



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

*"In rem"* **COMMISSIONERS COURT AGENDA FOR August 4, 2020**

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
<b>TOTAL CERTIFICATES</b>	<b><u>5</u></b>

STATE OF TEXAS

PLANNING DEPT. PCTS 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ALEJANDRO MACIAS	1-3369
2.	JACQUELINE SALINAS-RUBIO	1-3371
	COMM. COURT: AUGUST 4, 2020	



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 0234

Application No: 1-3369

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

Upon the application of:

Name: Alejandro Macias

Address: 3017 Guerra st  
Mercedes tx 78570

Phone: (956) 313-19-72

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

Water Supplier: NALWS

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:

Capisallo Park Lot 17 BIK 2

[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 Aug. 04, 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

8/4/20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

8/5/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/4/20



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3369

**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

Alejandro Macias

Known to me [or proved to me in the oath of TX DC# 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:

Capisallo park lot 17 Blk 2

[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~~

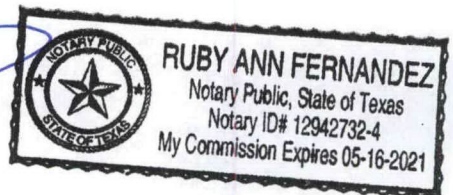
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Alejandro Macias

(Signature)

SUBSCRIBED AND SWORN TO before me on July 24, 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

7/22/2020 12:59:01 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 1-3369  
Receipt No.: 013404  
C1500-00-002-0017-00

MACIAS ALEJANDR & NORMA A. CASTILLO  
3017 GUERRA ST.  
MERCEDES, TX 78570  
(956) 313-1972  
(956) 313-1972

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: CAPISALLO PARK LOTS 17 BLK 2
- [6] Location: ML 1 E & ML 9
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [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 1-3369  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo.nafera  
Inspector: gilbert.mata  
Receipt: leo.nafera

  
\_\_\_\_\_  
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.

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

7-22-20  
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 8, 2019

Grantor: Sharon Waite d/b/a Ojo de Agua Properties

Grantor's Mailing Address (including county): 8301 West Business Highway 83  
Mission, Texas 78572  
Hidalgo County, Texas

Grantee: Alejandro Macias and Norma Alicia Castillo Mora

Grantee's Mailing Address (including county): 3017 Guerra St  
Mercedes, Texas 78570  
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 \$26,500.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Patrick Moore, Trustee.

Property (including any improvements):

Lots 16 and 17, Block 2, Capisallo Park Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14, Page 26, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

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 2019, 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.

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

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

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

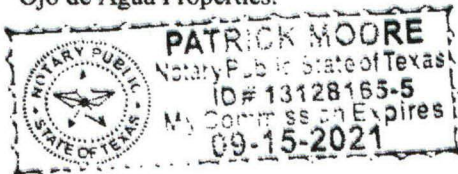
When the context requires, singular nouns and pronouns include the plural.

By: Sharon Waite  
Sharon Waite d/b/a Ojo de Agua Properties

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on July 19, 2019, by Sharon Waite d/b/a Ojo de Agua Properties.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

