



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 28, 2020

"In remembrance of those before us."

Approval of the following Certificates:

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

| | |
|--|----------|
| CERTIFICATES OF PLAT & UTILITY STATUS | <u>2</u> |
| CERTIFICATES OF RESIDENCE CONSTRUCTION | <u>0</u> |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>2</u> |
| TOTAL CERTIFICATES | 4 |

STATE OF TEXAS.

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. ANGELICA SERNA

1-3349

COMM. COURT: JULY 28, 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

Precinct 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3349

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: Esequiel Serra
Angelica Serra

Address: 11605 W TIOCANON RD
La Feria TX 78559

Phone: 956-407-5862

Table with columns: Approved by Environmental Health, Temporary Service, Final Service, Authorized Signature, Inspection/Permit No., Date Approved.

Water Supplier: North Alamo
Utility Provider: [X] AEP
Account/ESI No.: 100 32789424556825
[X] Permanent Service

regarding the land described as: Serna Ranch Subdivision Lot 1

on July 28, 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

- List of 6 items with 'yes/no' responses and verification signatures/dates for each item.

Planning Department Authorized Signature

Hidalgo County Judge
Date: 7/28/20

ATTEST:
Hidalgo County Clerk
Date: 7/30/20

APPROVED BY
COMMISSIONERS COURT
ON: 7/28/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 02 3 4

Application No: 1-3349

**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: Esequiel Serna
Angelica Serna

Address: 11605 W Tio Cano Rd
La Feria TX 78559

Phone: 956-407-5862

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

Serna Ranch Subdivision lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Angelica Serna
Requesting Party (Signature)

7/15/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/22/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

7/15/2020 11:31:35 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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 1-3349
Receipt No.: 013283
S2537-00-000-0001-00

SERNA ESEQUIEL & ANGELICA

11605 W TIO CANO RD

LA FERIA, TX 78559

(956) 407-5838

(956) 407-5838

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 1648Sq.Ft.

[5] Legal Description: SERNA RANCH LOT 1

[6] Location: FM 491 & MILE 16 N.

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$50000

[10] Flood Zone: Zone X

Community Panel Number: 4803340350C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS

Description: Permit 1-3349

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: leo.najera

Inspector: gilbert.pedina

Receipt: leo.najera

Cashier

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.

Angelica Serna

Signature of Owner or Applicant

7/15/20

Date

GF# 625305 CV

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 11, 2020

Grantor: MARTHA SERNA, a single person, dealing with separate property; ELIAS SERNA, a single person, dealing with separate property; and GENOVEVA SERNA, a married person, not joined herein by her spouse as the property herein conveyed is her separate property and estate, and it constitutes no part of their homestead estate

Grantor's Mailing Address (including county):

Martha Serna
413 N. Magnolia Ave.
La Villa, Texas 78562
Cameron County

Elias Serna
20245 Southgate Ave.
La Salle, Colorado 80645
Weld County

Genoveva Serna
413 N. Magnolia Ave.
La Villa, Texas 78562
Cameron County

Grantee: ESEQUIEL SERNA and wife, ANGELICA SERNA

Grantee's Mailing Address (including County):

11605 W. Tio Cano Road
La Feria, Texas 78559
Cameron County

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration of two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of U.S. SMALL BUSINESS ADMINISTRATION, in the principal amount of Forty Thousand and no/100ths Dollars (\$40,000.00). It is secured by a first and superior vendor's lien against, and superior title to the property retained in this deed in favor of U.S. SMALL BUSINESS ADMINISTRATION and is also secured by a first-lien deed of trust of even date from Grantee to Kelle Acock, Trustee. The second-lien note is payable to the order of MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA, in the principal amount of Ten Thousand and no/100ths (\$10,000.00). The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the property retained in this deed and is also secured by a second-lien deed of trust of even date from Grantee to Krista E. Guiter, Trustee.

