



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

"In remembrance of those before us."

COMMISSIONERS COURT AGENDA FOR September 22, 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>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	6

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Proyecto Azteca c/o Amber Arriaga-Salinas	4-2604
COMM. COURT: SEPTEMBER 22, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2604

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

Upon the application of:

Proyecto Azteca C/O

Name: Amber Arriaga-Salinas

Address: P.O. Box 27

San Juan, TX

78589

Phone: (956)624-2433

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>Water Service</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 15 / 2020</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789467305054

Temporary Pole Permanent Service

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

Proyecto Azteca (owner) - 29628 Harding Ave. Margill, TX 78549
(Margill Original townsite, lot 12 blk 51, Hidalgo County, TX)

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on Sept 22, 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
Hidalgo County Judge

9/22/20
Date

ATTEST:

Arturo Guajardo
Hidalgo County Clerk

9/22/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 9/22/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2604

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
Proyecto Arztecca c/o
Amber Arriaga - Salinas

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

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

29628 Harding Ave., Hargill, TX 78589 (Hargill original
Townsite, lot 12 blk. 51 Hidalgo County, 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."

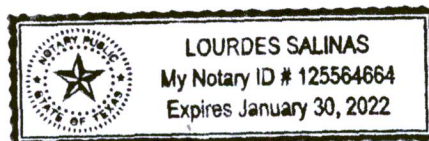
-OR-

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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on September 15, 20 20 to certify which, witnesses my hand and seal of office.

Lourdes Salinas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

1/14/2020 2:51:11 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

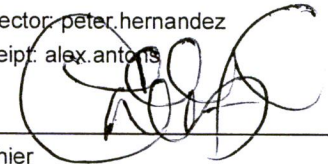
Permit No.: Permit 4-2604
Receipt No.: 010430
H1200-00-051-0012-00

- PROYECTO AZTECA
- PO BOX 27
- SAN JUAN , TX 78589
- (956) 363-0194
- (956) 363-0194
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 864Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 12 BLK 51
- [6] Location: 490 AND 493
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$56702
- [10] Flood Zone: Zone B

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-2604
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 11955
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: peter.hernandez
 Receipt: alex.antons



 Cashier

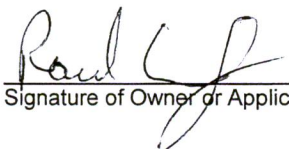
1/14/2020

 Date

Prefix# H1200-00

[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

1/14/2020

 Date

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

WARRANTY DEED

Date: May 2, 2019

Grantor: MARTA BELIA DAVILA, a single person

Grantor's Mailing Address (including county): 11601 N. 23rd Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: PROYECTO AZTECA

Grantee's Mailing Address (including county): P. O. Box 27
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots 9, 10, 11 and 12, Block 51, HARGILL ORIGINAL TOWNSITE, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 45, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated October 1, 1969, recorded in Volume 1268, Page 597, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 10)

Mineral and/or royalty grant and/or reservation in instrument dated May 21, 1975, recorded in Volume 1500, Page 683, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 11)

Mineral and/or royalty grant and/or reservation in instrument dated August 18, 1976, recorded in Volume 1500, Page 681, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof. (Lot 12)

Oil, Gas and Mineral Lease(s) dated April 8, 1937, recorded in Volume 23, Page 363, Oil and Gas Records; dated February 4, 1980, recorded in Volume 390, Page 256, Oil and Gas Records;

and dated February 15, 1984, recorded in Volume 1951, Page 856, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and/or other rights, if any, as set forth in instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records, Hidalgo County, Texas.

Easement and/or other rights if any, as set forth in instrument dated January 6, 1942, recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated December 18, 2012, recorded under Clerk's File No. 2430758, Official Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2019 and subsequent years.

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

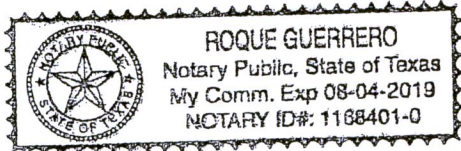
Marta Davila

MARTA BELIA DAVILA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd of May,
2019, by MARTA BELIA DAVILA.



[Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PROYECTO AZTECA
P. O. Box 27
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 921627; RG:bc

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	JUAN & CRYSTAL HERNANDEZ	3-2495
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: SEPTEMBER 22, 2020	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2495
8/19/20

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:

Juan E Hernandez

Name:

Crystal E. Hernandez

Address:

3903
Concepcion Avenue
Mission, Texas

Phone:

956-534-2920

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	09/15/2020

Water Supplier:

Sharyland

Utility Provider: M.V.E.C.

