



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 13, 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	4
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	6
TOTAL CERTIFICATES	10

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ABRAHAM CHAVEZ	1-3663
2.	JOSE SEPULVEDA	1-3574
3.	MACARIA SALINAS	1-3664
4.	NORMA VASQUEZ	1-3636
	COMM. COURT: OCTOBER 13, 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: 1-3663

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

Upon the application of:

Name: Abraham Chavez

Address: 113 Val-Bar Dr.
Alamo, TX 78516

Phone: (956) 475-6504

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

Water Supplier: NAWS

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:

Engleman Lot 29

[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 Oct. 13, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/13/2020

ATTEST:

Hidalgo County Clerk

Date

10/13/20

10/13/20

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2840
956-318-2844

Precinct No. 1 Substation
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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: 1-3603

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

Abraham Chavez

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

Engelman lot 29

[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]

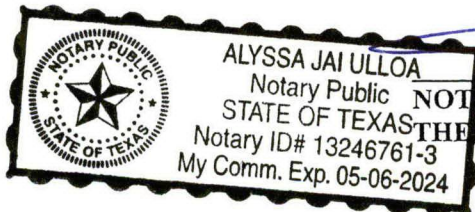
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Abraham Chavez (Signature)

SUBSCRIBED AND SWORN TO before me on Oct 1, 2020, to certify which, witnesses my hand and seal of office.



NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:

YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: **FEBRUARY 21, 2015**

Grantor(s): **VICTOR ALEJANDRO PALACIOS AND ERIKA VILLARREAL,
(COMMON-LAW HUSBAND AND WIFE)**

Grantor's Mailing Address: **149 E. ANDERSON RD.
DONNA, TEXAS 78537
HIDALGO COUNTY**

Grantee: **ABRAHAM CHAVEZ AND WIFE, ERICA LEE CHAVEZ**

Grantee's Mailing Address **113 VAL BAR DRIVE
ALAMO, TEXAS 78516
HIDALGO COUNTY**

Consideration:

For the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the **GRANTEES** herein name 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-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$27,500.00)** and is executed by **GRANTEES**, payable to the order of **GRANTORS**. The lien is secured by a vendor's lien retained in favor of **GRANTORS** in this deed and by a deed of trust of even date from **GRANTEES** to **A. C. GARCIA**, as **TRUSTEE**.

Property (including improvements, if any);

Lot 29, Engelman Resubdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 6, Page 41, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. **All lots must be used for single-family residential purposes only.**
2. **Visible and apparent easements on or across the subject property.**
3. **Rights of parties in possession;**
4. **Easements, rights-of-way, and prescriptive rights, whether of record or not;**
5. **All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that**

affect the property.

6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages in area or boundary lines;
8. Any encroachments or overlapping improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other minerals shown on the plat of the subdivision in which the property is located and filed for record in the Office of the County Clerk of Hidalgo County.

SAVE AND EXCEPT, 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, there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights of water (whether riparian, appropriative or otherwise) presently appended or annexed to said 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, successor, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty and forever defend all and singular this property to Grantee and Grantees' heirs, executors, administrators, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as 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.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT CONCERNING THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE AND TAXES TO THIS PROPERTY.

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 stipulates that Grantee 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 except for limited warranties of title set forth in this deed.

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

[Signature]

VICTOR ALEJANDRO PALACIOS
[Signature]

ERIKA VILLARREAL

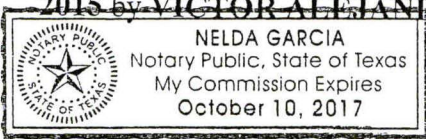
(Acknowledgment)

STATE OF TEXAS ()

COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 21st day of February

2015 by ~~VICTOR ALEJANDRO PALACIOS.~~



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

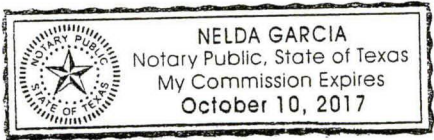
(Acknowledgment)

STATE OF TEXAS ()

COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 21st day of February

2015 by ERIKA VILLARREAL.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Law Office of A. C. Garcia
P.O. Box 630
Pharr, Texas 78577

Law Office of A. C. Garcia
P.O. Box 630
125 E. Caffery
Pharr, Texas 78577
Phone: (956) 787-6261
Fax No.: (956) 787-6395



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 1-3663
Receipt No.: 014643
E6290-00-000-0029-00

CHAVEZ ABRAHAM & ERICA L

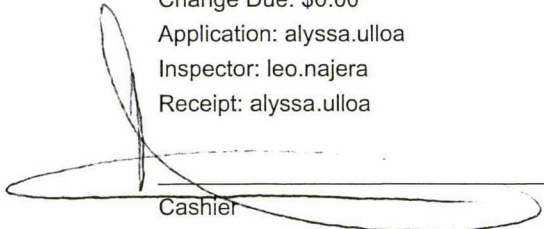
113 VAL BAR DR
ALAMO, TX 78516
(956) 502-1534
(956) 502-1534

