



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 14, 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 6

CERTIFICATES OF RESIDENCE CONSTRUCTION 0

CERTIFICATES OF WATER SERVICE AVAILABILITY 3

TOTAL CERTIFICATES

9

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	HOLLYWOOD DEVELOPMENT	1-3304
2.		
	COMM. COURT: JULY 14, 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: 1-3304

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Hollywood Development
Construction LLC

Address: 2516 Buddy Owens
McAllen, Tx 78504

Water Supplier: North Alamo Water

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

Phone: 956 803 0341 / 956 888473 Account/ESI No.: 10032789460600675
 Temporary Pole Permanent Service

regarding the land described as:

TESORO Estates Ph 3 lot 136

on July 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 3-23-06);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 7/14/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 7/15/20

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20 [Signature]



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-3304

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: Hollywood Development Construction LLC
Address: 2516 Buddy Owens Blvd.
McAllen, TX 78504
Phone: 956 8030341 / 956 5888473

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

Tesoro Estates Ph 3 lot 136

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

[Signature] 7/7/20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- [checked] Deed
Executory Contract
Lease
Rent Receipt
Affidavit
[checked] 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:

7/7/20
Date

[Signature]
County Official

CHARGE San Jacinto Title Services-McAllen

GF# 192435924 Closer NR

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: MAY 15, 2019

Grantor: DARREL MOBLEY

Grantor's Mailing Address: 503 BAHAMA ST.
WESLACO, TEXAS 78596
HIDALGO COUNTY

Grantee: HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC

Grantee's Mailing Address: 3616 XENOPS
MCALLEN, TEXAS 78504
HIDALGO COUNTY

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

Property (including any improvements):

Lot One Hundred Thirty Six (136), TESORO ESTATES PHASE III, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat recorded in Volume 50, Pages 31-32, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 50, Pages 31-32, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 50, Pages 31-32, Map Records of Hidalgo County, Texas.
- e. Contract, Easement, and Use Restriction dated December 8, 2005, executed by and between AEP Texas Central Company, a Texas Corporation to Grande Vallley Homes, recorded under Document No. 1572066, Official Public Records of Hidalgo County, Texas.
- f. Water rights and rights to water reserved in Deed dated January 25, 2016, executed by Juan M. Medina and Jose Luis Garcia to Darrel Mobley, recorded under Document No. 2685553, Official Records of Hidalgo County, Texas. Lot 136
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 2, 1955, recorded in Volume 180, Page 361, Oil and Gas Records and dated October 29, 1985, recorded in Volume 2264, Page 218, Official Records of Hidalgo County, Texas.
- h. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated February 15, 2002, executed by C & C Property Investors, a Texas General Partnership to Santo Villarreal, Jr., recorded under Document No. 1056586,

Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except Grantor reserves for itself and its heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property".

- i. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Weslaco and/or other Governmental Authority.

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.




 DARREL MOBLEY

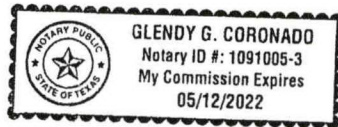
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 16th day of May, 2019, by DARREL MOBLEY.



 NOTARY PUBLIC, STATE OF TEXAS



PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH, STE, E-2
 McALLEN, TEXAS 78504
 GF# 192435826

AFTER RECORDING, RETURN TO:
 HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC
 3616 XENOPS
 McALLEN, TEXAS 78504



Chapter 232, Texas Local Government Code

7/6/2020 3:24:50 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 1-3304
Receipt No.: 013100
T1817-03-000-0136-00

HOLLYWOOD DEVELOPMENT & CONSTRUCTION

3616 XENOPS
MCALLEN, TX 78504
(956) 803-0341
(956) 588-8473

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1214Sq.Ft.
- [5] Legal Description: TESORO ESTATES PH 3 LOT 136
- [6] Location: Milanos & ML 7
- [7] Sewage: City of Weslaco
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C

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 1-3304

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1695

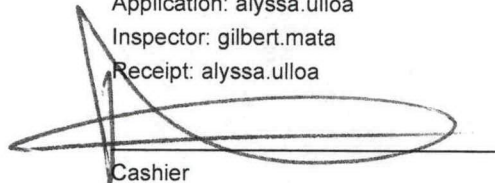
Payment: \$30.00

Change Due: \$0.00

Application: alyssa.ulloa

Inspector: gilbert.mata

Receipt: alyssa.ulloa

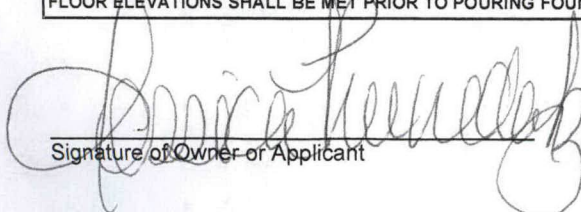


Cashier

7/6/20
Date

[NOTICE]

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


Signature of Owner or Applicant

7/6/20
Date

AI - 76345

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
	APPLICANT	APPLICATION NO.	
1.	Hector Saavedra	4-3392	
2.	Kyndel W. Bennett	VALLE MESA ESTATES, LOTS 1-65	BLANKET COVER
3.	XENON INC.	LA PLAZITA SUBDIVISION PHASE II, LOTS 1-4	BLANKET COVER
4.	WSW Land Development, LLC; Tillmin Welch	SAN LUCIO SUBDIVISION NO. 3, LOTS 104-116	BLANKET COVER
5.	Tres Lunas Development, LLC	SAN MARCOS SUBDIVISION NO. 2, LOTS 1-47	BLANKET COVER
6.			
	COMM. COURT: JULY 14, 2020		



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
4-3392

Application No:

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service <u>R Pios</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u>07/07/2020</u>	<u>/ /</u>

Name: Hector Saavedra

Address: 14511 mile 19 N.
Bedouch, TX 78538

Phone: (956) 457 9685

Water Supplier: N/A

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

Account/ESI No.: 10032789405807825
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Bennett - Bonham lot 8

on July 14, 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 2/6/19);
- 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 R Pios);
- 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 R Pios);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/2020

ATTEST:

Hidalgo County Clerk

Date

Rolando F. Cruz

7/14/20

[Signature]
Hidalgo County Clerk

7/15/20
[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

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:

4-3392

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: Hector Saavedra

Address: 14511 mile 19 W.

Edcouch, TX 78538

Phone: (956) 457 9685

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

Bennett - Bonham lot 8

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)

7-7-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- 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:

7/8/2020
Date

[Signature]
County Official



Chapter 232, Texas' Local Government Code

7/7/2020 1:53:30 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3392
Receipt No.: 013124
B2510-00-000-0008-00

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

SAAVEDRA HECTOR & LINDA

14511 MILE 19

EDCOUCH, TX 78538

(956) 457-9685

(956) 457-9685

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 2788Sq.Ft.