AEP

Account/ESI No.:

100327894-
 Temporary Pole Permanent Service

regarding the land described as:

LAS Palmas del Norte no 4 Lot 25

on Sept. 22, 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
yes
yes

A plat has been prepared;

A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 10/2/07);

(verified by Javier Cerda);

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 Javier Cerda);

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 Javier Cerda);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Javier Cerda);

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

9/22/20
Date

ATTEST:

Arturo Guajardo
Hidalgo County Clerk

9/22/20
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/22/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-2495
8/19/20

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: Juan & Crystal Hernandez

Address: 3903 Concepcion Avenue
Mission, Texas 78574

Phone: 956-534-2920

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

Las Palmas Del Norte #4 Lot 25

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)

8/20/20 CH
Date 20

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

9/15/2020
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: August 5, 2010

Grantor: **Oscar Garza and Noralinda G. Garza**

Grantor's Mailing Address (including County): P. O. Box 1886
Mission, Texas 78573
Hidalgo County, Texas

Grantee: Juan E. Hernandez and Crystal Edith Hernandez

Grantee's Mailing Address (including County): 3903 Concepcion Ave. Mission
Hidalgo County, TX 78574

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 \$ 27,500.00, and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

Lot 25, Las Palmas del Norte Subdivision No. 4, Hidalgo County, Texas, according to the map or plat recorded in Volume 54 Page 20-22 of the Map Records of Hidalgo County, Texas.

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

Reservations from and Exceptions to Conveyance and Warranty:

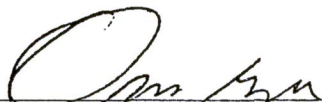
1. Restrictive covenants recorded as Document Number 1821015, Official Records, Hidalgo County, Texas.

2. Deed of Trust in favor of Lone Star National Bank recorded as Document Number 1718110 Official Records, Hidalgo County, Texas.
3. Any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, 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, 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, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

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



Oscar Garza

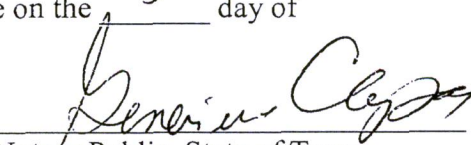


Noralinda G. Garza

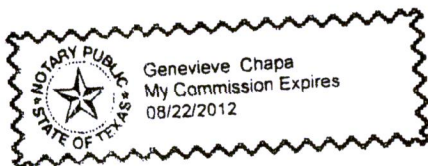
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th day of August, 2010, by Oscar Garza.



Notary Public, State of Texas



(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 5th day of
August, 2000, by Noralinda G. Garza.



Genevieve Chapa
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Noralinda G. Garza
P.O. Box 1886
Mission, Texas 78573



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 3-2495
Receipt No.: 013850
L3352-04-000-0025-00

HERNANDEZ JUAN E & CRYSTAL E
3903 CONCEPCION AVE
MISSION, TX 78574
(956) 534-2920
(956) 534-2920

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 550Sq.Ft.
- [5] Legal Description: LAS PALMAS DEL NORTE #4 LOT 25
- [6] Location: BENTSEN PALM DRIVE AND 8 3/4 MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 45', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-2495
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 8/19/2020
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.

Crystal Hernandez
Signature of Owner or Applicant

8/19/2020
Date

Crystal Hernandez



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3543

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

Upon the application of:

Name: Juan M. Grimaldo

Address: 7911 Eden St.
Mercedes Tx.
78510

Phone: (956) 756-8096

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

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:

Tropical Farms lot 26 Block 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 Sept 22, 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 Date 9/22/20

ATTEST:

Arturo Guajardo Jr.
Hidalgo County Clerk Date 9/22/20

APPROVED BY
COMMISSIONERS' COURT
ON: 9/22/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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: 1-3543

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

Grimaldo, Juan M.

