



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

*"In remembrance of those before us."*

### COMMISSIONERS COURT AGENDA FOR September 15, 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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
<b>TOTAL CERTIFICATES</b>	<b>3</b>

STATE OF 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  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3415

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

Upon the application of:

Name: Guadalupe Pineda

Address: 3722 Cherokee Dr  
Mercedes TX

Phone: (941) 900-6256  
941

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Teamet Light</u>
Date Approved:	<u>1 / 1</u>	<u>8 / 13 / 2020</u>

Water Supplier: N/A

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

Account/ESI No.: 100 327 894 859 700 82  
 Temporary Pole  Permanent Service

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

Guadalupe Pineda  
Indian Hills Lot Lot 250 Blk 1

[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 Sept 15, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz 9/15/20  
Hidalgo County Judge Date

ATTEST: [Signature] 9/15/20  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 9/15/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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
--	--	---

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

1-3415

**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

Guadalupe Pineda

Known to me ~~or proved to me in the oath of~~ \_\_\_\_\_ 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: Indian Hills lot 250 Blk 1  
3722 Cherokee Dr. Mercedes, Tx."

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

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

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

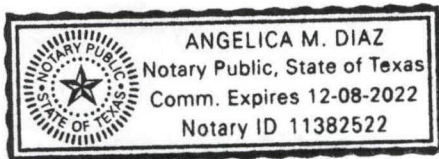
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Guadalupe Pineda (Signature)

SUBSCRIBED AND SWORN TO before me on Aug. 31, 2020, to certify which, witnesses my hand and seal of office.



Angelica M. Diaz  
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 DRIVER'S LICENSE NUNMBER.

**WARRANTY DEED**

**DATE:** JULY 16 , 2020

**GRANTOR:** JACINTO TREVINO II  
418 N 11<sup>TH</sup> ST  
DONNA, TX HIDALGO COUNTY 78537

**GRANTEE:** GUADALUPE PINEDA  
745 S. WHALEN RD  
ALAMO, TX HIDALGO COUNTY 78516

**CONSIDERATION:**

THE SUM OF TEN DOLLARS AND NO/100<sup>TH</sup> (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AN SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

ALL OF LOT TWO HUNDRED FIFTY (250), BLOCK ONE (1), INDIAN HILLS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF RECORD IN VOLUME 23, PAGE 180 AND 181 AND IN VOLUME 24, PAGE 81, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS, AND ALL GEOTHERMAL ENERGY, AND FURTHER SAVE AND EXCEPT ( 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

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

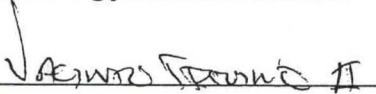
Those reservations and exceptions on Exhibit "A" attached hereto and made a part hereof for all purposes.

Any and all restrictions, covenants , conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

**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, 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 the conveyance and the exceptions to conveyance and warranty.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

This document was prepared with information provided by the parties and no independent title search or tax search was made. Preparer expresses no opinion on the title to the property, on any tax consequences resulting from this conveyance, and does not warrant or represent that it complies with the subdivision building, and/or similar regulations of Hidalgo County, Texas and/or other governmental entities having jurisdiction thereof.



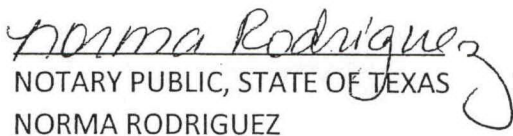
**Grantor**

JACINTO TREVINO II

STATE OF TEXAS }{

COUNTY OF HIDALGO }{

This instrument was Acknowledge before me this 16<sup>TH</sup> day of JULY 2020 BY JACINTO TREVINO II.

  
NOTARY PUBLIC, STATE OF TEXAS  
NORMA RODRIGUEZ

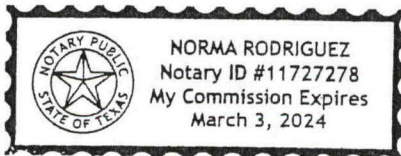


EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume xx Page 180 and 181 and amended map recorded in Volume 24, Page 81 map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvements District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described Subdivision.
3. Easements and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and mineral Lease executed by D' Hemecourt Properties, Inc. to Southport Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2020 and all subsequent years and all subsequent assessments for prior years.
8. Building requirements in favor of Hidalgo County.