[5] Legal Description: BENNETT-BONHAM LOT 8

[6] Location: SKINNER & MIL 19

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$160000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner'

Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**

Description: Permit 4-3392

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

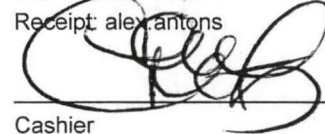
Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: leo.najera

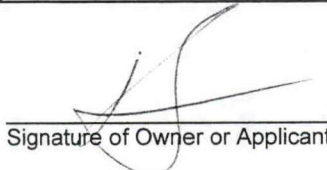
Receipt: alex.antons


Cashier

7/7/20
Date

[NOTICE]

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Signature of Owner or Applicant

7-7-20
Date

Re: Lot 8, BENNETT-BONHAM SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 189B, Map Records, Hidalgo County, Texas

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

Special Warranty Deed

1. Date: May 7, 2020
2. Grantor: Tax Ranch, LLC, a Texas Limited Liability Company
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
4. Grantee: Hector Saavedra and Linda Saavedra
5. Grantee's Mailing Address: 3824 Appaloosa Street, Edinburg, Hidalgo County, Texas 78542
6. Consideration: Ten and No/100ths Dollars
- 7.
8. Property: Lot 8, BENNETT-BONHAM SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 189B, Map Records, Hidalgo County, Texas
9. Reservations From and Exceptions to Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
 - A. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
 - B. Restrictive covenants recorded in Volume 30, Page 189B, Map Records, Hidalgo County, Texas
 - C. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
 - D. Mineral and/or royalty grant and/or reservation in instrument dated December 23, 1969, recorded in Volume 1255, Page 147, Deed Records, Hidalgo County, Texas.
 - E. Oil, Gas and Mineral Lease(s) dated December 7, 1935, recorded in Volume 12, Page 406, Oil and Gas Records, and unitized in instrument dated May 1, 1956, recorded in Volume 189, Page 512, Oil and Gas Records, Hidalgo County, Texas.
 - F. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
 - G. Easement and/or other rights, if any, as set forth in untitled instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records, Hidalgo County, Texas.
 - H. Easement and/or other rights, if any, as set forth in untitled instrument dated June 8, 1989, recorded in Volume 2768, Page 9697, Official Records, Hidalgo County, Texas.
 - I. Easements, rules, regulations and rights in favor of ENGELMAN IRRIGATION DISTRICT.
 - J. Minimum floor elevation; 30.00 foot minimum building setback line along the front; 15.00 foot minimum building setback line along the rear; 6.00 foot minimum building setback line along the side; 15.00 foot easement to North Alamo Water Supply Company along the North side; 15.00 irrigation easement along the South side; as per map or plat recorded in Volume 30, Page 189B, Map Records, Hidalgo County, Texas.
 - K. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
 - L. 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

Exhibit "A"

As a material part of the consideration, Grantor (Seller) and Grantees (Buyer) agree that:

- A. **Grantee is accepting the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in the warranty of title) INCLUDING, BUT NOT LIMITED TO: ZONING AND TAX CONSEQUENCES; PHYSICAL OR ENVIRONMENTAL CONDITIONS; AVAILABILITY OF ACCESS, INGRESS OR EGRESS; OPERATING HISTORY OR PROJECTIONS; VALUATION; GOVERNMENTAL APPROVALS, GOVERNMENTAL LAW AND/OR SUBDIVISION REGULATIONS: THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
- A. **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY;**
 - B. **THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY;**
 - C. **THE MANNER, QUALITY, AND/OR STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; and**
 - D. **THE PERFORMANCE OF THE WORK BY CONTRACTORS AND CONSULTANTS - ACCEPTED BY GRANTEE SOLELY BASED UPON GRANTEE'S INSPECTION, TESTING AND/OR SOLE JUDGMENT AFTER GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO INSPECT AND TEST THE WORK AND THE PROPERTY FOR WHATEVER PURPOSE DEEMED NECESSARY OR APPROPRIATE BY GRANTEE AND GRANTEE HAS SATISFIED ITSELF IN REFERENCE TO SAME.**
- B. **GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR;
GRANTEE REPRESENTS THAT:**
- 1) **GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE;**
 - 2) **GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND INSPECTIONS IN PURCHASING THE PROPERTY;**
 - 3) **GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND RELIES SOLELY ON SAME.**
- C. **THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES AND/OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY;**
- D. **THE TERMS AND CONDITIONS OF THIS SECTION WILL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND WILL BE INCORPORATED INTO THE DEED;**
- E. **GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON;**
- F. **GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.**
- G. **Further, Grantee hereby releases Grantor from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including but not limited to asbestos, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Grantor, its agents, or representatives.**

RE: Lot 8, BENNETT-BONHAM SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 189B, Map Records, Hidalgo County, Texas

- M. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements.
 - N. The present physical condition of the Property as more fully described on Exhibit "A", attached hereto and made a part hereof for all purposes;
9. Granting Clause: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants 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.
10. Special Warranty Clause: Grantor hereby 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, *by through and under me, but not otherwise*, and except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

11. Miscellaneous.

- A. When the context requires, the singular shall become plural.
- B. Any and all exhibits hereto attached are incorporated verbatim for all.

12. Signature:

Tax Ranch, LLC, a Texas Limited Liability Company

By: Richard A. Garza, Member

The State of Texas }

County of Hidalgo }

Acknowledgment

This instrument was acknowledged before me on this 2 day of May, 2020, by Richard A. Garza, Member of Tax Ranch LLC, a Texas Limited Liability Company.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2020

After Recording Return to: Hector Saavedra, 3824 Appaloosa Street, Edinburg, Texas 78542



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

ASSA'S installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: UA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Myndee W. Bennett, President</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: P.O. BOX 305
La Blanca, TX. 78558

Water Supplier: DAWSC.

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

Phone: 404-2597

Account/ESI No.: UA
 Temporary Pole Permanent Service

regarding the land described as: Valle Mesa Estates Lots 1-65

on July 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved U-23-20);

(verified by Fior Serin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Fior Serin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20

ATTEST: [Signature]
Hidalgo County Clerk

7/15/20
Date



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

OSSA's installed

Precinct 1 2 3 4

D/A

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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

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

PARTY MAKING REQUEST:

Name: KYNDEL W. BENNETT, PRESIDENT

Address: P.O. BOX 365

LA BLANCA, TX. 78558

Phone: 464 - 2597

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

VALLE MESA ESTATES LOTS 1-65

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

05/29/19

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/29/19
Date

[Signature]
County Official

SCALE: 1"=100'

N 89°25'49" E

1320.00'

S 00°34'11" E

1320.00'