PROPERTY (including any improvements):

All of Lot One (1), Serna Ranch Subdivision, an addition to the City of La Villa, Hidalgo County, Texas, according to map filed March 28, 2012 under Document Number 2012-2294386 in the Office of the County, Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Rights of Parties in Possession.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

3. Restrictions recorded in/under Document Number 2012-2294386 of the Official Records of Hidalgo County, Texas.
4. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Serna Ranch Subdivision, according to the map filed March 28, 2012 under Document Number 2012-2294386 in the Office of the County Clerk of Hidalgo County, Texas.
5. Easements for pipelines, ditches, etc., as shown by instrument dated April 9, 1921, recorded in Volume 120, Page 272, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of County of Hidalgo as shown by instrument dated May 7, 1999, filed May 12, 1999 under Document Number 773116, Official Records of Hidalgo County, Texas.
7. Right of way easement in favor of County of Hidalgo as shown by instrument dated November 14, 1999, filed November 4, 1999 under Document Number 820606, and correction dated September 30, 2002, filed October 1, 2002 under Document Number 1126329, Official Records of Hidalgo County, Texas.
8. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 15, 2011, filed June 17, 2011 under Document Number 2011-2215885, and correction under Document Number 2011-2221341, Official Records of Hidalgo County, Texas.
9. Right of Way easement as shown by instrument dated June 15, 2011, filed November 3, 2011 under Document Number 2011-2254533, Official Records of Hidalgo County, Texas.
10. Easement Agreement for a Pipeline as shown by instrument dated August 23, 2016, filed August 23, 2016 under Document Number 2740246, Official Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in instruments dated March 30, 1935, recorded in Volume 6, Page 564 and dated March 30, 1935, recorded in Volume 10, Page 74, Oil and Gas Records and dated April 16, 1980, recorded in Volume 1669, Page 480, Deed Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated January 16, 1984, recorded in Volume 1944, Page 31, Official Records of Hidalgo County, Texas.
13. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
14. 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.

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

U.S. SMALL BUSINESS ADMINISTRATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the first-lien note. The first and superior vendor's lien against, and superior title to, the property are retained for the benefit of U.S. SMALL BUSINESS ADMINISTRATION and are transferred to U.S. SMALL BUSINESS ADMINISTRATION without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the property are retained for the benefit of MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA to secure the second-lien note. MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA agree that this second and inferior vendor's lien against and superior

title to the property are and will remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

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.

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

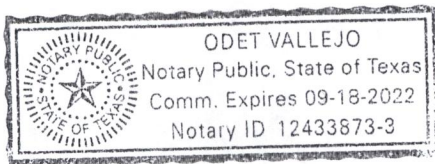
Martha Serna
MARTHA SERNA

Genoveva Serna
GENOVEVA SERNA

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on ^{June} ~~May~~ 22, 2020, by Martha Serna.

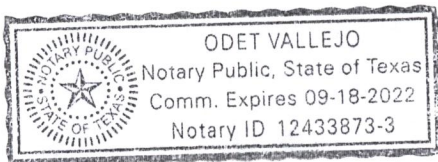


Odette Vallejo
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on ^{June} ~~May~~ 22, 2020, by Genoveva Serna.



Odette Vallejo
Notary Public, State of Texas



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

Main Office
1304 South 25th Street
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956-205-7045
956-205-7049

Precinct D2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3352

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

Upon the application of:

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

Name: Alberto Ruiz

Address: 442 Patricia st
Mercedes TX 78570

Phone: 956-756-9718

Water Supplier: N.A.W-5

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

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

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

North Capisalla District Subdivision, Tract 3042
IACNET

[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 28, 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

7/28/20
Date

ATTEST:

Hidalgo County Clerk

7/30/20
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/28/20



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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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 02 3 4

Application No: 1-335C

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

Alberto Ruiz

Known to me [or proved to me in the oath of _____ or through
Tx Driver License (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:

3725 M. to 12 North Mercedes TX 78570 ^{District} NORTH CAPISMAU / FT 3042 IACNET."

[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]

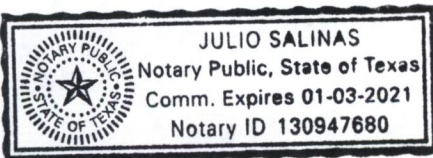
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Alberto Ruiz (Signature)

SUBSCRIBED AND SWORN TO before me on 7/16, 2020 to certify which, witnesses my hand and seal of office.