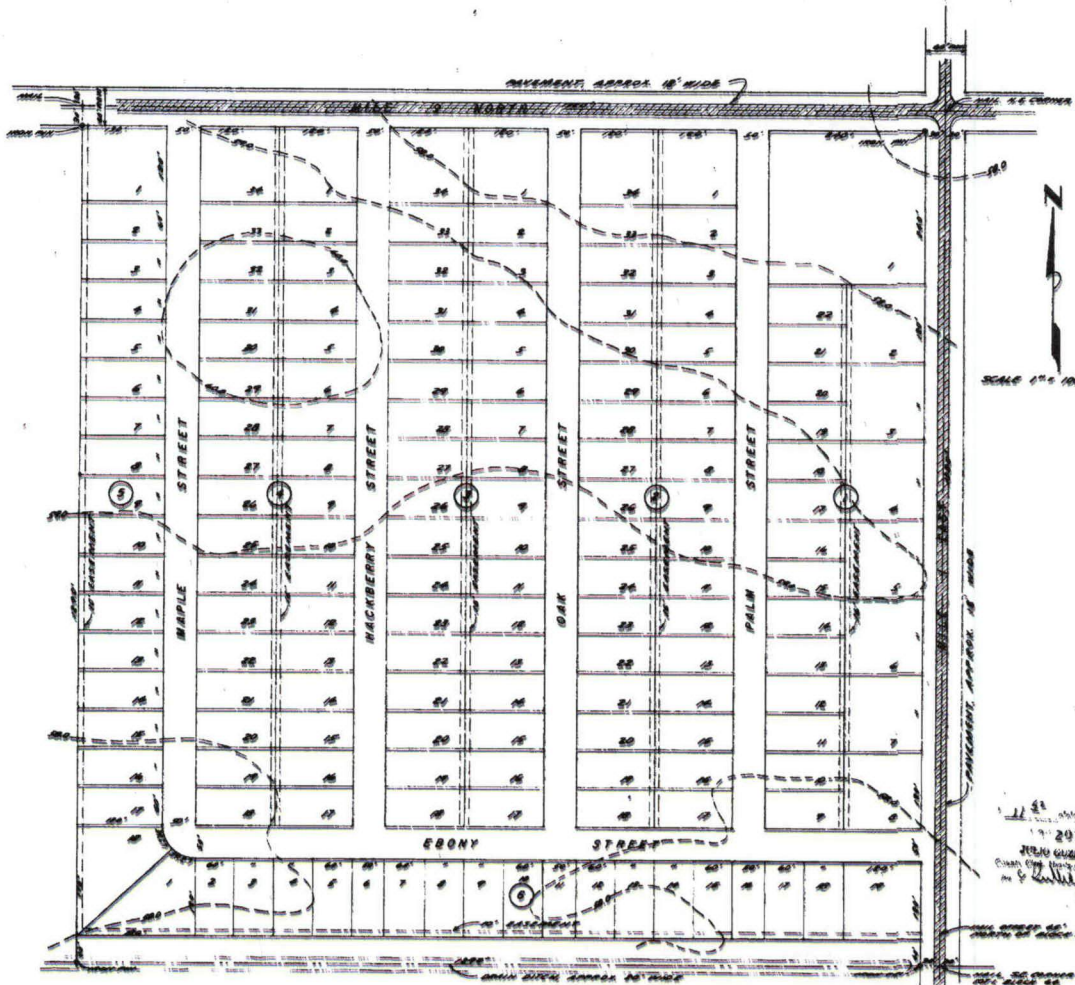
PREPARED BY:

Alejandro Macias and Norma Alicia Castillo Mora  
3017 Guerra St  
Mercedes, Texas 78570

Law Office of Patrick Moore, PLLC  
1801 S. 2nd Street, Suite 380  
McAllen, Texas 78503

CAPISALLO PARK SUBDIVISION

21112



SURVEY PLAT

APPROVED FOR RECORDING  
 BY COMMISSIONERS' COURT  
 JULY 13 1962  
 JERRY GUSMAN, County Clerk  
 JERRY GUSMAN, Deputy

SHOWING THE CAPISALLO PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 1, BLOCK 64 OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, Charles A. Greenwood, Civil Engineer, do hereby certify that the above is a true and correct plat of the CAPISALLO PARK SUBDIVISION as prepared by me from surveys made by me upon the ground.

Witness my hand and seal the 13th day July, 1962.

*Charles A. Greenwood*  
 Charles A. Greenwood, Reg. No. 12630  
 Surveyor Public, Hidalgo County, Texas

Subscribed and sworn to before me by the said Charles A. Greenwood on this 13th day of July, 1962.

*Notary Public*  
 Notary Public, Hidalgo County, Texas  
 State of Texas

STATE OF TEXAS  
 COUNTY OF HIDALGO

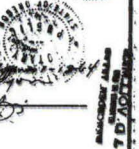
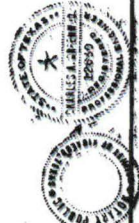
I, L. J. McDaniel, owner of the property hereon described, do hereby adopt, dedicate and confirm the foregoing plat and do hereby dedicate to the public the streets and alleys as hereon shown.

*L. J. McDaniel*  
 L. J. McDaniel, Owner

STATE OF TEXAS  
 COUNTY OF HIDALGO

Subscribed and sworn to before me, the undersigned authority, on this 21st day of July, 1962.