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

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

Tropical Farms Lot 26 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."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on Sept. 3rd, 2020, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code

9/3/2020 3:32:15 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-3543
Receipt No.: 014129
T7900-00-002-0026-00

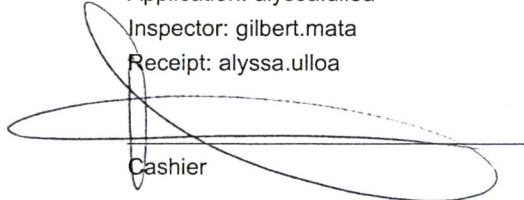
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- GRIMALDO JUAN M & ESMERALDA
- 7911 EDEN
- MERCEDES , TX 78570
- (956) 756-8096
- (956) 756-8096
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 784Sq.Ft.
- [5] Legal Description: TROPICAL FARMS LOT 26 BLK 2
- [6] Location: FM 88 & ML 11
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply with all county setbacks and regulations
 Description: Permit 1-3543
 Price: \$30.00

Total Amount.....\$30.00

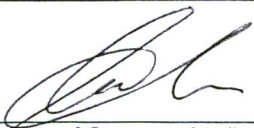
Method of Payment: Check
 Check/M.O.#: 1053
 Payment: \$30.00
 Change Due: \$0.00
 Application: alyssa.ulloa
 Inspector: gilbert.mata
 Receipt: alyssa.ulloa


 Cashier

9/3/20
 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

9/3/2020
 Date

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

WARRANTY DEED

Conforms to State Bar of Texas Form

Date: July 31, 2020

Grantor: J. JOSE AVILA ROQUE and spouse, MARIA I. AVILA

Grantor's Mailing Address: 2006 Tampico
Hidalgo, Texas 78557
Hidalgo County

Grantee: JUAN M. GRIMALDO and spouse, ESMERALDA GRIMALDO

Grantee's Mailing Address: 7911 Eden
Mercedes, Texas 78570
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 26, Block 2, **TROPICAL FARMS SUBDIVISION, UNIT NUMBER ONE**, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 19, Page 18, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Right-of-Way Easement dated January 23, 1956, granted to Central Power and Light Company, recorded in Volume 852, Page 285, Deed Records of Hidalgo County, Texas.
2. Water Service Agreement dated June 10, 1974, between North Alamo Water Supply Corporation and Tropical Farms, Inc., recorded in Volume 1413, Page 519, Deed Records of Hidalgo County, Texas.

3. Ten foot (10') Alley Easement along the North side of the subject land, according to the Map or Plat thereof, filed for record in Volume 19, Page 18, Map Records Hidalgo County, Texas.
4. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 19, Page 18, Map Records Hidalgo County, Texas.
5. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water District No. 9.
6. Easements or claims of easements which are not a part of the public record.
7. Thirty foot (30') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 19, Page 18, Map Records Hidalgo County, Texas.
8. Oil and Gas Lease dated July 9, 1953, recorded in Volume 147, Page 383, Oil and Gas Lease Records of Hidalgo County, Texas, and unitized in instrument dated June 9, 1958, recorded in Volume 215, Page 38, and Volume 215, Page 45, Oil and Gas Lease Records of Hidalgo County, Texas.
9. Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from L. S. Jones and wife, Johnnye Greer Jones, to Garland F. Smith, dated July 14, 1958, filed for record on , in the Office of the County Clerk of Hidalgo County, Texas in Volume 217, Page 197, Oil and Gas Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
10. Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from L. S. Jones and wife, Johnnye Greer Jones, to R.P. Sherry, Kenneth E. Sherry, and Richard P. Sherry, dated February 24, 1955, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 823, Page 30, Deed Records Hidalgo County, Texas , reference to which instrument is made for all intents and purposes.
11. Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Tropical Farms, Inc., a Texas Corporation to O. Clark Bailey, Mark P. Bratton, and H. Travis Bailey, dated September 23, 1975, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1458, Page 10, Deed Records Hidalgo County, Texas , reference to which instrument is made for all intents and purposes.
12. Non-Drilling Agreement dated August 14, 1959, recorded in Volume 236, Page 441, Oil and Gas Records of Hidalgo County, Texas.


13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
14. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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



J. JOSE AVILA ROQUE

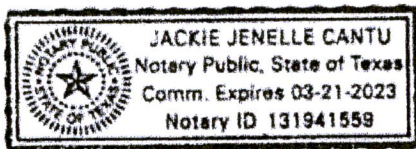


MARIA I. AVILA

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 3 day of August, 2020, by J. JOSE AVILA ROQUE.



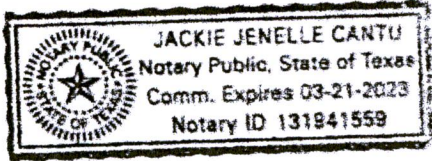


NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 3 day of August, 2020, by MARIA I. AVILA.