Julio Salinas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/16/2020 11:48:02 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

Permit No.: Permit 1-3352
Receipt No.: 013301
N3400-00-000-3042-01

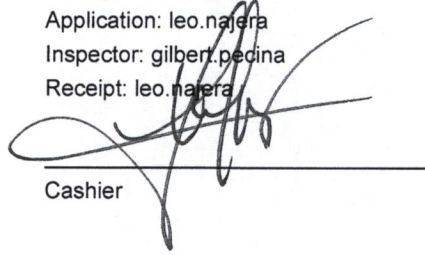
RUIZ ALBERTO
442 PATRICIA AVE
MERCEDES, TX 75170
(956) 975-8990
(956) 975-8990

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 0Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO W208.71'-N208.71' FT 3042 1AC NET
- [6] Location: MILLE 12 N. & FM 491
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-3352
Price: \$30.00

Total Amount.....\$30.00

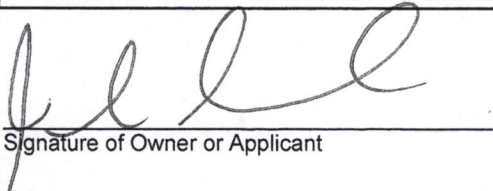
Method of Payment: Check
Check/M.O.#: 1209
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.pedina
Receipt: leo.najera


Cashier

7/16/20
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

7/16/20
Date

Warranty Deed with Vendor's Lien

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

Date: July 1, 2020

Grantor: **LEE ROY DE LA CERDA** joined herein proforma by his wife, **STEPHANIE DE LA CERDA**

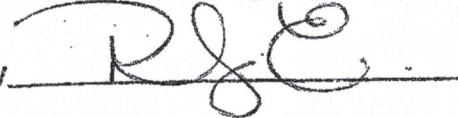
Grantor's Mailing Address: **148 Berkshir Lane
Waxahathie, Texas 75165
Ellis County**

Grantee: **ALBERTO RUIZ**, a married person

Grantee's Mailing Address: **442 Patricia St.
Mercedes, Texas 78570
Hidalgo County**

We hereby certify that this is
a true and correct copy of the
original instrument.

Sierra Title of Hidalgo County, Inc.

By 

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the NW corner of Farm Tract 3042, for the NW corner hereof;

THENCE, East along the North line of Farm Tract 3042, 208.71 feet to a point for the NE corner hereof;

THENCE, South along the North line parallel to the West line of Farm Tract 3042, 208.71 feet to a point for the SE corner hereof;

THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm Tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from Conveyance:

Subject To:
None

Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to Hidalgo County, by L.L. Van Berg and wife, Elizabeth Jane Van Berg, dated January 15, 1960, filed for record in the Office of the County Clerk

of Hidalgo County, Texas in Volume 970, Page 504, Deed Records of Hidalgo County, Texas.

Right of way easement granted to North Alamo Water Supply Corporation, by Mark Leonard Vanberg and Maribess Jane Vanberg, dated November 9, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1904, Page 592, Official Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 2, Page 7, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 9.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eugene H. Clark, et ux to Union Sulphur Co., dated March 29, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1, Page 174, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eugene H. Clark and Florence B. Clark to The Union Sulphur Company, dated March 29, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 7, Page 604, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Amoco Production Company, dated May 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 349, Page 709, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Claud B. Hamill, dated June 15, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 383, Page 996, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Claud B. Hamill, dated October 30, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 411, Page 679, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from O.E. Van Berg and Bessie M. Van Berg to V.E. Cook, Trustee, dated December 4, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 94, Page 368, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jerry L. Nelms, et al to Texas Independent Exploration, Inc., dated April 19, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2956, Page 794, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Texas Independent Exploration, Inc., dated June 14, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3000, Page 751, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Suemaur Exploration & Production LLC, dated March 27, 2001, filed for record on March 30, 2001 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's