Approved by the Mercedes Zoning and Planning Board the 11th day of September, 1962.  
 Approved by the City Commission of the City of Mercedes, Texas on the 24th day of September, 1962.  
*Virginia Eaton* City Secretary  
*Winston & Greenwood* Mayor of Mercedes, Texas



WINSTON & GREENWOOD  
 ENGINEERS IN THE  
 T.D. AUSTIN

WINSTON & GREENWOOD  
 CONSULTING ENGINEERS - MERCEDAS, TEXAS





# PLANNING DEPARTMENT County of Hidalgo

Rev. 05-18-20

Main Office  
1304 South 25<sup>th</sup> 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  
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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: 1-3371

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

Upon the application of:

Name: Jacqueline Salinas  
Rubio

Address: 119 S. Couch Ave  
Hargill, TX 78549

Phone: 956 560 0578

Approved by Environmental Health:	Temporary Service <u>Light only</u> Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:	<u>07/22/20</u>	<u>/ /</u>
Date Approved:	<u>07/22/20</u>	<u>/ /</u>

Water Supplier: N.A.W.S

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:

George Lopez Bill lot 2

[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 Aug 4, 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: 8/4/20

8/4/20  
8/5/20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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956-318-2840	956-968-4734	956-205-7045
956-318-2844	956-973-7850	956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3371

### 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

Sagueline Salinas - Rubio

Known to me [or proved to me in the oath of TX ID# 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:

George Lookingbill lot 2

[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]

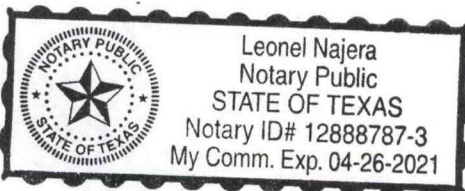
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~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 22<sup>nd</sup>, 2020, to certify which, witnesses my hand and seal of office.



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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED with VENDOR'S LIEN**

Date: MAY 27, 2020

Grantor: **MARIANO SALINAS**

Grantor's Mailing Address (including county): PO BOX 1208  
Edcouch, Hidalgo County, TX 78538

Grantee: **JAQUELINE SALINAS-RUBIO**

Grantee's Mailing Address (including county): PO BOX 96  
Hargill, Hidalgo County, TX 78549

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY THOUSAND DOLLARS (\$20,000) executed by JAQUELINE SALINAS-RUBIO payable to the order of MARIANO SALINAS payable in 60 equal monthly installments as set forth in Real Estate Note (Exhibit A). The note is secured by a vendor's lien retained in favor of MARIANO SALINAS.

Property (including any improvements): **ALL OF LOT TWO (2), GEORGE LOOKINGBILL SUBDIVISION, A RESUBDIVISION OF THE EAST 14.6 ACRES OUT OF THE NORTH 29.79 ACRES OF LOT TWO (2), BLOCK 98, MISSOUR-TEXAS LAND AND IRRIGATION COM SUBDIVISION, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

Reservations From and Exceptions to Conveyance and Warranty:

- A. All oil, gas and other minerals have heretofore reserved by prior grantors.
- B. Rights of parties in possession.
- C. Visible and apparent easement on or across the property herein described.

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 TO 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.

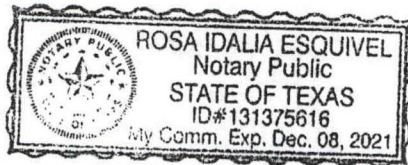
When context requires, singular nouns and pronouns include the plural.

Mariano Salinas  
Mariano Salinas

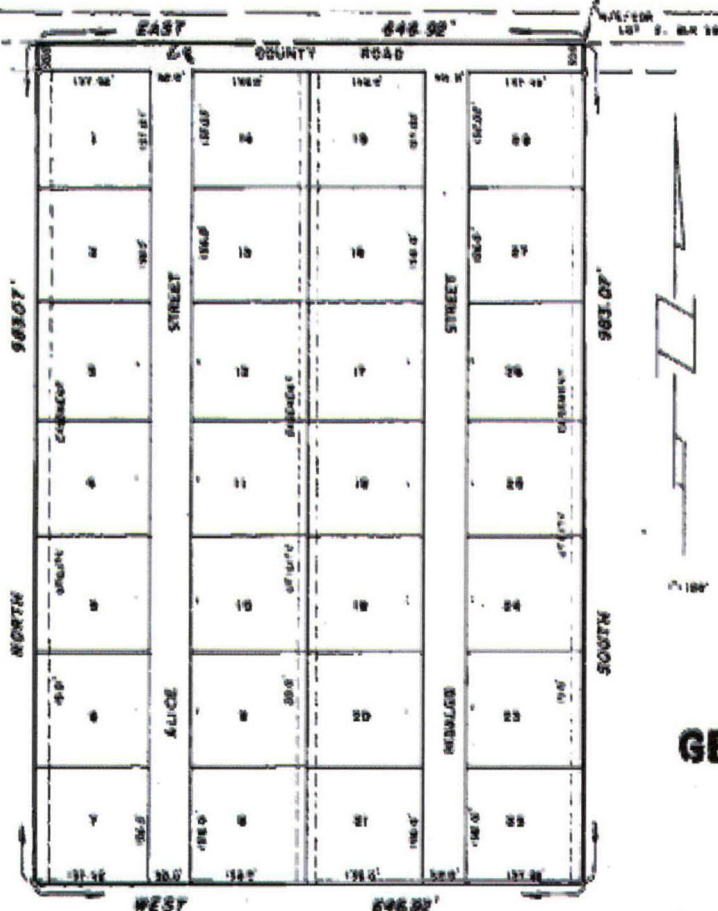
(Acknowledgement)