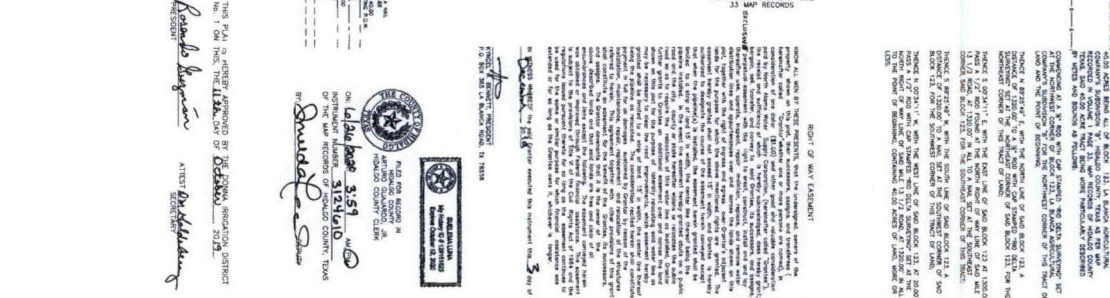
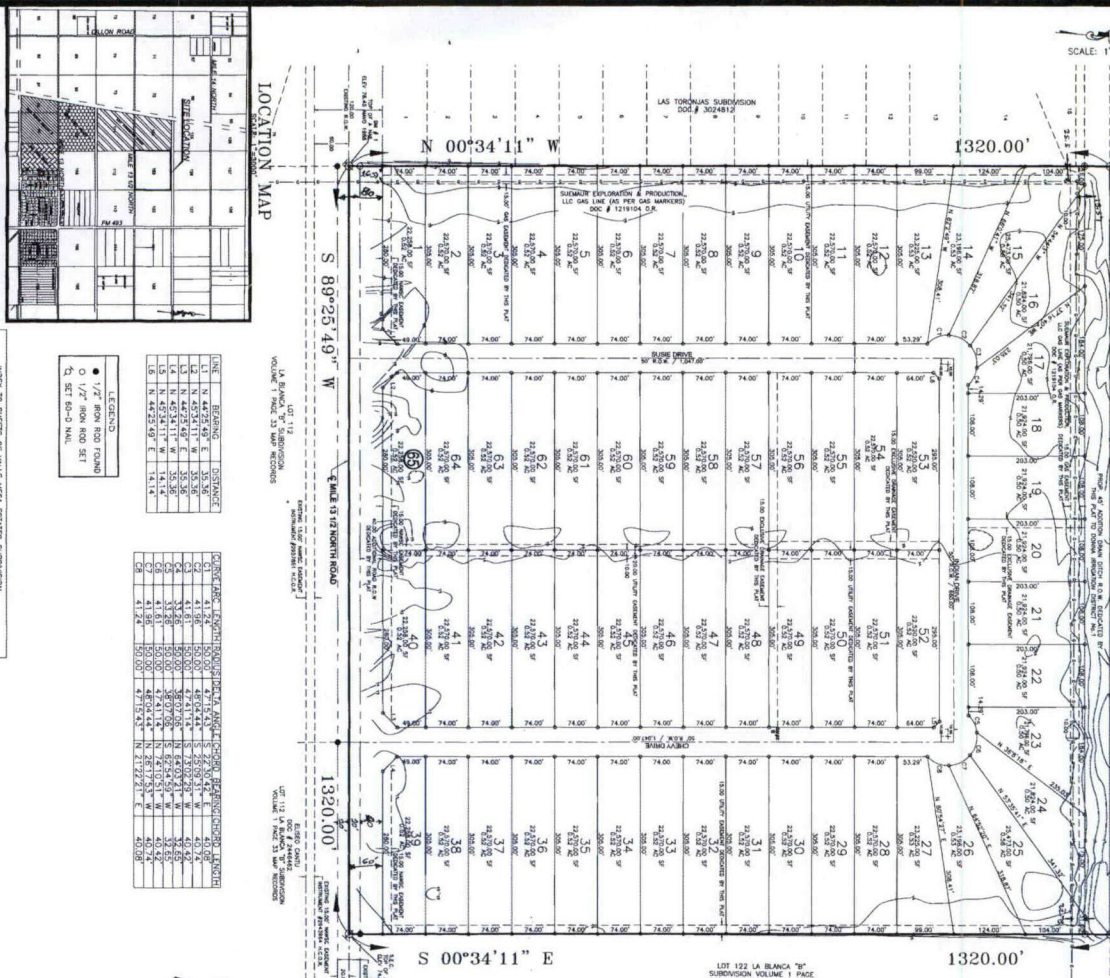
S 00°34'11" W

1320.00'

S 89°25'49" W

1320.00'

1320.00'



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1/2" SET 60-3-N.M.

DEVELOPER'S RECORD

LOT	ACREAGE	AREA	PERCENTAGE
1	0.10	0.10	0.15
2	0.10	0.10	0.15
3	0.10	0.10	0.15
4	0.10	0.10	0.15
5	0.10	0.10	0.15
6	0.10	0.10	0.15
7	0.10	0.10	0.15
8	0.10	0.10	0.15
9	0.10	0.10	0.15
10	0.10	0.10	0.15
11	0.10	0.10	0.15
12	0.10	0.10	0.15
13	0.10	0.10	0.15
14	0.10	0.10	0.15
15	0.10	0.10	0.15
16	0.10	0.10	0.15
17	0.10	0.10	0.15
18	0.10	0.10	0.15
19	0.10	0.10	0.15
20	0.10	0.10	0.15
21	0.10	0.10	0.15
22	0.10	0.10	0.15
23	0.10	0.10	0.15
24	0.10	0.10	0.15
25	0.10	0.10	0.15
26	0.10	0.10	0.15
27	0.10	0.10	0.15
28	0.10	0.10	0.15
29	0.10	0.10	0.15
30	0.10	0.10	0.15
31	0.10	0.10	0.15
32	0.10	0.10	0.15
33	0.10	0.10	0.15
34	0.10	0.10	0.15
35	0.10	0.10	0.15
36	0.10	0.10	0.15
37	0.10	0.10	0.15
38	0.10	0.10	0.15
39	0.10	0.10	0.15
40	0.10	0.10	0.15
41	0.10	0.10	0.15
42	0.10	0.10	0.15
43	0.10	0.10	0.15
44	0.10	0.10	0.15
45	0.10	0.10	0.15
46	0.10	0.10	0.15
47	0.10	0.10	0.15
48	0.10	0.10	0.15
49	0.10	0.10	0.15
50	0.10	0.10	0.15
51	0.10	0.10	0.15
52	0.10	0.10	0.15
53	0.10	0.10	0.15
54	0.10	0.10	0.15
55	0.10	0.10	0.15
56	0.10	0.10	0.15
57	0.10	0.10	0.15
58	0.10	0.10	0.15
59	0.10	0.10	0.15
60	0.10	0.10	0.15
61	0.10	0.10	0.15
62	0.10	0.10	0.15
63	0.10	0.10	0.15

NOTICE TO THE PUBLIC: This subdivision is being offered for sale by the developer. The developer warrants that the subdivision is in accordance with the applicable laws and regulations of the State of Texas. The developer also warrants that the subdivision is in accordance with the applicable laws and regulations of the County of Bexar. The developer further warrants that the subdivision is in accordance with the applicable laws and regulations of the City of San Antonio. The developer is not responsible for the accuracy of the information provided in this notice. The developer is not responsible for the accuracy of the information provided in this notice. The developer is not responsible for the accuracy of the information provided in this notice.

VALLE MESA ESTATES SUBDIVISION

PREPARED BY: K & K ENGINEERING CONSULTANT

DATE OF PREPARATION: MAY, 2018

STATE OF TEXAS COUNTY OF BEXAR

40.00 ACRES BEING ALL OF BLOCK 121, LA BLANCA AGRICULTURAL SUBDIVISION IN VALLE MESA MAP RECORDS OF BEXAR COUNTY TEXAS.

REGISTERED PROFESSIONAL SURVEYOR

NO. 57189

DATE: 06-23-2020

REGISTERED PROFESSIONAL ENGINEER

NO. 57189

DATE: 06-23-2020

REGISTERED PROFESSIONAL SURVEYOR

NO. 57189

DATE: 06-23-2020

REGISTERED PROFESSIONAL ENGINEER

NO. 57189

DATE: 06-23-2020

K & K Engineering Consultant

10000 N. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75243

TEL: 972.382.2222 FAX: 972.382.2222

WWW.KANDKENGINEERING.COM

LOCATION OF SUBDIVISION WITH RESPECT TO THE ENVIRONMENTAL, HISTORICAL, AND CULTURAL RESOURCES OF THE CITY OF SAN ANTONIO.

THE SUBDIVISION IS LOCATED WITHIN THE ENVIRONMENTAL, HISTORICAL, AND CULTURAL RESOURCES OF THE CITY OF SAN ANTONIO. THE SUBDIVISION IS NOT LOCATED WITHIN ANY OF THE DESIGNATED AREAS OF THE CITY OF SAN ANTONIO. THE SUBDIVISION IS NOT LOCATED WITHIN ANY OF THE DESIGNATED AREAS OF THE CITY OF SAN ANTONIO.

GENERAL CONTRACTOR: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

DATE: [Date]

PLANNING & ZONING COMMISSION CERTIFICATION

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS OF THE CITY OF SAN ANTONIO.

PLANNING & ZONING COMMISSION CERTIFICATION

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS OF THE CITY OF SAN ANTONIO.

PLANNING & ZONING COMMISSION CERTIFICATION

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS OF THE CITY OF SAN ANTONIO.