Jackie J. Cantu

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
JUAN M. GRIMALDO and ESMERALDA GRIMALDO
7911 Eden
Mercedes, Texas 78570

PREPARED BY:
LESLIE L. EANES
Attorney at Law
4740 S. Jackson Rd.
Edinburg, Texas 78539
File/GF No. 500630

Warranty Deed
Page 4 of 4

11/11

24559

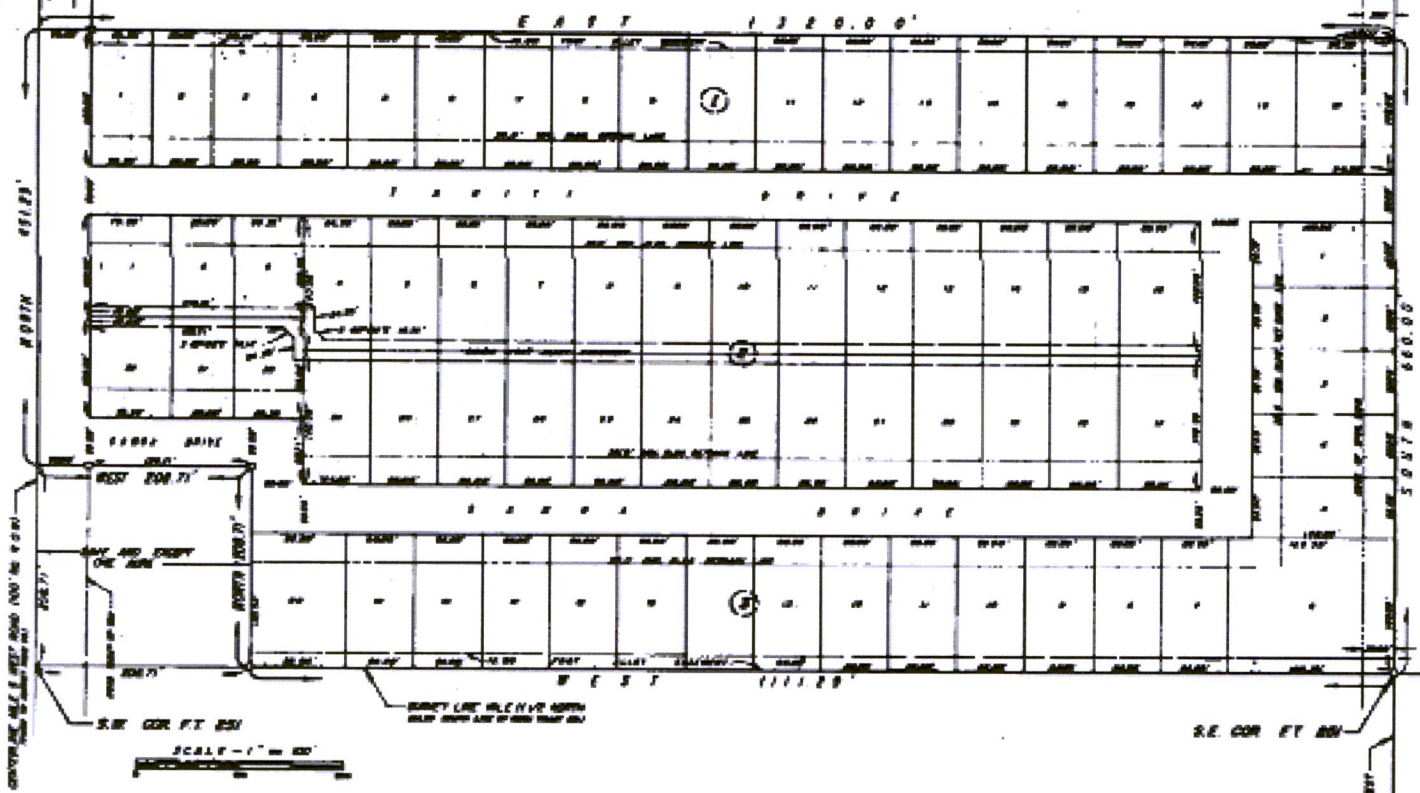
TROPICAL FARMS SUBDIVISION

UNIT NUMBER ONE

FILED FOR RECORD THIS DATE
At 1:45 o'clock P. M.