THE STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me by Mariano Salinas on the 04  
day of June 2020.



Rosa Idalia Esquivel  
Notary Public, State of Texas  
My Commission Expires: 12/08/2021



APPROVED FOR RECORDING  
 BY  
 COMMISSIONER'S COURT  
 FEBRUARY 19 1981  
 SAULUS SABANA, County Clerk  
 HIDALGO COUNTY, TEXAS  
 BY *[Signature]*

APPROVED  
 FOR RECORDING  
 HIDEALGO COUNTY, TEXAS  
 BY *[Signature]*  
 FEB 2 1981

4573

MAP OF  
**GEORGE LOOKINGBILL  
 SUBDIVISION**

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE EAST 16.1 ACRES OUT OF THE  
 NORTH 21.75 ACRES OF LOT 1, BLOCK W  
 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION  
 HIDALGO COUNTY, TEXAS

Recorded in Book 21-153  
 of the Public Records of Hidalgo  
 County, Texas  
 Chapter 1, Article  
 104b, Section 1

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY 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.

*[Signature]*  
 LARRY L. SMITH  
 REGISTERED PUBLIC SURVEYOR  
 HOUSTON, TEXAS  
 SURVEYED: December 21, 1980  
 719-415 300 No. 20007



RECORDED IN THE  
 PUBLIC RECORDS OF  
 HIDALGO COUNTY, TEXAS  
 FEB 2 1981  
 SAULUS SABANA  
 COUNTY CLERK

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.

*[Signature]*  
 GEORGE LOOKINGBILL, OWNER



THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE LOOKINGBILL, 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 CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF FEBRUARY 1981.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THE 12th DAY OF FEBRUARY, 1981.

ATTEST:  
 SECRETARY \_\_\_\_\_  
 PRESIDENT \_\_\_\_\_



Chapter 232, Texas Local Government Code

7/22/2020 2:55:25 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 1-3371  
Receipt No.: 013417  
L5460-00-000-0002-00

SALINAS-RUBIO JAQUELINE  
PO BOX 96  
HARGILL, TX 78549  
(956) 560-0578  
(956) 560-0578

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1624Sq.Ft.
- [5] Legal Description: GEORGE LOOKINGBILL LOT 2
- [6] Location: FM 88 & ML 19
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$6000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
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 1-3371  
Price: \$30.00

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

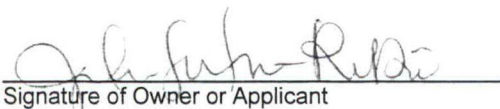
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo najera  
Inspector: gilbert mata  
Receipt: leo najera

  
Cashier

7/22/20  
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

7/22/2020  
Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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956-973-7850

Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2486

### 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: Franky Chavira  
Address: 23909 Oak  
Knoll Dr Edinburg, TX  
Phone: (956) 207 9143

Approved by Environmental Health:	Temporary Service <u>R. Ruiz</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>INSTALL</u>	
Date Approved:	<u>07/27-2020</u>	<u>1 1</u>

Water Supplier: NAWS  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 100327894 38432843  
 Temporary Pole  Permanent Service

regarding the land described as: OAK Hill Ranch Pt 2 LOT 75

on Aug 4, 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 4-21-08);
  - 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. Ruiz);
  - 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; (verified by R. Ruiz);
  - yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
  - yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter  
Hidalgo County Judge  
Date 8/4/20

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/4/20

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 8/5/20





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2486

### 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: Franky Chavira  
Address: 23909 oak Knoll Dr  
Edcouch, TX  
Phone: (956) 207-9143

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

Oak Hill Ranch Phase II Lot 75

#### 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] 7-21-20  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7-30-20  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-2486