REGISTERED PROFESSIONAL SURVEYOR

NO. 57189

DATE: 06-23-2020



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

OSSA's installed.
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: WHA

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: Kenon, Inc.

Address: 3900 N. International Blvd.
Mercedes, Tx. 78570

Phone: 505-4440

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

Water Supplier: NWUSA

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

La Plazita Phase II Lots 1-4

on July 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved U-23-20);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20

ATTEST:

Hidalgo County Clerk

Date

[Signature]
Richard F. Carter
[Signature]

7/14/20
7/15/20

[Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

ASSF's

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: *DA*

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: Xenon, Inc

Address: 3906 N. International Blvd

Mercedes, Texas 78570

Phone: (956) 565-4440

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): **La Plazita Subdivision Phase II:** A 2.575 Acre Tract of Land out of a Portion of Lot 4, La Plazita Subdivision, Hidalgo County, Texas.

lots 1-4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
 - Owner of lot in subdivision
 - Resident of lot in a subdivision
 - Entity that provides utility service
- Senon Moya, President of Xenon, Inc

[Signature]
Requesting Party (Signature)

10-5-2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10-24-20
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

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

OSF's
escrowed.

Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>WSW Land Development, LLC</u>	_____	_____
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____
Authorized Signature	_____	_____

Name: WSW Land Development, LLC
Miriam Welch

Address: 902 Pighorn Dr.
Edinburg, TX 78512

Phone: 239-1279

Water Supplier: WAWSC

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

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

regarding the land described as: San Luis No 3 lots 104-110

on July 14, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 7-23-20);
Tlor Sesin
 (verified by Tlor Sesin);
 (verified by Tlor Sesin);
 (verified by Tlor Sesin);
 (verified by Tlor Sesin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 7/14/20

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 7/15/20



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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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

*OSSF's
ES (planned)*

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: DIA

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:

WSW Land Development, LLC

Name: Tillmin Welch

Address: 902 Bighorn Dr

Edinburg, Texas 78542

Phone: (956) 239-1279

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): **San Lucio Subdivision No.3:** A 10.00 acre tract of land out of Lot 71, Hill-Halbert Subdivision, Hidalgo County, Texas.

lots 104-116

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
 - Owner of lot in subdivision
 - Resident of lot in a subdivision
 - Entity that provides utility service
- WSW Land Development, LLC
Tillmin Welch

Tillmin Welch 6-5-2020
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

6-24-20 *Flon Segin*
Date County Official



PLANNING DEPARTMENT

Rev. 05-18-20

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

OSSE's installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Tres Lunas Dev. LLC.

Address: 902 Bighorn Dr.
Edinburg, TX. 78542.

Phone: 3610-0726.

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

Water Supplier: NAWSU

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as San Marcos NO. 2 WLS 1-47,

on July 14, 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;
- NO 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;
- NO electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10-23-20);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20

ATTEST:

Hidalgo County Clerk

Date

[Signature]

[Signature]

7/14/20

7/15/20

[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSF's installed.

Precinct **02 3 4**

T.J. Arredondo, CFM
Director of Planning

Application No: _____

DJA

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: Tres Lunas Development, LLC

Address: 902 Bighorn Drive

Edinburg, Texas 78542

Phone: 956-386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): **San Marcos Subdivision No.2: A 32.22 acre tract of land out of Lot 15, Block 85, Missouri-Texas Land and Irrigation Company's Subdivision, HC, Texas**

lots. 1-47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
 - Owner of lot in subdivision
 - Resident of lot in a subdivision
 - Entity that provides utility service
- Tres Lunas Development, LLC

[Signature]
Requesting Party (Signature)

5-21-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

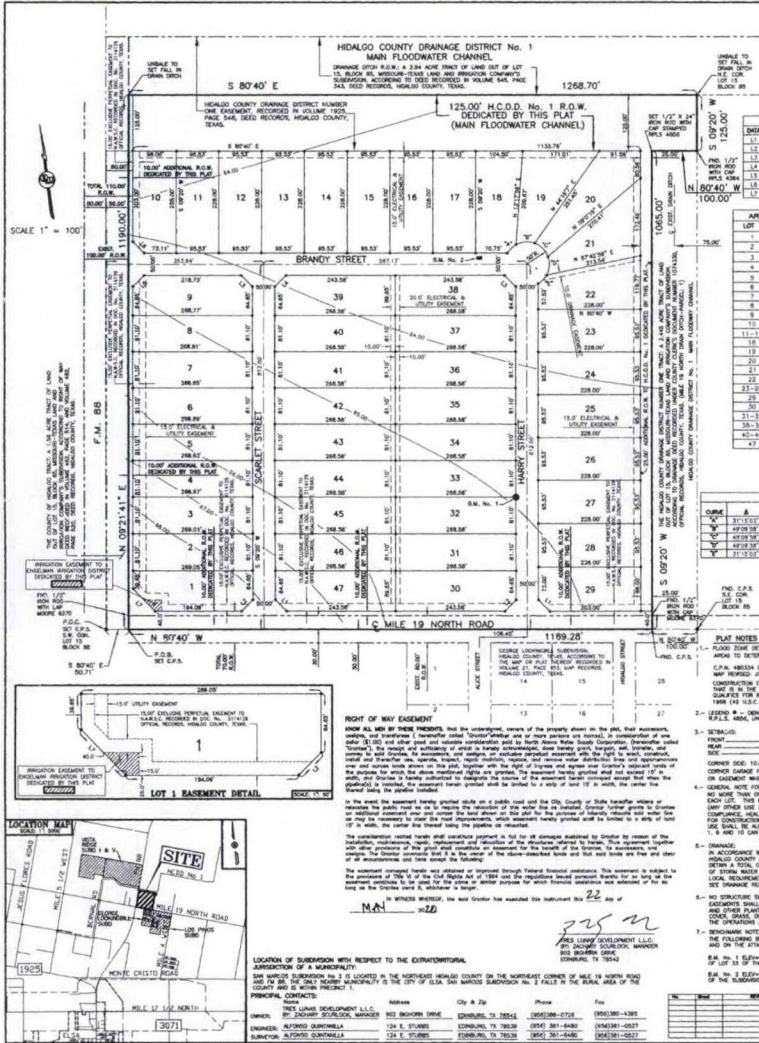
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) *Copy of subd. plat*

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

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

10-24-20
Date

[Signature]
County Official



SUBDIVISION PLAN OF SAN MARCOS SUBDIVISION No. 2
 A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
 I, JACQUES BOURGEOIS, MANAGER OF THIS LAND DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRE TRACT OF LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SUBDIVISION PLAN AND HEREBY CERTIFY TO THE PUBLIC USE OF THE TRACT, PARKS AND EASEMENTS SHOWN THEREON.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THIS LOCAL GOVERNMENT CODE.
 I CERTIFY THAT:
 (1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (2) WATER CONNECTIONS TO THE LOTS OR WELLS SHALL MEET THE MINIMUM STATE STANDARDS;
 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (4) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS REFERRED TO IN THIS PLAN ARE TRUE AND COMPLETE.