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

8/6/2020 9:53:46 AM

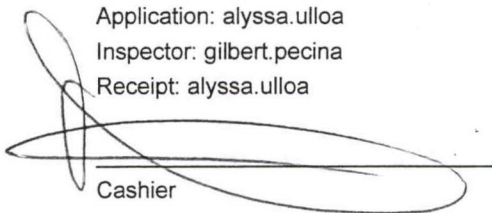
Permit No.: Permit 1-3415  
Receipt No.: 013634  
12230-00-001-0250-00

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

- PINEDA GUADALUPE
- 745 S WHALEN RD
- ALAMO , TX 78516
- (941) 900-6256
- (941) 900-6256
- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 320Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 250 BLK 1
- [6] Location: FM 491 & MILE 11 N.
- [7] Sewage: City of Mercedes
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3000
- [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 REGULATION**  
Description: Permit 1-3415  
Price: \$30.00  
**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

8/6/20  
Date

**[NOTICE]**

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

Guadalupe Pineda  
Signature of Owner or Applicant

8-6-2020  
Date





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Precinct No. 1 Substation  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3544

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

Upon the application of:

Name: Norma Hernandez

Address: 2404 S

Georgia Ave  
Weslaco Tx 78596

Phone: 956) 854-9486

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

Water Supplier: Military

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

Account/ESI No.: MA  
 Temporary Pole  Permanent Service

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

Villa Verde #3 blk 2 Lot 12

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Sept. 15, 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

Ricardo F. Lopez  
Hidalgo County Judge

9/15/20  
Date

ATTEST:

Anton Bravardo Jr.  
Hidalgo County Clerk

9/15/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 9/15/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3544

**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

Norma Hernandez

Known to me [or proved to me in the oath of TX 04# 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:

Villa Verde #3 1012 Bk 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."

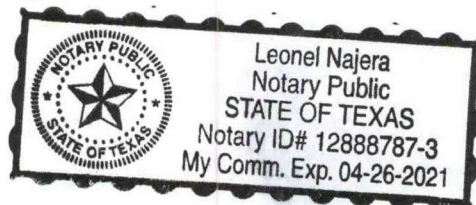
~~-OR-~~

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."

Norma Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on SEPT. 4TH, 2020, to certify which, witnesses my hand and seal of office.

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



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

**Warranty Deed with Vendor's Lien**

**Date:** November 19, 2019

**Grantor:** INEZ TREVINO, JR., a married person

**Grantor's Mailing Address:**

INEZ TREVINO  
400 E. 18<sup>th</sup> St.  
Weslaco, Texas 78586

**Grantee:** NORMA GUADALUPE HERNANDEZ, a married person

**Grantee's Mailing Address:**

NORMA GUADALUPE HERNANDEZ  
1421 E. 26<sup>th</sup> St.  
Weslaco, Texas 78596

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$33,000.00). The 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 INEZ TREVINO, JR., trustee.

**Property (including any improvements):**

Lots Nos. Eleven (11) and Twelve (12), Block No. Two (2) Villa Verde Subdivision, Unit No. 3, in Hidalgo, County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

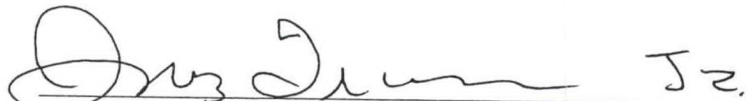
None

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.

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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

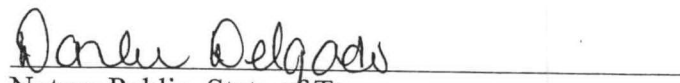
When the context requires, singular nouns and pronouns include the plural.

  
INEZ TREVINO, JR.

STATE OF TEXAS )

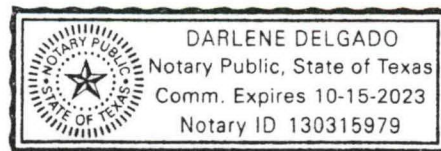
COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 19, 2019, by INEZ TREVINO, JR..

  
Notary Public, State of Texas  
My commission expires: 10-15-2023

AFTER RECORDING RETURN TO:

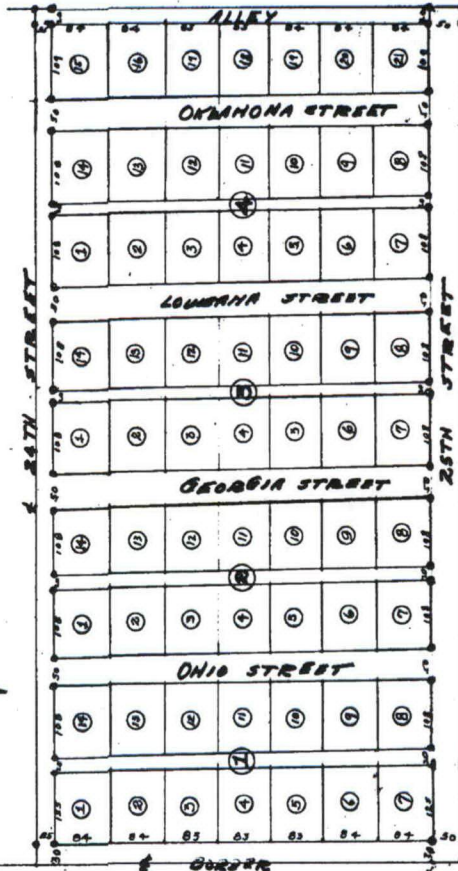
NORMA GUADALUPE HERNANDEZ  
1421 E. 26<sup>th</sup> St.  
Weslaco, Texas 78596