Receipt No.: 009573

00557-02-000-0075-00

Main Office  
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Ph: 956-318-2840  
Fax: 956-318-2844

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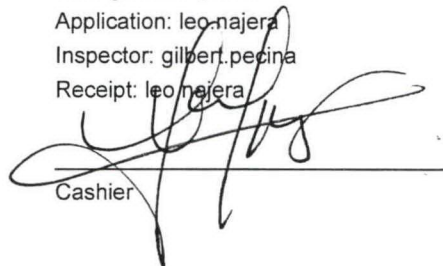
CHAVIRA FRANKY  
23909 OAK HILL RANCH LOT 75  
MONTE ALTO, TX 78538  
(956) 777-3677  
(956) 777-3677

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4241Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 75
- [6] Location: FM 88 & MILE 20 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$380000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 30', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-2486  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 9002  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo.najera  
Inspector: gilbert.pecina  
Receipt: leo.najera


  
Cashier

10/25/19  
Date

PROPERTY # 727076

[NOTICE]

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

  
Signature of Owner or Applicant

10/25/19  
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.**

**ASSUMPTION DEED**

Date: May 5, 2015

Grantor: SEAN COULTHARD and wife, MARIA YOLANDA COULTHARD  
Grantor's Mailing Address: 1302 Bella Vista  
Weslaco, Texas 78596  
Hidalgo County, Texas

Grantee: FRANKY CHAVIRA  
Grantee's Mailing Address: 6209 Poinsettia Street  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and Grantee's assumption of the unpaid principal and earned interest on a note in the original principal sum of \$68,900.00 dated December 31, 2009, executed by SEAN COULTHARD and wife, MARIA YOLANDA COULTHARD and payable to the order of JACK MCCLELLAND. The note is secured by a vendor's lien retained in a deed of even date therewith, from JACK MCCLELLAND to SEAN COULTHARD and wife, MARIA YOLANDA COULTHARD, and additionally secured by a deed of trust dated December 31, 2009, from SEAN COULTHARD and wife, MARIA YOLANDA COULTHARD to ALAN D. MONROE, Trustee, recorded as Document Number 2069324, Official Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all of the covenants and obligations of the Grantors named in that deed of trust and to indemnify Grantor herein against any damages caused by Grantee's breach of their obligation under this assumption. Grantor assigns to Grantee both the casualty insurance policy on the property, if any, and all funds on deposit for payment of taxes and insurance premiums.

Property (Including any improvements):

Lot 75, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:


Liens securing the indebtedness assumed hereunder; 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 any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements all rights, obligations, and other matters emanating from and existing by reason of the

creation, establishments, maintenance, and operation of the Irrigation or Improvement District in which the property is located; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from 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 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, except as to the reservations from and exceptions to conveyance and warranty.

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

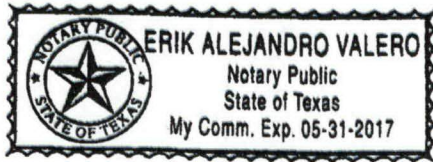
THIS DOCUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY GRANTOR AND GRANTEE AND WITHOUT THE BENEFIT OF A SURVEY, TAX INVESTIGATION, TITLE INSURANCE POLICY OR TITLE EXAMINATION TO THE PROPERTY. PREPARER MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE TO THE PROPERTY OR THE SUFFICIENCY OF THE LEGAL DESCRIPTION.

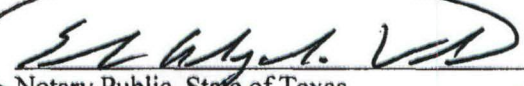
  
SEAN COULTHARD

  
MARIA YOLANDA COULTHARD

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2015, by SEAN COULTHARD and wife, MARIA YOLANDA COULTHARD.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
FRANKY CHAVIRA  
6209 Poinsettia Street  
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF  
LEWIS, MONROE & PEÑA  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
FILE NO.: 022-3267

AI-76659

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Ivan Villarreal & Rocio Villarreal	4-3470
2.	Humberto G. Villanueva	4-10544
	COMM. COURT: AUGUST 4, 2020	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-3470

### 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: Iron Villarreal  
Address: 3820 E Davis RD.  
Edinburg, TX  
78542  
Phone: (956) 369-5843