Document No. 956514; dated March 19, 2001, filed for record on April 5, 2001, under Clerk's Document No. 958709; dated March 28, 2001, filed for record on April 25, 2001, under Clerk's Document No. 964035; dated March 19, 2001, filed for record on April 25, 2001, under Clerk's Document No. 964038; dated April 24, 2001, filed for record on June 18, 2001, under Clerk's Document No. 979808; dated March 19, 2001, filed for record on June 29, 2001, under Clerk's Document No. 984019; dated November 29, 2001, filed for record on January 9, 2002, under Clerk's Document No. 1040666; dated January 18, 2002, filed for record on April 5, 2002, under Clerk's Document No. 1069269; dated April 23, 2002, filed for record on June 12, 2002, under Clerk's Document No. 1091559; dated April 10, 2002, filed for record on June 12, 2002, under Clerk's Document No. 1091560; dated April 23, 2002, filed for record on August 12, 2002, under Clerk's Document No. 1110335; dated May 22, 2003, filed for record on June 5, 2003, under Clerk's Document No. 1206083 and dated March 15, 2004, filed for record on March 22, 2004, under Clerk's Document No. 1312151.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Juan Lino Garza, Jr. as Receiver for Helen Irene Gillespie to Suemaur Exploration & Production, LLC, dated December 5, 2003, filed for record on April 19, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1324414.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Suemaur Exploration & Production LLC, dated May 4, 2005, filed for record on May 27, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1477026 and dated February 14, 2005, filed for record on June 8, 2005, under Clerk's Document No. 1481510.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2020 and all subsequent years.

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

Lee Roy de la Cerda
LEE ROY DE LA CERDA

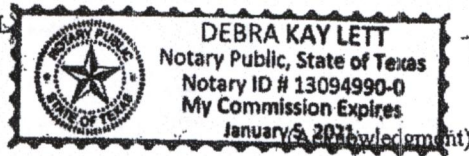
Stephanie de la Cerda
STEPHANIE DE LA CERDA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 1 day of July, 2020, by
LEE ROY DE LA CERDA.

(SEAL)



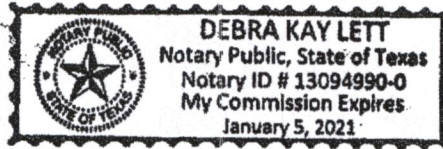
Debra Kay Lett
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF

Ellis

This instrument was acknowledged before me on the 1 day of July, 2020, by
STEPHANIE DE LA CERDA.

(SEAL)



Debra Kay Lett
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Alberto Ruiz
442 Patricia St.
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3185614;RE/ag

WARRANTY DEED

Date: NOVEMBER 1, 1989

Grantor: SEGUNDO DE LA CERDA AND WIFE, FIDELIA DE LA CERDA

Grantor's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Grantee: LEE ROY DE LA CERDA, A SINGLE MAN

Grantee's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Consideration: THE LOVE AND AFFECTION WHICH WE BEAR FOR OUR SON,
 LEE ROY DE LA CERDA,

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the NW Corner of Farm Tract 3042, for the NW corner hereof;

THENCE, East along the North line of Farm Tract 3042, 208.71 feet to a point for the NE corner hereof;

THENCE, South along a line parallel to the West line of Farm Tract 3042, 208.71 feet to a point for the SE corner hereof;

THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from and Exceptions to Conveyance and Warranty:

1. All easements of record, and all visible easements. All covenants, restrictions of record, rules, regulations, and rights-of-way of record.
2. All easements, rules, regulations, etc. of Hidalgo County Water District No. 9.

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 conveyance and warranty.

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

EXECUTED THIS 1st day of NOVEMBER, 1989

FILED FOR RECORD
'89 DEC 5 AM 8 13
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

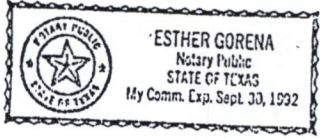
Segundo de la Cerda
SEGUNDO DE LA CERDA
Fidelia de la Cerda
FIDELIA DE LA CERDA

1A0337

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO.