13064

PAID FOR RECORD THIS DATE  
NO. 3,110, 00000 7. M.  
JUL 23 1971  
MAYOR SALAMAN  
CITY CLERK

SCALE  
1" = 100'



APPROVED FOR RECORDING  
The notary of July 19 1971  
MAYOR SALAMAN  
CITY CLERK  
7-23-71

SUBDIVISION PLAT.  
I, WILLIAM F. HEAVES, REGISTERED CIVIL ENGINEER, CERTIFY THAT THE ABOVE & PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE VILLA TRAILS SUBDIVISION, UNIT NO. 1, OF THE NORTH 20 ACRES OF PARCELS 779, BLOCK 355, WEST PLAT 28,100, COUNTY OF HEMLOCK, HEMLOCK COUNTY, TEXAS, AS PLATTED BY ME FROM SURVEY MADE UPON THE GROUND.

WITNESSES MY SIGNATURE AND SEAL OF CERTIFICATION, THIS 23rd DAY OF JULY, 1971.



WILLIAM F. HEAVES  
CIVIL ENGINEER  
REGISTRATION NO. TEXAS 8816

APPROVED FOR RECORDING  
IN  
COMMISSIONERS' COURT  
The notary of July 19 1971  
MAYOR SALAMAN  
CITY CLERK  
7-23-71

STATE OF TEXAS  
COUNTY OF HEMLOCK  
BE IT KNOWN THAT I, CLIFFORD V. JONES, BEING OWNER OF ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT, INDICATE, RATIFY AND CONFIRM THE FOREGOING PLAT, AND DO HEREBY DEDICATE FOR USE BY THE PUBLIC, THE STREETS AND ALLEYS AS SHOWN THERE-ON, THIS 19th DAY OF JULY, 1971.

WITNESSED AND SIGNED BY ME, THE UNDERSIGNED AUTHORITY,  
ON THIS 19th DAY OF JULY, 1971.  
CLIFFORD V. JONES

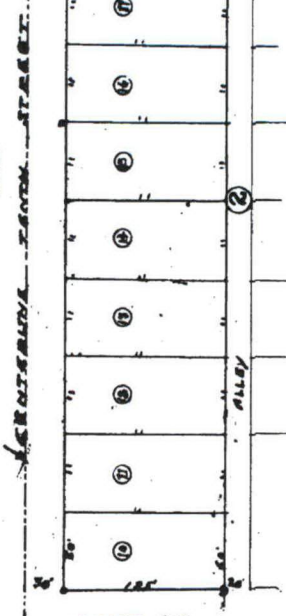


APPROVED BY CITY OF HEMLOCK, THIS 19th DAY OF JULY 1971  
MAYOR SALAMAN  
CITY CLERK

APPROVED BY COUNTY COMMISSIONERS COURT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

JONES, HEMLOCK COUNTY TEXAS.

13065



PLAT OF SURVEY

I, WILLIAM F. HEAVES, REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THE ABOVE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF UNIT NO. 1, ON THE NORTH ONE-HALF OF BLOCK NO. TWO (2), HEMLOCK, HEMLOCK COUNTY, TEXAS, AS PLATTED AND DESIGNED BY ME FROM SURVEY MADE UPON THE GROUND.

WITNESSED BY SIGNATURE AND SEAL OF CERTIFICATION, THIS 23rd DAY OF JULY, 1971.

WILLIAM F. HEAVES  
CIVIL ENGINEER  
REGISTRATION NO. TEXAS 8816



I, C. V. JONES, ENGINEER, DO HEREBY ADOPT, INDICATE, RATIFY AND CONFIRM THE ABOVE PLAT AND DO INDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS AS SHOWN THERE-ON.

WITNESSED AND SIGNED BY ME, THE UNDERSIGNED AUTHORITY,  
ON THIS 23rd DAY OF JULY, 1971.

C. V. JONES  
ENGINEER



STATE OF TEXAS  
COUNTY OF HEMLOCK

APPROVED FOR RECORDING  
IN  
COMMISSIONERS' COURT  
The notary of July 19 1971  
MAYOR SALAMAN  
CITY CLERK  
7-23-71

THIS PLAT APPROVED BY THE CITY OF HEMLOCK THIS 23rd DAY OF JULY, 1971

APPROVED BY COUNTY COMMISSIONERS COURT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

APPROVED FOR RECORDING  
FOR RECORDING  
The notary of July 19 1971  
MAYOR SALAMAN  
CITY CLERK  
7-23-71

THIS PLAT APPROVED BY ENGINEER COMMISSIONER:

THIS PLAT APPROVED BY COUNTY COMMISSIONERS COURT:

COUNTY JONES, HEMLOCK COUNTY TEXAS.