OCT 9 1973

SANTOS SALDANA
County Clerk
Hidalgo County, Texas



1. BY THE USE OF THIS INSTRUMENT THE SURVEYOR
 2. HAS CAUSED TO BE PLACED THEREON BY HIMSELF

BEING A SUBDIVISION OF
 THE SOUTH 20.00 ACRES OUT OF
 FARM TRACT 251, BLOCK 146
 SAME AND EXCEPT THE SOUTHWEST 100 ACRE
 WEST TRACT SUBDIVISION, LLANO GRANDE GRANT
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This 10th day of Aug. 1973
 SANTOS SALDANA, County Clerk
 Hidalgo County, Texas
Luis Salazar

I, DON W. STOVALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE
 AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUT-
 SIDE BOUNDARIES OF SAME.

Don W. Stovall
 DON W. STOVALL
 REGISTERED PUBLIC SURVEYOR
 WESLACO, TEXAS



STATE OF TEXAS:
 COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
 THAT TROPICAL FARMS, INCORPORATED, OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT,
 DEMONSTRATE, AND CONFIRM THE FOREGOING PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE
 OF THE STREETS AND ALLEYS SHOWN THEREON.

19-18



STATE OF TEXAS:
 COUNTY OF HIDALGO:

D. C. Bailey
 D. C. BAILEY, PRESIDENT

DONE AND SUBSCRIBED TO BEFORE ME ON THIS THE 9th DAY OF April A.D., 1973.

Louis E. Pappas
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS ON THIS THE ___ DAY OF ___
 A.D., 1973.

ATTEST:



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3571

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

Upon the application of:

Name: MIGUEL A. RODRIGUEZ

Address: 12733 CAMPACUAS DR
MERCEDES, TX 78570

Phone: 210-393-7139

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

Water Supplier: City of Mercedes

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

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

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

INDIAN HILLS SUBDIVISION LOT # 129, BLOCK 1,
12837 CAMPACUAS DR, MERCEDES, TX 78570

[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 27, 20, 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. Gutierrez
Hidalgo County Judge

9/22/20
Date

ATTEST:

Arturo Guajardo
Hidalgo County Clerk

9/22/20
Date

APPROVED BY
COMMISSIONERS' COURT
9/22/20



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3571

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

Miguel Angel Rodriguez

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

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

LOT 129, BLOCK 1, INDIAN HILLS SUBDIVISION."

[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]

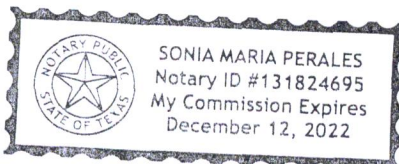
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Miguel A. Rodriguez (Signature)

SUBSCRIBED AND SWORN TO before me on Sept. 15th, 2000, to certify which, witnesses my hand and seal of office.



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

GENERAL WARRANTY DEED

Date: August 7, 2015

Grantor: HIPOLITO AMAYA

Grantor's Mailing Address:

HIPOLITO AMAYA
1113 Paloma Drive
San Juan, Texas 78589
Hidalgo County

Grantees: MIGUEL A. RODRIGUEZ and ESTHER DE LEON RODRIGUEZ

Grantees' Mailing Address:

MIGUEL A. RODRIGUEZ and ESTHER DE LEON RODRIGUEZ
12733 Campacuas Dr
Mercedes, Texas 78570
Hidalgo County

Consideration:

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

Property (including any improvements):

ALL OF LOT 129, BLOCK 1, INDIAN HILLS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 24, PAGE 81, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not.

All presently recorded instruments, other than liens and conveyances, that affect the property.

Grantor represents, warrants and guarantees that any and all Taxes on the property are current.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs, successors, and assigns forever. Grantor binds Grantor and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' heirs, successors, and assigns against

COPY

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.

As a material part of the Consideration for this deed, Grantors and Grantees agree that Grantees are taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantors that the Property has a particular financial value or is fit for a particular purpose. Grantees acknowledge and stipulate that Grantees are not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantees' examination of the Property. Grantees take the Property with the express understanding and stipulation that there are no express or implied warranties.

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

This instrument was prepared based on information furnished by the parties, and the preparer did not express or render an opinion as to any title search or survey conducted.

Hipolito Amaya

HIPOLITO AMAYA

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on August 7, 2015, by **HIPOLITO AMAYA**.