LINE DATA TABLE

LINE NO.	BEARING	LENGTH
1	S 89°40' E	113.90
2	S 89°40' E	113.90
3	S 89°40' E	113.90
4	S 89°40' E	113.90
5	S 89°40' E	113.90
6	S 89°40' E	113.90
7	S 89°40' E	113.90
8	S 89°40' E	113.90
9	S 89°40' E	113.90
10	S 89°40' E	113.90
11	S 89°40' E	113.90
12	S 89°40' E	113.90
13	S 89°40' E	113.90
14	S 89°40' E	113.90
15	S 89°40' E	113.90
16	S 89°40' E	113.90
17	S 89°40' E	113.90
18	S 89°40' E	113.90
19	S 89°40' E	113.90
20	S 89°40' E	113.90
21	S 89°40' E	113.90
22	S 89°40' E	113.90
23	S 89°40' E	113.90
24	S 89°40' E	113.90
25	S 89°40' E	113.90
26	S 89°40' E	113.90
27	S 89°40' E	113.90
28	S 89°40' E	113.90
29	S 89°40' E	113.90
30	S 89°40' E	113.90

AREA DATA TABLE

LOT	AREA (SQ. FEET)	ACRES
1	2155.86	0.50
2	2155.86	0.50
3	2155.86	0.50
4	2155.86	0.50
5	2155.86	0.50
6	2155.86	0.50
7	2155.86	0.50
8	2155.86	0.50
9	2155.86	0.50
10	2155.86	0.50
11	2155.86	0.50
12	2155.86	0.50
13	2155.86	0.50
14	2155.86	0.50
15	2155.86	0.50
16	2155.86	0.50
17	2155.86	0.50
18	2155.86	0.50
19	2155.86	0.50
20	2155.86	0.50
21	2155.86	0.50
22	2155.86	0.50
23	2155.86	0.50
24	2155.86	0.50
25	2155.86	0.50
26	2155.86	0.50
27	2155.86	0.50
28	2155.86	0.50
29	2155.86	0.50
30	2155.86	0.50

PLAT NOTES AND RESTRICTIONS:
 1. FLOOD ZONE: FLOOD ZONE 1 (SHOWN)
 2. SETBACKS: FRONT: 20.00 FEET; SIDE: 10.00 FEET; REAR: 10.00 FEET
 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED HOME SHALL BE LOCATED ON EACH LOT. THIS MUST BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS.
 4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED HOME SHALL BE LOCATED ON EACH LOT. THIS MUST BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS.
 5. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED HOME SHALL BE LOCATED ON EACH LOT. THIS MUST BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS.
 6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED HOME SHALL BE LOCATED ON EACH LOT. THIS MUST BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS.
 7. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED HOME SHALL BE LOCATED ON EACH LOT. THIS MUST BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS. THE HOME SHALL BE CONFORMANT WITH ALL ZONING AND ORDINANCES FOR ZONING DISTRICTS.

CURVE DATA TABLE

CURVE NO.	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	S 89°40' E	113.90	S 89°40' E
2	S 89°40' E	113.90	S 89°40' E
3	S 89°40' E	113.90	S 89°40' E
4	S 89°40' E	113.90	S 89°40' E
5	S 89°40' E	113.90	S 89°40' E
6	S 89°40' E	113.90	S 89°40' E
7	S 89°40' E	113.90	S 89°40' E
8	S 89°40' E	113.90	S 89°40' E
9	S 89°40' E	113.90	S 89°40' E
10	S 89°40' E	113.90	S 89°40' E
11	S 89°40' E	113.90	S 89°40' E
12	S 89°40' E	113.90	S 89°40' E
13	S 89°40' E	113.90	S 89°40' E
14	S 89°40' E	113.90	S 89°40' E
15	S 89°40' E	113.90	S 89°40' E
16	S 89°40' E	113.90	S 89°40' E
17	S 89°40' E	113.90	S 89°40' E
18	S 89°40' E	113.90	S 89°40' E
19	S 89°40' E	113.90	S 89°40' E
20	S 89°40' E	113.90	S 89°40' E
21	S 89°40' E	113.90	S 89°40' E
22	S 89°40' E	113.90	S 89°40' E
23	S 89°40' E	113.90	S 89°40' E
24	S 89°40' E	113.90	S 89°40' E
25	S 89°40' E	113.90	S 89°40' E
26	S 89°40' E	113.90	S 89°40' E
27	S 89°40' E	113.90	S 89°40' E
28	S 89°40' E	113.90	S 89°40' E
29	S 89°40' E	113.90	S 89°40' E
30	S 89°40' E	113.90	S 89°40' E

STATE OF TEXAS
COUNTY OF HIDALGO
 I, ALFONSO QUINTANA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF SAN MARCOS SUBDIVISION NO. 2 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF TEXAS.
 I HEREBY CERTIFY THAT THE PLAN OF SAN MARCOS SUBDIVISION NO. 2 IS ACCORDING TO THE ACTUAL SURVEY OF THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: NOVEMBER 28, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
 I, JACQUES BOURGEOIS, MANAGER OF THIS LAND DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRE TRACT OF LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SUBDIVISION PLAN AND HEREBY CERTIFY TO THE PUBLIC USE OF THE TRACT, PARKS AND EASEMENTS SHOWN THEREON.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THIS LOCAL GOVERNMENT CODE.
 I CERTIFY THAT:
 (1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (2) WATER CONNECTIONS TO THE LOTS OR WELLS SHALL MEET THE MINIMUM STATE STANDARDS;
 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (4) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS REFERRED TO IN THIS PLAN ARE TRUE AND COMPLETE.

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 I, JACQUES BOURGEOIS, MANAGER OF THIS LAND DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRE TRACT OF LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SUBDIVISION PLAN AND HEREBY CERTIFY TO THE PUBLIC USE OF THE TRACT, PARKS AND EASEMENTS SHOWN THEREON.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THIS LOCAL GOVERNMENT CODE.
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 (4) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS REFERRED TO IN THIS PLAN ARE TRUE AND COMPLETE.

INDEX OF SHEETS
 SHEET NO. 1: GENERAL NOTES, LEGEND, AND DEFINITIONS
 SHEET NO. 2: SUBDIVISION PLAN, INCLUDING LOT LINES, STREETS, AND EASEMENTS
 SHEET NO. 3: CURVE DATA TABLE, AREA DATA TABLE, AND LINE DATA TABLE
 SHEET NO. 4: PLAT NOTES AND RESTRICTIONS, AND OTHER LEGAL NOTES
 SHEET NO. 5: LOCATION MAP AND OTHER SUPPLEMENTARY INFORMATION

QUINTANA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STURM
 FORT WORTH, TEXAS 76102
 PHONE: 817-331-1111
 FAX: 817-331-1112
 LICENSE NO. 10411-00

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.006(a)
 I, THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF SAN MARCOS SUBDIVISION NO. 2 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF TEXAS.
 I HEREBY CERTIFY THAT THE PLAN OF SAN MARCOS SUBDIVISION NO. 2 IS ACCORDING TO THE ACTUAL SURVEY OF THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: NOVEMBER 28, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
 I, ALFONSO QUINTANA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF SAN MARCOS SUBDIVISION NO. 2 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF TEXAS.
 I HEREBY CERTIFY THAT THE PLAN OF SAN MARCOS SUBDIVISION NO. 2 IS ACCORDING TO THE ACTUAL SURVEY OF THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: NOVEMBER 28, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
 I, JACQUES BOURGEOIS, MANAGER OF THIS LAND DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRE TRACT OF LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SUBDIVISION PLAN AND HEREBY CERTIFY TO THE PUBLIC USE OF THE TRACT, PARKS AND EASEMENTS SHOWN THEREON.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THIS LOCAL GOVERNMENT CODE.
 I CERTIFY THAT:
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 (2) WATER CONNECTIONS TO THE LOTS OR WELLS SHALL MEET THE MINIMUM STATE STANDARDS;
 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (4) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS REFERRED TO IN THIS PLAN ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO
 I, ALFONSO QUINTANA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF SAN MARCOS SUBDIVISION NO. 2 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF TEXAS.
 I HEREBY CERTIFY THAT THE PLAN OF SAN MARCOS SUBDIVISION NO. 2 IS ACCORDING TO THE ACTUAL SURVEY OF THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: NOVEMBER 28, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
 I, JACQUES BOURGEOIS, MANAGER OF THIS LAND DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRE TRACT OF LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SUBDIVISION PLAN AND HEREBY CERTIFY TO THE PUBLIC USE OF THE TRACT, PARKS AND EASEMENTS SHOWN THEREON.
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 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (4) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WELLS OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS REFERRED TO IN THIS PLAN ARE TRUE AND COMPLETE.