Chapter 232, Texas Local Government Code

9/4/2020 8:38:05 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-3544  
Receipt No.: 014130  
V3700-03-002-0012-00

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

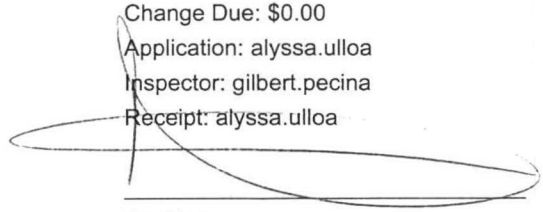
HERNANDEZ NORMA G  
1421 E 26TH ST  
WESLACO, TX 78596  
(956) 854-9486  
(956) 854-9486

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: VILLA VERDE #3 BLK 2 LT 12
- [6] Location: BORDER & 25TH ST.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3544  
Price: \$30.00

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


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

  
Cashier

9/4/20  
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

9-4-20  
Date





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3493

### 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: Ramiro Reboute

Address: Wes Tex  
lot 54

Phone: 956-684-1384

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRamiro</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1</u> / <u>1</u>	<u>existing septic</u> <u>0908120</u>

Water Supplier: Northwest Supply

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

Account/ESI No.: 10092789492055511  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Wes - Tex ph 2 lot 54

on Sept 15, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 1-11-07)

(verified by [Signature]);

(verified by MRamiro);

(verified by MRamiro);

(verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY  
COMMISSIONERS' COURT  
ON: 9/15/20

Rodolfo F. Lopez

Hidalgo County Judge

9/15/20

Date

ATTEST:

[Signature]

Hidalgo County Clerk

9/15/20

Date

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3493

### 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: Ramiro Relafuente

Address: Wes Tex lot 54

Phone: 956 - 684 - 1384

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

Wes - Tex ph 2 lot 54

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ramiro Relafuente  
Requesting Party (Signature)

9-8-20  
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:

9-8-20  
Date

[Signature]  
County Official

**Warranty Deed with Vendor's Lien**

**Date:** July 16, 2020

**Grantor:** CRESENCIA RODRIGUEZ and NICOLAS RODRIGUEZ, joined proforma herein

**Grantor's Mailing Address:**

CRESENCIA RODRIGUEZ  
2223 E. Mile 12 N  
Weslaco, TX 78599-5583

**Grantee:** RAMIRO DE LA FUENTE and JANET GOMEZ, a married couple

**Grantee's Mailing Address:**

330 Mesquite Lane Lot 28  
Mercedes, TX 78570

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00). The 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 Marilu Benitez, trustee.

**Property (including any improvements):**

Lot 54, Wes Tex SUBDIVISION, Phase II, according to the map or plat recorded in Volume 52, Page 28, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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.

*Nicolas Rodriguez*  
CRESENCIA RODRIGUEZ

*Nicolas Rodriguez*  
NICOLAS RODRIGUEZ

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 16, 2020, by CRESENCIA RODRIGUEZ and NICOLAS RODRIGUEZ.



*[Signature]*  
Notary Public, State of Texas  
My commission expires: March 31, 2024

<p>PREPARED IN THE OFFICE OF:</p> <p>ROBERTO GUERRERO 2217 N. 23rd Street McAllen, Texas 78501 Tel: (956) 631-1394 Fax: (956) 618-5949</p>	<p>AFTER RECORDING RETURN TO:</p> <p>RAMIRO DE LA FUENTE 330 Mesquite Lane Lot 28 Mercedes, TX 78570</p>
--	--



Chapter 232, Texas Local Government Code

8/25/2020 12:20:18 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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2401 N. Moorefield Rd.  
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Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: 1-3493

Receipt No.: 013948

W2220-02-000-0054-00

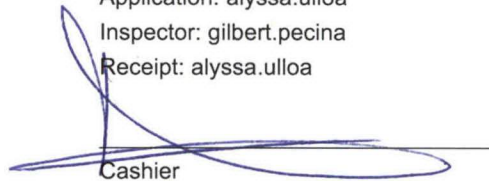
DE LA FUENTE RAMIRO & JANET GOMEZ  
330 MESQUITE LN LOT 28  
MERCEDAS, TX 78570  
(956) 684-1384  
(956) 684-1384

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1140Sq.Ft.
- [5] Legal Description: WES-TEX PH 2 LOT 54
- [6] Location: MILE 10 N. & MILE 4 1/2 W.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Yes

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3493  
Price: \$30.00

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

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

  
Cashier

8/25/20  
Date

[NOTICE]

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Signature of Owner or Applicant

8/25/20  
Date