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>07/27/20</u>

Water Supplier: North Alamo Water Supply  
Utility Provider: [ ] M.V.E.C. [  ] AEP  
Account/ESI No.: 10032789452946391  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as: Davis Ranchettes lot 15

on Aug. 04, 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 11/21/04);
- 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  
[Signature]  
Hidalgo County Judge  
Date 8/4/20  
ATTEST: [Signature]  
Hidalgo County Clerk  
Date 8/5/20

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/4/20



# PLANNING DEPARTMENT

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
Application No: 4-3470

### 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: Ivan Villarreal  
Address: 3820 E Davis RD  
Edinburg, TX 78542  
Phone: (956) 369-5843

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

Davis Ranchettes Lot 15

**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)

7/23/2020  
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:

7/30/20  
Date

[Signature]  
County Official



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

7/22/2020 1:09:01 PM

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

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

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

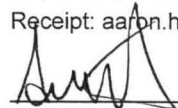
Permit No.: Permit 4-3470  
 Receipt No.: 013405  
 D1550-00-000-0015-00

- VILLARREAL IVAN LOU & ROCIO VILLARREAL  
 608 FRESNO DR  
 EDINBURG, TX 78542  
 (956) 369-5843  
 (956) 369-5843
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 3920Sq.Ft.
  - [5] Legal Description: DAVIS RANCHETTES LOT 15
  - [6] Location: DOOLITTLE RD AND CESAR CHAVEZ RD
  - [7] Sewage: N/A
  - [8] Construction Type: Brick
  - [9] Est. Cost of Construction: \$188000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 80', Side 6', Side 6', Corner '  
 Special Conditions: **MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS**  
 Description: Permit 4-3470  
 Price: \$30.00

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

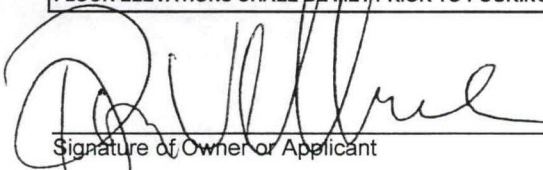
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: aaron.hernandez  
 Inspector: peter.hernandez  
 Receipt: aaron.hernandez

  
 \_\_\_\_\_  
 Cashier

7-22-2020  
 \_\_\_\_\_  
 Date

[NOTICE]

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

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

7/22/2020  
 \_\_\_\_\_  
 Date



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

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

Date: May 10, 2018

Grantor: GSF Land Group, Ltd., a Texas Limited Partnership

Grantor's Mailing Address:

P.O.Box 730  
McAllen, Texas 78503  
Hidalgo County, Texas

Grantee: Ivan Lou Villarreal and wife, Rocio Villarreal

Grantee's Mailing Address:

6503 N. Doolittle Road  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Eight Thousand Dollars and No Cents (\$48,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, trustee.

Property (including any improvements):

Lot 15, DAVIS RANCHETTES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive Covenants under Clerk's File No. 1691032 and 1977983, Official Records and Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas.
2. Mineral and/or royalty grant and/or reservation in instrument dated December 18, 1948, recorded in Volume 646, Page 363, Deed Records, and dated March 13, 1950, recorded in Volume 689, Page 415, Deed Records, Hidalgo County, Texas.
3. Oil, Gas, and Mineral Lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas.
4. 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.

5. Easement for right of way granted to Texas Eastern Transmission Corporation, dated January 3, 1958, recorded in Volume 909, Page 41, Deed Records, Hidalgo County, Texas.
6. Easement for right of way granted to North Alamo Water Supply Corporation, dated January 29, 1988, recorded in Volume 2552, Page 145, Official Records, Hidalgo County, Texas.
7. All right title and interest in and to those portions of land claimed by Santa Cruz Irrigation District No. 15 as set forth in Condemnation filed under Cause No. CL-143 in the County Clerk's office of Hidalgo County, Texas.
8. Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.
9. Minimum floor elevation; 50.00-foot minimum setback line along the front, or greater for easement, whichever is greater; 6.00-foot minimum setback line along the sides, or greater for easement, whichever is greater; 40.00-foot minimum setback line along the rear, or greater for easement, whichever is greater; 15.00-foot utility easement along the North 15 feet of the South 80 feet; 15.00-foot N.A.W.S.L. along the North side; 15.00-foot drainage swale easement along the North 15 feet of the South 65 feet; and 50.00-foot Santa Cruz Irrigation District #15 easement along the South 50 feet; as shown on the map or plat thereof recorded in Volume 51, Page 179, Map Records, Hidalgo County, Texas.
10. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
11. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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

Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

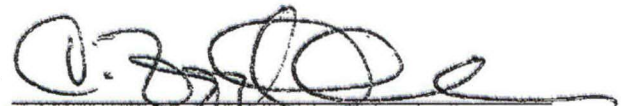
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and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

The vendor's lien against and superior title to the property are retained until 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.