Miriam Mustafa

Notary Public, State of Texas
My commission expires: October 10, 2016

AFTER RECORDING RETURN TO:

MIGUEL A. RODRIGUEZ and ESTHER DE LEON RODRIGUEZ
12733 Campacuas Dr
Mercedes, Texas 78570



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

9/11/2020 3:36:40 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 1-3571
Receipt No.: 014250
I2230-00-001-0129-00

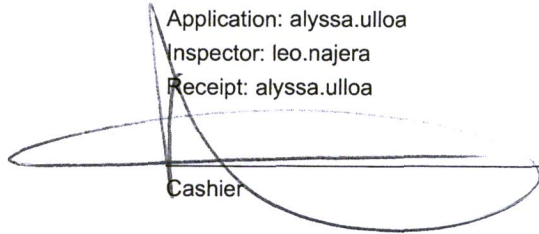
RODRIGUEZ MIGUEL A & ESTHER DE LEON RODRIGUEZ
12733 CAMPAUAS DR
MERCEDDES, TX 78570
(210) 383-7139
(210) 383-7139

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 129 BLK 1
- [6] Location: fm 491 & mile 11
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-3571
Price: \$30.00

Total Amount.....\$30.00

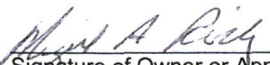
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa


Cashier

9/11/20
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

9-11-2020
Date

MAP OF INDIAN HILLS SUBDIVISION

BEING A RESUBDIVISION OF 122.65 ACRES OUT OF PARTS OF LOTS 10, 11, AND 12, CAPITAL HILLS SUBDIVISION, TRACT 1, BLOCK 10, NORTH CAPITAL DISTRICT, COUNTY OF TARRANT, TEXAS

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

LARRY L. SMITH
PUBLIC SURVEYOR AND ENGINEER
1008 W. 20TH ST.
DALLAS, TEXAS 75201



STATE OF TEXAS
COUNTY OF TARRANT

GOING INTO ON PLAT AND DOES SOLELY DEDICATE TO THE PUBLIC THE SURFACE OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADVERTISE, DELICATE, AND CONFIRM THE FOLLOING:

Larry L. Smith
COUNTY CLERK

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY SMITH, OWNER KNOWN TO ME TO BE THE PERSONAL REPRESENTATIVE OF THE PROPERTY HEREON DESCRIBED, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, STATED UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF July, A.D., 1964.

Larry L. Smith
NOTARY PUBLIC FOR THE STATE OF TEXAS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WICKESBURG, HEREBY CERTIFY THAT THE FOREGOING PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS PLAN APPROVED BY THE CITY COMMISSION OF THE CITY OF WICKESBURG, ON THIS 6th DAY OF September, A.D., 1964.

Walter J. Smith
CITY CLERK

APPROVED FOR RECORDING
COMMISSIONERS COUNTY OF TARRANT
A. D. 1964

1. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

2. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

3. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

4. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

5. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

6. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

7. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

8. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

9. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

10. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

11. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

12. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

13. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

14. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

15. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

16. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

17. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

18. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

19. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

20. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

21. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

22. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

23. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

24. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

25. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

26. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

27. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

28. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

29. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

30. The area of the subdivision west of FM 401 is in FPM flood zone with a minimum finished floor elevation 22.5 feet or 15 inches above the ground surface.