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	BENITA TREVINO	1-3311
2.	MARIA VILLARREAL	1-3319
	COMM. COURT: JULY 14, 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: 1-3311

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:		
Date Approved:	/ /	/ /

Name: Benita G. Treviño

Address: 1804 Fresno St.
Mercedes TX,
78570

Phone: 956-854-0741

Water Supplier: North Alamo WSC
Utility Provider: M.V.E.C. AEP
Account/ESI No.: NA
 Temporary Pole Permanent Service

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

Old Rebel Heights BLK 2 Lot 12

[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 14, 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

Rielma F. Carter
Hidalgo County Judge

7/14/20
Date

ATTEST:

Antonina Hernandez
Hidalgo County Clerk

7/15/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20 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: 1-3311

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

Benita G Trevino

Known to me [or proved to me in the oath of TX dl [REDACTED] 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:

Old Rebel Heights Bk 2 lot 2
1804 Fresno St Mercedes Tx 78570."

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

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

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

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

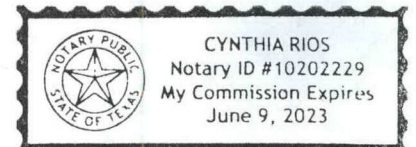
~~-OR-~~

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 7, 20 20, to certify which, witnesses my hand and seal of office.

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



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.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That **HIDALGO COUNTY, ON BEHALF OF ITSELF AND MERCEDES INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT # 01, SOUTH TEXAS COLLEGE and HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 02,** and in accordance with Sec. 34.05 of the Texas Property Tax Code, hereunto duly authorized by resolution which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of **\$12,500.00** cash in hand paid by

**BENITA GUADALUPE TREVINO
1810 FRESNO ST
MERCEDES, TX 78570**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. T-0342-12-I, Mercedes Independent School District And South Texas College, Et Al vs. Robert Villarreal, Et Al, in the district court of said county, said property being located in Hidalgo County, Texas, and described as follows:

LOT 12, BLOCK 2, OLD REBEL HEIGHTS SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 192A, PLAT RECORDS OF HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 26th day of February, 20 19.



Lazaro Gallardo Jr.
Lazaro (Larry) Gallardo, Jr.
Constable, Precinct 3
Hidalgo County, Texas

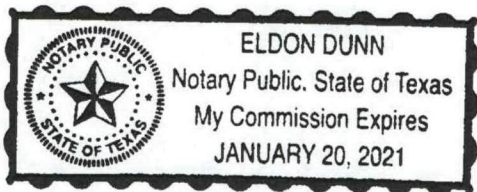
Kimberly Echavarría # 317
By: Deputy

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Kimberly Echavarría, Constable / Deputy Constable of Hidalgo County, Texas, 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, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF February, 20 19.



Eldon Dunn
Notary Public, State of Texas
My Commission Expires: 1-20-21

After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP
Attorneys at Law
1512 S. Lone Star Way
Edinburg, Texas 78539



Chapter 232, Texas Local Government Code

7/7/2020 11:20:22 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 1-3311
Receipt No.: 013112
02445-00-002-0012-00

TREVINO BENITA G
1810 FRESNO ST
MERCEDES, TX 78570
(956) 854-0741
(956) 854-0741

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: OLD REBEL HEIGHTS BLK 2 LOT 12
- [6] Location: MILE 2 E. & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 & REGULATIONS
Description: Permit 1-3311
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

7/7/20
Date

[NOTICE]

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

Signature of Owner or Applicant

07/07/20
Date



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-3319

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:		
Date Approved:	/ /	/ /

Name: Maria del Luz Villarreal

Address: 1206 Donna Plaza Cir. Sth
Donna Tx. 78537

Water Supplier: NAWS

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

Phone: (956) 778-7966

Account/ESI No.: NA
 Temporary Pole Permanent Service

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

Owner of the property
Donna Heights North lot 26

[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 14, 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

Richard F. Carter
Hidalgo County Judge

7/14/20
Date

ATTEST:

Anton Guajardo Jr.
Hidalgo County Clerk

7/15/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/14/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-3319

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Maria Delaluz Villarreal

Known to me [or proved to me in the oath of Texas State Drivers Lic. # ~~0230100~~ 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:

Donna Heights North
Lot #26 1403 Grouse Donna, 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."

Maria D. Villarreal (Signature)

SUBSCRIBED AND SWORN TO before me on 7th, July, 2020, to certify which, witnesses my hand and seal of office.



Tasha Villanueva

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: January 10, 2018

Grantor: JANETTE LOERA and spouse, MARIANO PEREZ

Grantor's Mailing Address: 22606 Hickory Shadow
Elmendorf, Texas 78112
Bexar County, Texas

Grantee: MARIA VILLARREAL, a married person

Grantee's Mailing Address: 1206 Donna Plaza Cir. South
Donna, Texas 78537
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand and 00/100 Dollars (\$23,000.00). The note is executed by Grantee, payable to the order of JANETTE LOERA. The note is secured by a vendor's lien retained in favor of JANETTE LOERA in this deed and by a deed of trust of even date from Grantee to Lesslie L. Eanes, Trustee.

Property (including any improvements):

Lot 26, DONNA HEIGHTS NORTH SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 24, Page 82B, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

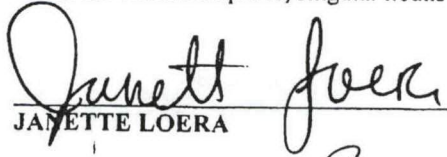
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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 shall become absolute.

JANETTE LOERA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of JANETTE LOERA.

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

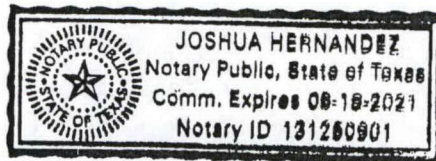

JANETTE LOERA


MARIANO PEREZ

Acknowledgement

State of Texas §
County of Bexar §

This instrument was acknowledged before me on the 11 day of January, 2018 by JANETTE LOERA.