GSF Land Group, Ltd.,  
a Texas Limited Partnership

BY: GSF LAND GROUP GP, LLC,  
Its General Partner


  
Courtney E. Forthuber, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2018, by COURTNEY E. FORTHUBER, President of GSF LAND GROUP GP, LLC, General Partners of GSF LAND GROUP, LTD., a Texas Limited Partnership, on behalf of said limited partnership.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

GSF Land Group, Ltd.  
P.O.Box 730  
McAllen, Texas 78503



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-10544

### 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: Humberto G. Villanueva

Address: 8105 LOCKER AVE.  
EDINBURG, TX 78542  
- 956-369-4037

Phone: 956 295 4798

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Sewer Source</u>
Date Approved:	<u>1 / 1</u>	<u>7 / 30 / 2020</u>

Water Supplier: Alamo North Water Supply

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

Account/ESI No.: 100321894362637803  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

CARDINAL GARDENS LOT #9

on Aug. 04, 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 1/20/20);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez 8/4/20  
Hidalgo County Judge Date

ATTEST: [Signature] 9/5/20  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 8/4/20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: 4-10544

### 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:** Humberto G. Villanueva  
**Address:** 8105 LOCKER AVE.  
EDINBURG, TX 78541  
**Phone:** 956 295 4798

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

CARDINAL GARDENS LOT 9

#### 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] 7/30/20  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/30/20  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10544  
Apr. 29, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

C1617-00-000-0009-00

[ 1 ] OWNER: HUMBERTO G. VILLANUEVA

8105 LOCKER AVE.  
EDINBURG TX. 78541

Telephone No. 266-5355

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CARDINAL GARDENS LOT #9

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
01- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$85,000

[ 5 ] SIZE OF STRUCTURE: 2,999 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES X-01

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACK & REGULATIONS  
FRONT 25' REAR 25' SIDES 6'  
FINISH FLOOR ELEV. 18" ABOVE CURB



Prepared by

4-29-11

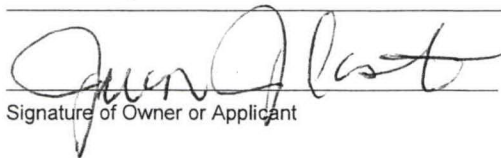
Date

EDUAR ISIDRO

Approved by

4-29-11

Date



Signature of Owner or Applicant

4-29-11

Date

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0325D

Pct: 0

Community No.: 480334

Certification of Elevation

Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 25, 2007

Grantor: Cardinal Development, Ltd., a Texas Limited Partnership  
Grantor's Mailing Address:  
P.O. Box 721052  
McAllen, Texas 78504

Grantee: Humberto G. Villanueva

Grantee's Mailing Address (including county):  
8105 Locker Avenue  
Edinburg, Texas 78541  
Hidalgo County, Texas

1753824

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fifteen Thousand Five Hundred Dollars and No Cents (\$15,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 9, Cardinal Gardens Subdivision, as shown by the map or plat thereof recorded in Volume 49, Pages 133-135, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated September 14, 2005, payable to the order of Texas Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1523779. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. 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;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Cardinal Gardens Subdivision, as shown on the plat thereof, recorded in Volume 49, Pages 133-135, of the Map records of Hidalgo County, Texas.

**The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:**

1. **Lots 1-3, 20-25, 41-46, 83-88, 104-109 and 125-127 may be used for commercial or residential purposes. All other lots shall be used for residential purposes only.**