This instrument was acknowledged before me on the 29th day of NOVEMBER, 19 89
by SEGUNDO DE LA CERDA and wife, FIDELIA DE LA CERDA.



Esther Gorena
Notary Public, State of Texas
Notary's name (printed): Esther Gorena
Notary's commission expires: 9-30-92

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

CHG. &
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
Weslaco, Texas 785 96

PREPARED IN THE LAW OFFICE OF:
JONES, GALLIGAN, KEY & PENA

WARRANTY DEED

Date: NOVEMBER 1, 1989

Grantor: SEGUNDO DE LA CERDA AND WIFE, FIDELIA DE LA CERDA

Grantor's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Grantee: LEE ROY DE LA CERDA, A SINGLE MAN

Grantee's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Consideration: THE LOVE AND AFFECTION WHICH WE BEAR FOR OUR SON,
 LEE ROY DE LA CERDA,

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

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THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from and Exceptions to Conveyance and Warranty:

1. All easements of record, and all visible easements. All covenants, restrictions of record, rules, regulations, and rights-of-way of record.
2. All easements, rules, regulations, etc. of Hidalgo County Water District No. 9.

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 conveyance and warranty.

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

EXECUTED THIS 1st day of NOVEMBER, 1989

FILED FOR RECORD
'89 DEC 5 AM 8 13
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

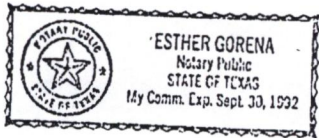
Segundo de la Cerda
SEGUNDO DE LA CERDA
Fidelia de la Cerda
FIDELIA DE LA CERDA

1A0337

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO.

This instrument was acknowledged before me on the 29th day of NOVEMBER, 19 89
by SEGUNDO DE LA CERDA and wife, FIDELIA DE LA CERDA.



Esther Gorena
Notary Public, State of Texas
Notary's name (printed): Esther Gorena
Notary's commission expires: 9-30-92

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

CHG. &
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
Weslaco, Texas 785 96

PREPARED IN THE LAW OFFICE OF:
JONES, GALLIGAN, KEY & PENA



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3461

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

Upon the application of:

Name: Adam E. Lewis

Address: 610 E. Eldora St.

Unit 78

Pharr, TX 78577

Phone: 956-961-8136

| | | |
|--------------------------------------|--|--|
| Approved by Environmental Health: | Temporary Service <u>M. Ramin</u> Authorized Signature | Final Service _____ Authorized Signature |
| Inspection/Permit No: | <u>Light only</u> | _____ Authorized Signature |
| Date Approved: | <u>07/21/20</u> | <u>/ /</u> |

Water Supplier: N/A

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

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

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

Bandera Estates Lot #17 Edinburg, TX 78542

[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 28, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
7/28/20
Date

ATTEST: [Signature]
Hidalgo County Clerk
7/30/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 7/28/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3461

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

Adam Emmanuel Lewis

Known to me [or proved to me in the oath of _____ or through
TX CDL (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:

Bandera Estates Lot 17 Edinburg, TX 78542."

[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."

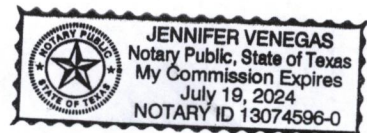
-OR-

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."

X [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 21, 2020 to certify which, witnesses my hand and seal of office.