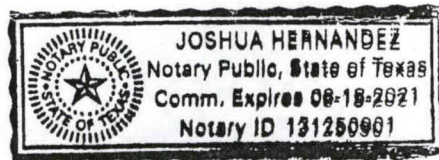


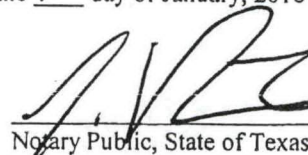

Notary Public, State of Texas

Acknowledgement

State of Texas §
County of Bexar §

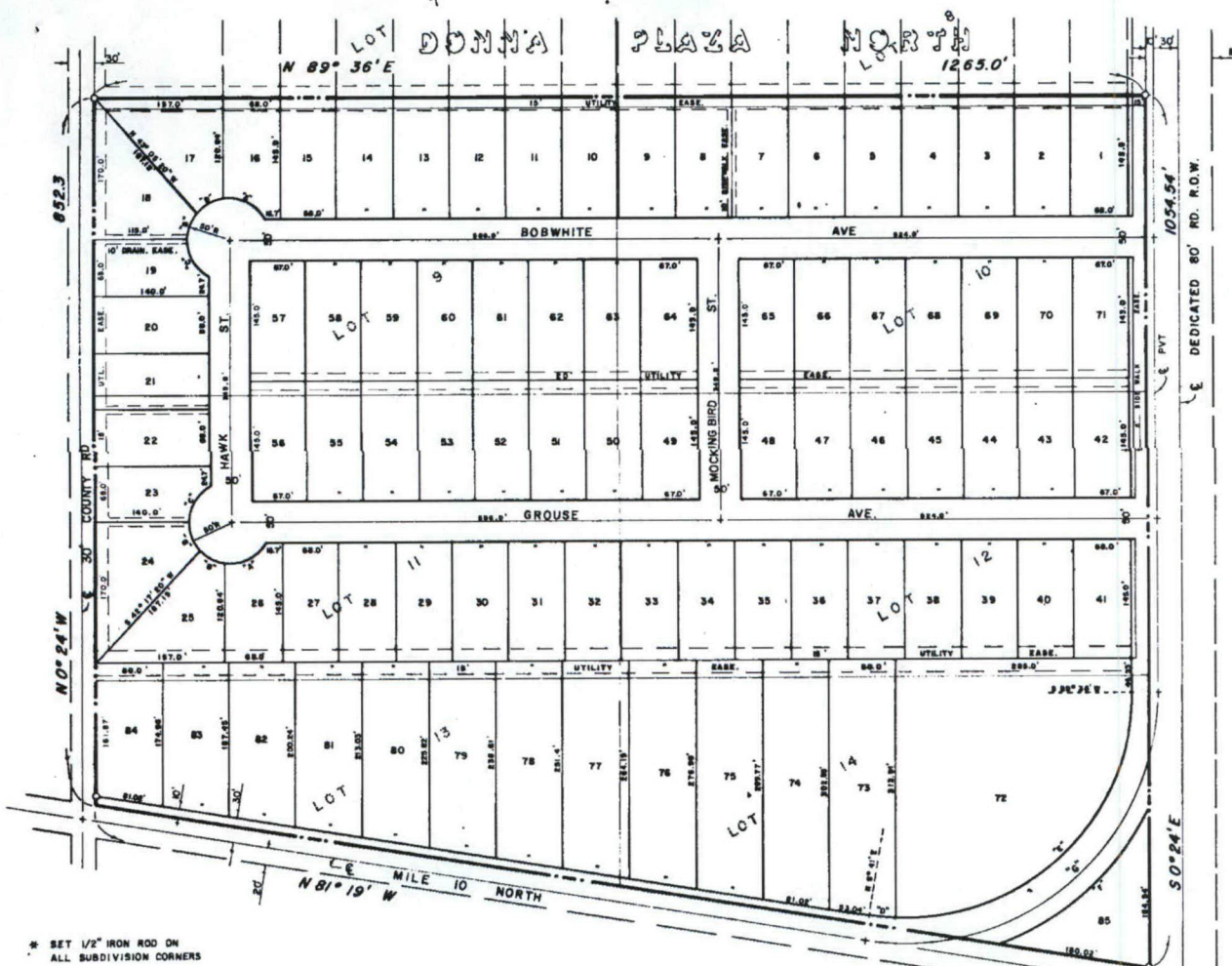
This instrument was acknowledged before me on the 11 day of January, 2018 by MARIANO PEREZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MARIA VILLARREAL
1206 Donna Plaza Cir. South
Donna, Texas 78537

PREPARED BY:
LESSLIE L. EANES
Attorney at Law
4734 S. Jackson Rd.
Edinburg, Texas 78539
File/GF Number: 500149



CURVE DATA

"A"	A = 89° 36' 25"
"B"	A = 40° 23' 47"
"C"	A = 80° 40' 33"
"D"	A = 8° 53' 55"
"E"	A = 93° 11' 06"
"F"	A = 43° 23' 23"

MAP OF DONNA HEIGHTS NORTH

HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
 Hidalgo Co. Night of Way Dept.
 by *Donna W. ...*
 Date *Oct 8, 1984*

BEING A RESUBDIVISION OF LOTS 9, 10, 11, 12, 13, & 14,
 AND THE SOUTH 11.4 FEET OF LOTS 7 & 8 OUT OF A
 RESUBDIVISION OF LOTS 6 & 13, LA BLANCA "B"
 SUBDIVISION, HIDALGO COUNTY, TEXAS
 CONTAINING 27.69 ACRES

CHECKED FOR DRAINAGE
 BY: *J. P. ...*

CURVE DATA

"G"	A = 99° 05'
"H"	A = 300.0'
"I"	A = 343.33'
"J"	A = 351.77'
"K"	A = 456.55'

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

LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR AND ENGINEER
 DUNBURG, TEXAS
 SURVEYED: JUNE 22, 1984
 222-P31 & 41 Job # 2-840265

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

Albert K. Polts
 ALBERT K. POLTS, OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO

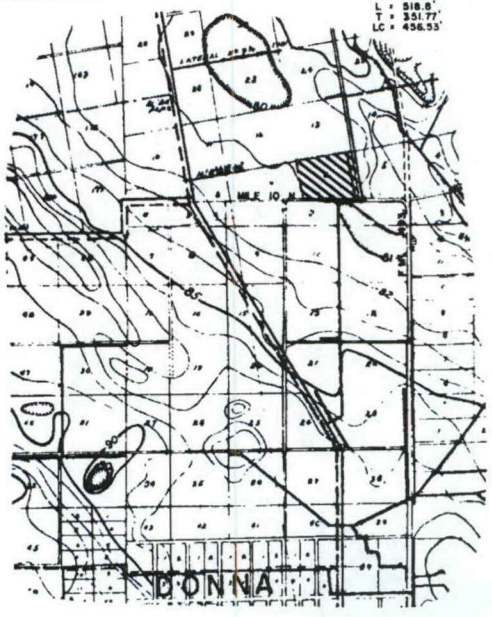
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ALBERT K. POLTS, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF August, A.D., 1984.

J. Edgar Ruiz
 J. EDGAR RUIZ
 NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 24th DAY OF August, A.D., 1984.

ATTEST:
B. C. ...
 SECRETARY

W. J. Woodman Jr.
 W. J. WOODMAN JR.
 PRESIDENT



- NOTES:
1. MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS SHALL BE 81.5 OR 14 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
 2. ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE MAP.
 3. BENCH MARK: NAIL IN POWER POLE ON EAST SIDE OF OLD LA BLANCA ROAD ELEVATION 82.04

Recorded in Book 24 Page 57A
 County of Hidalgo
 State of Texas
 M. J. ...

Oct 10 1984
Candy ...

FILED
 OCT 8 1984
 J. EDGAR RUIZ
 County Clerk, Hidalgo County, Texas



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 1-3319
Receipt No.: 013135
D6700-00-000-0026-00

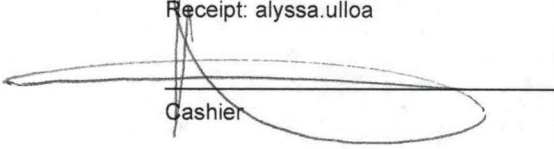
VILLARREAL MARIA
1206 DONNA PLAZA CR. S.
DONNA, TX 78537
(956) 778-7966
(956) 778-7966

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: DONNA HEIGHTS NORTH LOT 26
- [6] Location: FM 493 & ML 10
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$65000
- [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 1-3319
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

7/7/20
Date

[NOTICE]

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


Signature of Owner or Applicant

7-7-20
Date

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Josue Perales	4-3245
	COMM. COURT: JULY 14, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

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: 4-3295

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

Upon the application of:

Name: Josue Perates

Address: 9110 Galactic Drive Edinburg, Texas 78541

Phone: 956 588 7988

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>W Ramirez</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>existing septic</u> <u>07/02/20</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 10032789413393138
[] Temporary Pole [] Permanent Service

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

PALM LAKE RETAMA LOT 13 & 14 BKS

[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 14, 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: 7/14/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3245

**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

Josve Perales

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

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

Palm Lake Retama lot 1344 BIK5."