- 2. No residence shall be constructed on any Lot until all necessary building permits and licenses have been obtained by the owner of the Lot;**
- 3. No residence can be occupied until (i) potable water and electricity have been fully installed to the residence; (ii) the residence shall have at least one working restroom in the residence, which is tied into the sanitary sewer system (no outdoor toilets are allowed); and (iii) the exterior of any residence must be complete, including the installation of all doors and windows to the residence.**
- 4. No noxious or offensive activity shall be carried on upon any of the Lots. The use and discharge of pistols, rifles, shotguns and other firearms on any part of the Subdivision is prohibited.**
- 5. All pets must be maintained within the perimeter of a Lot; if necessary, through the installation of a fence. No farm animals, livestock, or poultry of any kind shall be raised, bred or maintained on the Lot.**
- 6. No Lot shall be used or maintained as a dumping ground for rubbish, trash, junk garbage or other waste material.**
- 7. Each owner must keep his or her Lot reasonably clean and neat and the grass cut. Automobiles not in working order shall be parked behind the residence, as well as all equipment, building materials and other property of Owner. All clotheslines, satellite dishes or receivers shall be placed or installed in the rear of the residence (out of sight, if possible). No overnight street side parking will be permitted.**
- 8. These restrictions and agreements are to run with the Property for twenty-five (25) years from the date this instrument is first recorded. These restrictions shall be automatically extended for successive periods of 10 years each, unless an instrument signed by a majority of the owners of the Lots has been recorded, agreeing to change, amend or cancel said restrictions in whole or in part.**
- 9. The restrictions set out herein are for the benefit of Grantor and its successors and assigns and equally for the benefit of any subsequent owner of a Lot or Lots in the subdivision and his heirs, executors, administrators and assigns. Accordingly, all of such restrictions shall be constructed to be covenants running with the land, enforceable at law or in equity by any one or more of said parties.**
- 10. Invalidation of any one or more of these restrictions by judgement or court order shall not affect the enforceability or the balance of such restrictions.**
- 11. No building or other structure shall be constructed or located nearer than six feet to the side property line; sixty feet from the front property line; and fifteen feet from the rear property line. If two or more lots, or fractions thereof, are consolidated into a single building site these setback provisions shall be applied to such resultant building site as if it were one original, platted lot.**
- 12. The Plat Notes and Restrictions listed from 1 through 21 on the plat of the subdivision recorded in Volume 49, Pages 133-135, Map Records, Hidalgo County, Texas are incorporated herein by reference for all purposes.**

**The following provisions shall apply to any lots which are used for commercial purposes ("Commercial Lot"):**

- 1. All improvements shall have a minimum square footage of 400 square feet.**
- 2. All permanent improvements shall be constructed on a concrete slab or concrete piers and all portable buildings shall be adequately tied down.**
- 3. No Commercial Lot shall be used for the storage of junk or salvage, including but not limited to: vehicles, tires and appliances.**
- 4. All "Flea Market" type operations shall be conducted within an enclosed building and shall have adequate restroom facilities to handle peak loads.**
- 5. Any Owner of a Commercial Lot which abuts residential property shall, at such Owner's expense, construct and maintain a six foot wood or masonry fence on all sides abutting residential property, to act as a buffer. The side facing the street shall be no closer to the street than the setback line as designated on the plat of the subdivision.**
- 6. No underground storage tanks of any kind shall be allowed on any Commercial Lot until the lot has been paid in full, and, Owner has obtained all permits and licenses required by local, state or federal law.**
- 7. Multi-family dwellings such as duplexes and apartment buildings shall be allowed on Commercial Lots.**
- 8. There shall be no cantinas, lounges, adult-oriented businesses or businesses which sell alcoholic beverages for on site consumption other than restaurants which also sell food for on site consumption in a family atmosphere. All restaurants shall have an enclosed or screened-in area for their customers to occupy while they consume the food purchased at such restaurant.**
- 9. Drive-through type convenience stores shall be allowed.**
- 10. In addition to the uses permitted by this instrument, all owners will be required to comply with all governmental regulations pertaining to the use of the Property, and the regulations of any city or other body having extra-territorial jurisdiction over the Subdivision.**



**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, 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.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

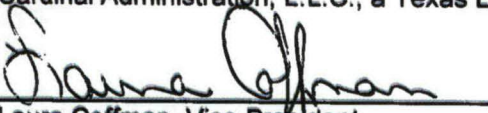
If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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 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, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein. The vendor's lien against and superior title to the property are retained until 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.

Cardinal Development, Ltd., a Texas Limited Partnership


BY: Cardinal Administration, L.L.C., a Texas Limited Liability Company, General Partner

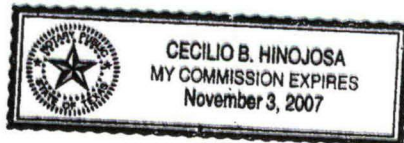
BY:   
Laura Coffman, Vice President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 30th day of April, 2007, by Laura Coffman, Vice President of Cardinal Administration, L.L.C., a Texas Limited Liability Company, General Partner of Cardinal Development, Ltd., a Texas Limited Partnership on behalf of said Texas Limited Liability Company.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Cardinal Development, Ltd.  
P.O. Box 721052  
McAllen, Texas 78504