Jennifer Venegas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3461

Receipt No.: 013372

B1520-00-000-0017-00

| | | |
|------------------------|---------------------------|---------------------------|
| 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 |

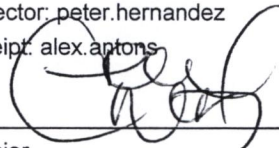
LEWIS ADAM
610 E ELDORA RD #78
PHARR, TX 78577
(956) 961-8136
(956) 961-8136

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1560Sq.Ft.
- [5] Legal Description: BANDERA ESTATES LOT 17
- [6] Location: TOWER RD AND 17 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 40', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3461
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: peter.hernandez
Receipt: alex.antons




Cashier

7/21/20
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

7-21-20
Date

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

Warranty Deed

Date: July 02,2020

Grantor's name and address: David Saenz, not married, of 1186 Dyle Dr Brownfield,TX 79316

Grantee's name: Adam Lewis, married, of 610 E Eldora Rd Unit 78 Pharr, Tx 78577

For and in consideration of the sum of \$42,700.00, and other good and valuable consideration paid to David Saenz, not married, of 1186 Dyle Dr Brownfield,TX 79316, (the "Grantor") paid by Adam Lewis, married, of 610 E Eldora Rd Unit 78 Pharr, Tx 78577, (the "Grantee") the Grantor does grant, sell, and convey the following described property, with general warranty covenants, unto the Grantee as the sole tenant.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

I acknowledge receipt of the above consideration. This conveyance is subject to the reservations and exceptions to conveyance and warranty, if any, that are stated below.

- 1.Visible and apparent easements on or across the subject property ;
- 2.Rights of parties in possession;
- 3.Easement, rights-of-way, and prescriptive rights whether of record or not:
- 4.All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
- 5.Rights of adjoining owners in any wells and fences situated in a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
- 7.Any encroachments, or overlapping of improvements;
- 8.All rights, obligations, or other matters emanating from an 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;
- 9.Taxes for the current year, and subsequent years, and subsequent assessments for prior years due to the change in land usage or ownership;
- 10.The prior reservation or conveyance of all oil, gas, or other minerals previously reserved or conveyed by any parties having the right to do so.

SAVE and EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oils, gas, and other minerals in, on, or under, or that may be produced from the property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said property for oil, gas, and/or other minerals and removing the same therefrom.

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 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 claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this deed, Grantee is taking the property "as is", "where is", and with all faults, and without any representations or warranties whatsoever, expressed or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to, (1) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose, (2) the nature or quality of construction, structural design and engineering of any improvements; (3) the quality of the labor and materials included in any improvements; or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (4) all warranties created by any affirmation of fact or promise or by any description of the property; (5) all other warranties and representations whatsoever, except the warranty expressly set forth herein.

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

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

The Grantor binds the Grantor and the Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to the Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty all of that certain tract or parcel of land described as follows:

Lot(s)17, Bandera Estates, Hidalgo County, Texas, according to the map recorded in Volume 27, page 191-A, Map records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

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

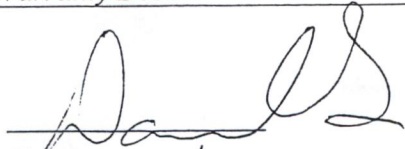
Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

After recording return to: Adam Lewis, 610 E El Dora Rd Unit 78 Pharr, Texas 78577

IN WITNESS WHEREOF this deed was executed by the Grantor on this 02 day of July, 2020.

Signed in the presence of:



Signature

David Saenz

Name



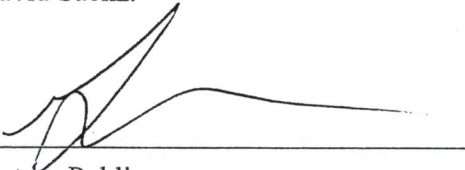
David Saenz

Grantor Acknowledgement

STATE OF TEXAS

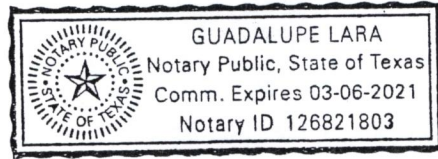
COUNTY OF Hidalgo

This instrument was acknowledged before me on 3 day of July, 2020, by David Saenz.