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

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

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

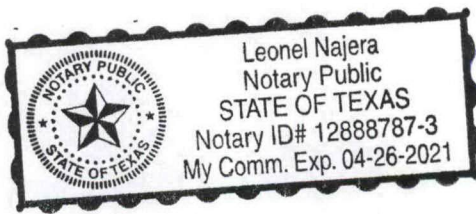
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 8TH, 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

6/10/2020 1:01:20 PM

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 4-3245
Receipt No.: 012601
P0900-00-005-0013-15

PERALES JOSUE & MARYAM Yael GONZALEZ

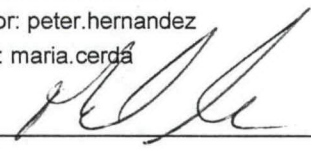
9110 GALACTIC DR
EDINBURG , TX 78541
(956) 588-7988
(956) 588-7988

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 672Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 13 & 14 BLK 5
- [6] Location: SEMINARY RD AND 2812
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [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 HCPD SETBACKS AND REGULATIONS
Description: Permit 4-3245
Price: \$30.00

Total Amount.....\$30.00

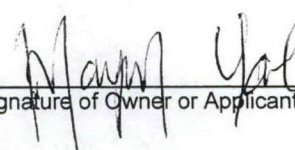
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier


Date

[NOTICE]

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Signature of Owner or Applicant

06/10/20
~~10/06/20~~
Date

ASSUMPTION 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: March 13, 2020

Grantor: Maria Elena Becerra, a married person, not joined by her spouse because the property herein conveyed constitutes no part of their homestead

Grantor's Mailing Address (including county): 3409 Isabella St.
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: Josue Perales and Maryam Yael Gonzalez Leos, husband and wife

Grantee's Mailing Address (including county): 5407 Beaumont St.
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Grantee's assumption of the unpaid principal and earned interest on the note dated February 27, 2017, executed by Maria Elena Becerra and payable to the order of JGF Enterprises, L.P.. The note is secured by a Deed of Trust dated February 27, 2017, to David Crook, Trustee, recorded as Document Number 2799666, Official Records of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lots 13 and 14, Block 5, Palm Lake Subdivision Retama, Hidalgo County, Texas, according to the map or plat recorded in Volume 9, Page 28, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.


Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.

2. Easements, rights-of-way, prescriptive rights, whether of record or not.
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority.
8. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

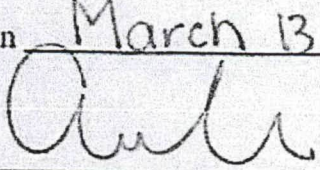


 Maria Elena Becerra

(Acknowledgment)

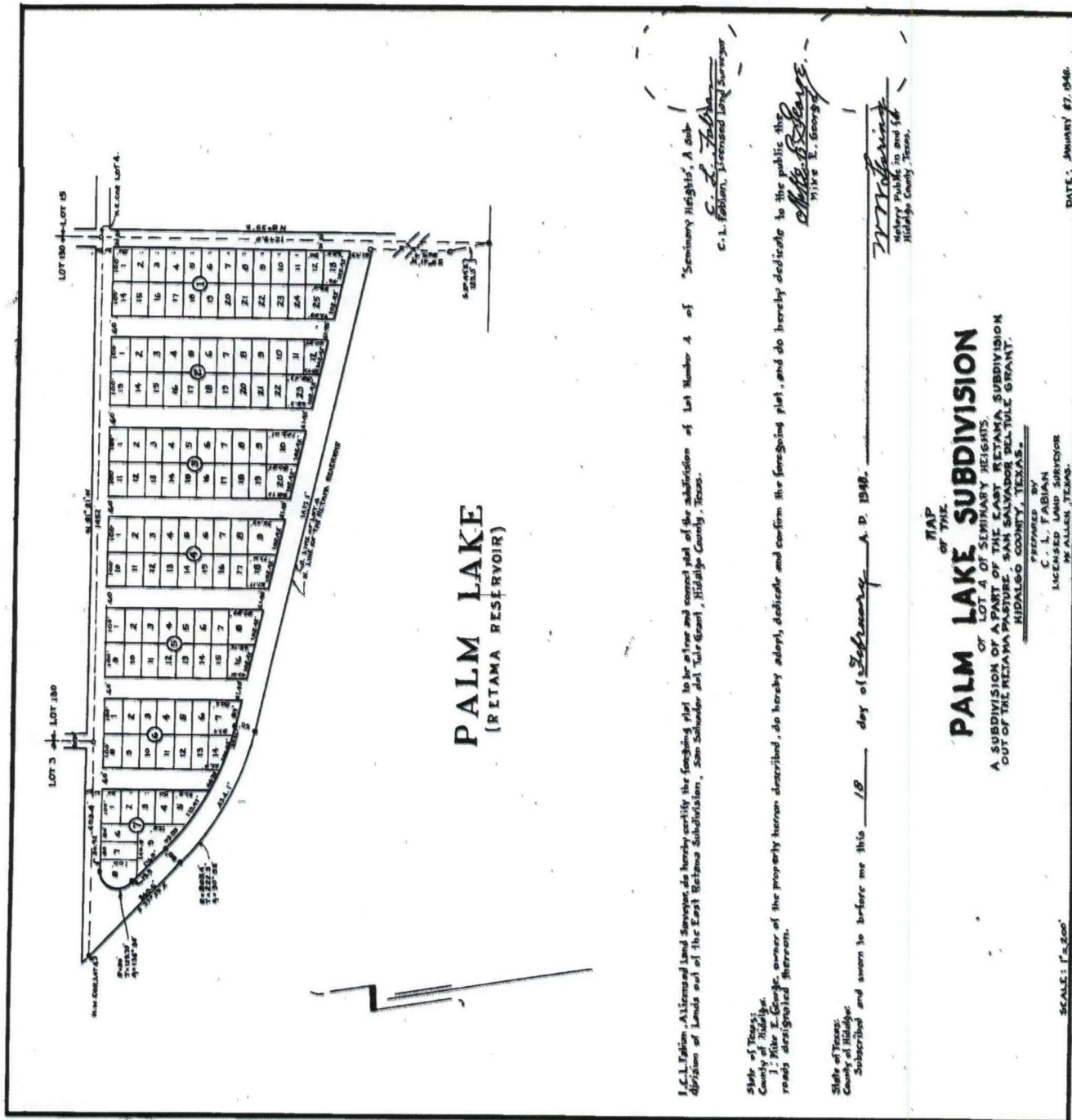
State of Texas
 County of Hidalgo

This instrument was acknowledged before me on March 13, 2020, by Maria Elena Becerra.



Notary Public, State of Texas





PALM LAKE
(RETAMA RESERVOIR)

I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of 'Seminary Heights', A subdivision of Lands out of the East Retama Subdivision, San Salvador del Title Grant, Hidalgo County, Texas.

C. L. Fabian
C. L. Fabian, Licensed Land Surveyor

State of Texas,
County of Hidalgo,
Subscribed and sworn to before me this 18 day of February, A. D. 1948.

W. E. George
W. E. George
Notary Public in and for
Hidalgo County, Texas.

**MAP OF THE
PALM LAKE SUBDIVISION**
OF LOT 4 OF SEMINARY HEIGHTS
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TITULO GRANT,
HIDALGO COUNTY, TEXAS.

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
BY ALLEN, TEXAS.

SCALE: 1"=500'

DATE: JANUARY 27, 1948.

Filed Mar 11, 1948 3:00 P.M.