNANDEZ
5209 LIZETTE
EDINBURG, TEXAS 78541