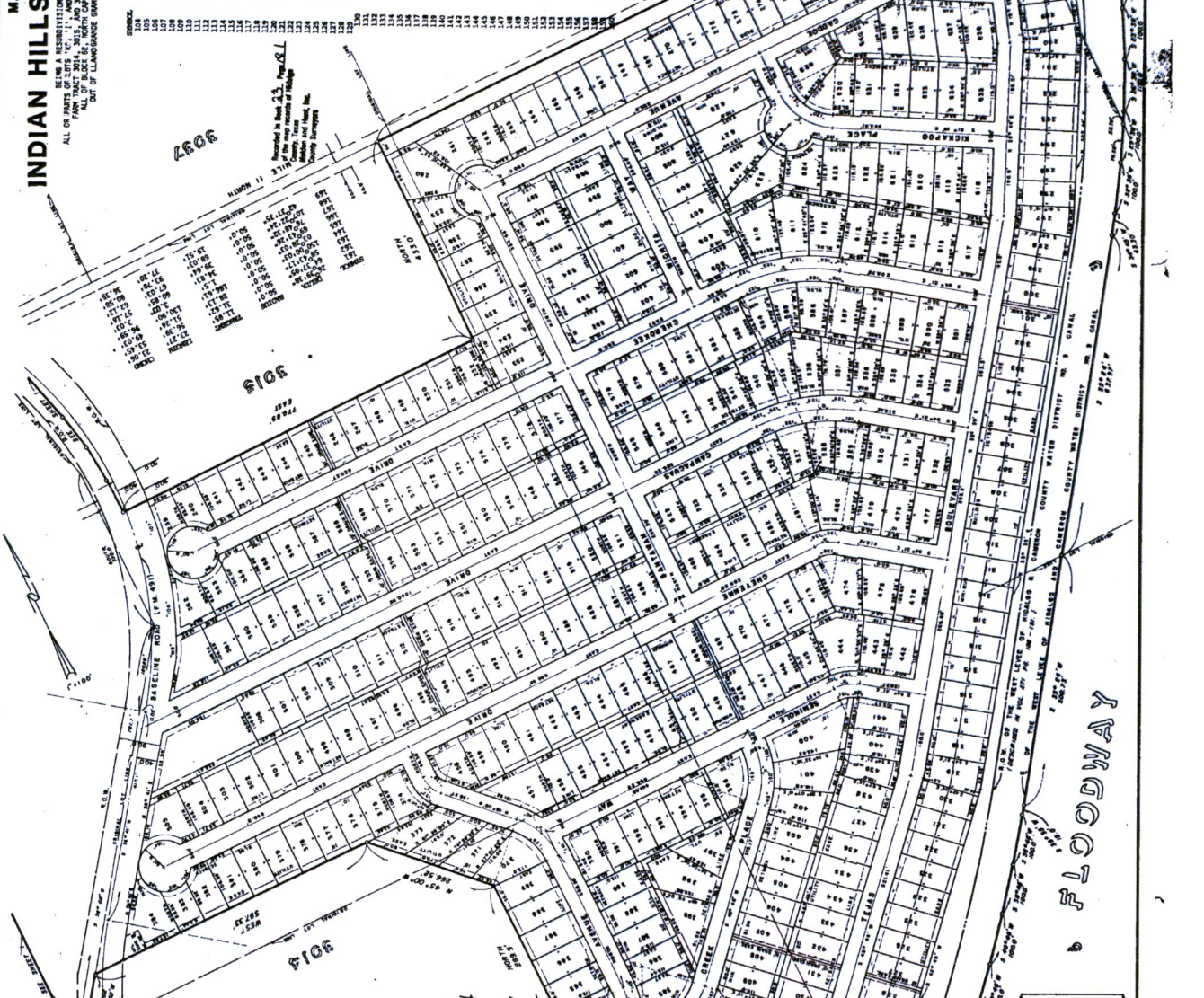


Table with columns: AREA, PERCENTAGE COVERED, VOLUME, etc. It lists various lots and their corresponding measurements.

Additional notes and survey data at the bottom of the page, including bearings and distances for various lines.

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RICHARD HERNANDEZ	1-3356
2.	MARIO OLIVAREZ	1-3489
	COMM. COURT: SEPTEMBER 22, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3356

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: Richard Hernandez
Address: 302 Verde Ranch
Donna TX
78537
Phone: 512-985-1010

Approved by Environmental Health:	Temporary Service	Final Service
<u>Richard Hernandez</u>	<u>NAWS</u>	<u>[X] AEP</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: NAWS
Utility Provider: [] M.V.E.C. [X] AEP
Account/ESI No.: N/A
[] Temporary Pole [X] Permanent Service

regarding the land described as: Verde Ranch Lot 42

on Sept 22, 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 10-5-05);
(verified by [Signature]);
(verified by [Signature]);
(verified by [Signature]);
(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

9/22/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 9/22/20

ATTEST: Arturo Guajardo
Hidalgo County Clerk

[Signature]
Date 9/22/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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: 1-3356

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: Richard Hernandez III AM

Address: 302 Verde Circle
Donna 78537

Phone: 512-985-1010

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

Neale Ranch lot 42

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Richard Hernandez
Requesting Party (Signature)

9-9-20
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:

9/9/20
Date

[Signature]
County Official



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

7/17/2020 11:14:32 AM

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

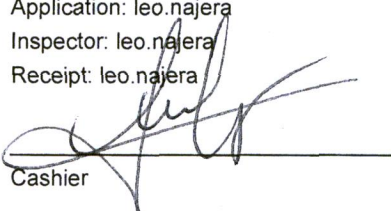
Permit No.: Permit 1-3356
Receipt No.: 013317
V3095-00-000-0042-00