Notary Public

My commission expires: 03/06/2021





PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3449

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: Brenda Garza

| Approved by Environmental Health: | Temporary Service | Final Service |
|---|---|---|
| <u>WRamirez</u> Authorized Signature | <u>Existing</u> Authorized Signature | <u> </u> Authorized Signature |
| Inspection/Permit No: | Date Approved: | |
| | <u>07/20/20</u> | <u> / / </u> |

Address: 27323 N. Sunflower Rd.
Edinburg, TX. 78538

Water Supplier: North Alamo Water

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

Phone: 956-457-0854

Account/ESI No.: 10032789/33881390
[X] Temporary Pole [] Permanent Service

regarding the land described as: Evergreen valley Estates Ph 3, 1st 117

on July 28, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- 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 WRamirez);
- 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 WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 7/28/20
Hidalgo County Judge Date

ATTEST:

APPROVED BY
COMMISSIONERS' COURT
ON: 7/28/2020

[Signature] 7/30/20
Hidalgo County Clerk Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-3449

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: Brenda Garza
Address: 22323 N. Sunflower Rd.
Edinburg, TX. 78538
Phone: 956-457-0854

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

Evergreen valley Estates Ph. 3 lot 117

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]
Requesting Party (Signature)

7/20/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:
7/22/20 Date
[Signature] County Official



Chapter 232, Texas Local Government Code

7/20/2020 10:24:06 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-3449
Receipt No.: 013338
E8250-03-000-0117-00

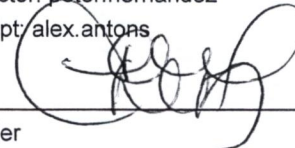
GARZA BRENDA
2425 AMANDA DR
EDINBURG, TX 78542
(956) 457-0854
(956) 457-0854

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2800Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 117
- [6] Location: SUNFLOWER RD AND MILE 20
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$220000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-3449
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: peter.hernandez
Receipt: alex.antons



Cashier

7/20/20

Date

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Signature of Owner or Applicant

7/20/2020

Date

WARRANTY DEED

With Vendor's Lien

GRANTOR: ELVA HERNANDEZ, a single woman

GRANTOR'S MAILING ADDRESS: 1117 E. CANO, Edinburg, Hidalgo

County, Texas 78539

GRANTEE: BRENDA M GARZA

GRANTEE'S MAILING ADDRESS: 22323 N. SUNFLOWER RD

ELSA, TEXAS 78543

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

EVERGREEN VALLEY ESTATES PH 3

LOT 117, 22323 N. SUNFLOWER RD,

Hidalgo County, Texas according to

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

CONSIDERATION: This conveyance is based upon the consideration of Ten and no/100ths--(\$10.00) -- Dollars and other sold and valuable consideration which has been paid unto the Grantor by the Grantee including a Promissory Note dated March 1, 2020 in the principal amount of One hundred twenty five thousand and no/100ths (\$125,000.00). By signing this Deed. Grantor acknowledges receipt of the Grantee's payment.

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

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

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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

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

STATE OF TEXAS

*

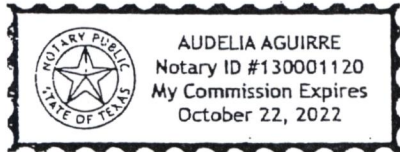
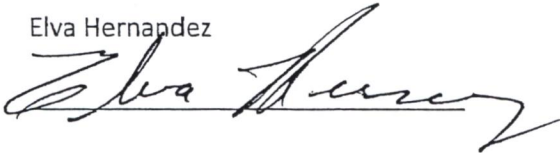
(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

*

This instrument was acknowledged before me by Elva Hernandez on this
26th day of June, 2020.

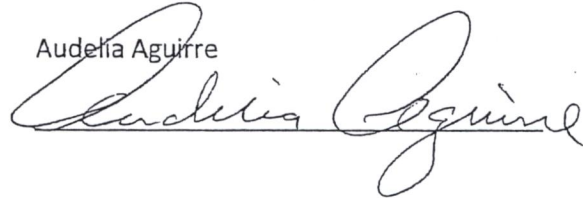
Elva Hernandez



Notary Public in and for Hidalgo County,

Texas – Commission expires 10/22/2022

Audelia Aguirre



AFTER FILING PLEASE RETURN TO:

Brenda M Garza

22323 N. Sunflower Rd.

Elsa, Texas 78543