- HERNANDEZ RICHARD
1415 W. BUS. 83
DONNA, TX 78537
(512) 985-1010
(512) 985-1010
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1080Sq.Ft.
 - [5] Legal Description: VERDE RANCH LOT 42
 - [6] Location: WISCONSIN & VALVERDE
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$37500
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3356
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: leo.najera
Inspector: leo.najera
Receipt: leo.najera


Cashier

7/17/20
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

Date



1772283

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: June 18, 2007

Grantor: Rhodes Enterprises, Inc., a Texas Corporation
Grantor's Mailing Address:
14901 N. Ware Road
Edinburg, Texas 78541

Grantee: Richard Hernandez

Grantee's Mailing Address (including county):
6904 South 1st Street, Apt A
Austin, Texas 78745
Travis 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 Twenty-One Thousand One Hundred One Dollars and Seventy-One Cents (\$21,101.71), 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) 42, Verde Ranch Subdivision, as shown by the map or plat thereof recorded in Volume 48, Page 192-194, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Verde Ranch Subdivision, as shown on the plat thereof, recorded in Volume 48, Page 192-194, of the Map records of Hidalgo County, Texas; and

12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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.

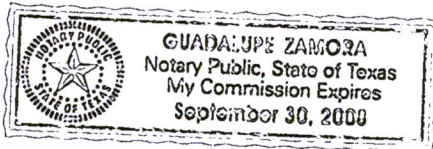
Rhodes Enterprises, Inc., a Texas Corporation
BY: 
Ken DeJarnett, Chief Executive Officer

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18 day of June, 2007, by Ken DeJarnett, Chief Executive Officer of Rhodes Enterprises, Inc., a Texas Corporation on behalf of said Texas Corporation.


Notary Public, State of Texas





PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-3489

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: Mano Olivarez

Address: 402 Teran St.
Weslaco TX 78577

Phone: 956 890-0000 - Jorge Flores

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Pre Installed</u>
Date Approved:	<u>/ /</u>	<u>9 / 15 / 2020</u>

Water Supplier: M.I. Tava

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

Account/ESI No.: 10032789472778413
 Temporary Pole Permanent Service

regarding the land described as:

402 Teran St. lot 39 Los Ranchitos de Progreso

on Sept 22, 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 12-14-04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

9/22/20

ATTEST:

[Signature]
Hidalgo County Clerk

Date

9/22/20

APPROVED BY
COMMISSIONERS' COURT
ON: 9/22/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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: 1-3489

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: MARIO A. OLIVARES

Address: 220 E. DIAZ ST.

PHARR, TX 78577

Phone: 956-777-9236

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

to Barchitos de ^{AU} ~~Bar~~ Progreso Ph 1 lot 39
AU

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)

9/15/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/16/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/24/2020 2:39:53 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 1-3489
Receipt No.: 013931
R0940-01-000-0039-00

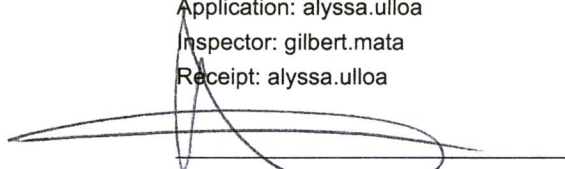
OLIVARES MARIO A
402 TERAN ST
WESLACO, TX 78596
(956) 890-0000
(956) 890-0000

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4649Sq.Ft.
- [5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 39
- [6] Location: FM 88 & HWY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3489
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.mata
Receipt: alyssa.ulloa


Cashier

8/24/20
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

Date

08/24/20

Lot Thirty Nine (39), RANCHITOS DE PROGRESSO PHASE I SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 46, Page 159-161, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

****THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK****



This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED this 18th day of June, 2018.

Gilberto Tanguma

Rosario Tanguma

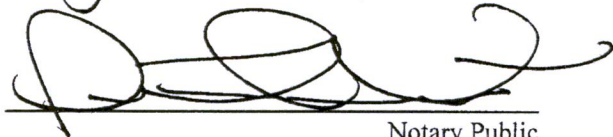


INDIVIDUAL(S) ACKNOWLEDGMENT

State of Texas §

County of Hidalgo §

This instrument was acknowledged before me on June 18, 2018
by **Gilberto Tanguma and Rosario Tanguma.**



Notary Public

My Commission Expires:

Printed Name of Notary Public