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1148Sq.Ft.
- [5] Legal Description: ENGELMAN LOT 29
- [6] Location: mile 7 & mile 19
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-3663
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

10/5/20
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

10-5-20
Date



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.
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956-968-4734
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3574

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

Upon the application of:

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

Name: Jose M Sepulveda

Address: 4009 mile 4 West rd
Weslaco, TX 78596

Phone: (956) 225-4099

Water Supplier: NAWS

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:

Weather Heights Lot 17
PH1

[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 Oct. 13, 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 Cruz
Hidalgo County Judge

10/13/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/13/20

ATTEST:

Antonio Benavides Jr.
Hidalgo County Clerk

10/13/20
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office 1304 South 25 th 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: 1-3574

**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

Jose Sepulveda

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

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

Weather Heights Lot 17
PH1

[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]

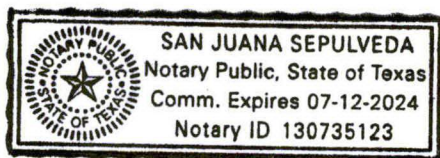
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose Sepulveda (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 29, 2020, to certify which, witnesses my hand and seal of office.



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

WARRANTY DEED

2600519

126 WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

Know All Men by These Presents:

County of

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

THAT Juan and Bertha Solis

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 (\$10.00) DOLLARS

Juan and Bertha Solis to in hand paid by Jose M. Sepulveda

as follows:

Lot Seventeen (17), WEATHER HEIGHTS SUBDIVISION, Phase One, Hidalgo County, Texas. Also known as, East 1524 acres of Farm Tract 88, West Tract Subdivision, Hidalgo County, Texas.

ha Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Jose M. Sepulveda (Grantee)

whose mailing address is 14423 North Mile 4 West, Weslaco, Texas 78599 of the County of Hidalgo State of Texas all that certain

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee

heirs and assigns forever and We (Grantor) do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand at this day Witness at Request of Grantor:

[Handwritten signature of Bertha Solis]

(Acknowledgement)

STATE OF TEXAS COUNTY OF Hidalgo

This instrument was acknowledged before me on the 7 day of April, 2015 by Juan and Bertha Solis

Jennifer Amanda Villegas

My commission expires: December 21, 2017

Notary Public, State of Texas Notary's printed name:



STATE OF TEXAS }
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 7 day of April, 2015
by Juan and Bertha Solis

My commission expires:
December 21, 2017

Jennifer Amanda Villegas
Notary Public, State of Texas
Notary's printed name:

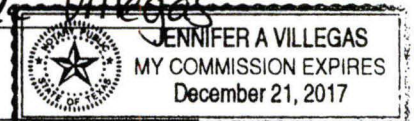


STATE OF TEXAS }
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 7 day of April, 2015
by Juan and Bertha Solis

My commission expires:
December 21, 2017

Jennifer Amanda Villegas
Notary Public, State of Texas
Notary's printed name:



STATE OF TEXAS }
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 7 day of April, 2015
by Juan and Bertha Solis

My commission expires:
December, 21, 2017

Jennifer Amanda Villegas
Notary Public, State of Texas
Notary's printed name:



Warranty Deed

FROM

TO

FILED FOR RECORD

This day of
at o'clock M.

County Clerk

By Deputy

RECORD

In County Records

In Book on page

County Clerk

By Deputy

Recording Fee \$

This Instrument should be filed immediately with
the County Clerk for Record
WHEN RECORDED RETURN TO



Chapter 232, Texas Local Government Code

9/15/2020 1:16:35 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-3574

Receipt No.: 014288

W1750-01-000-0017-00

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

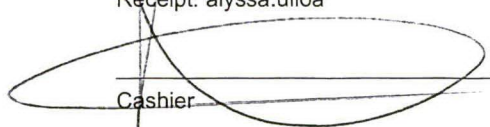
SEPULVEDA JOSE M
14423 N MILE 4 WEST
WESLACO, TX 78599
(956) 375-1644
(956) 375-1644

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: WEATHER HEIGHTS PH 1 LOT 17
- [6] Location: ML 4 W & ML 10 N
- [7] Sewage: City of Weslaco
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3574
Price: \$30.00

Total Amount.....\$30.00

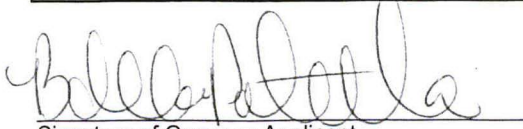
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

9/15/20
Date

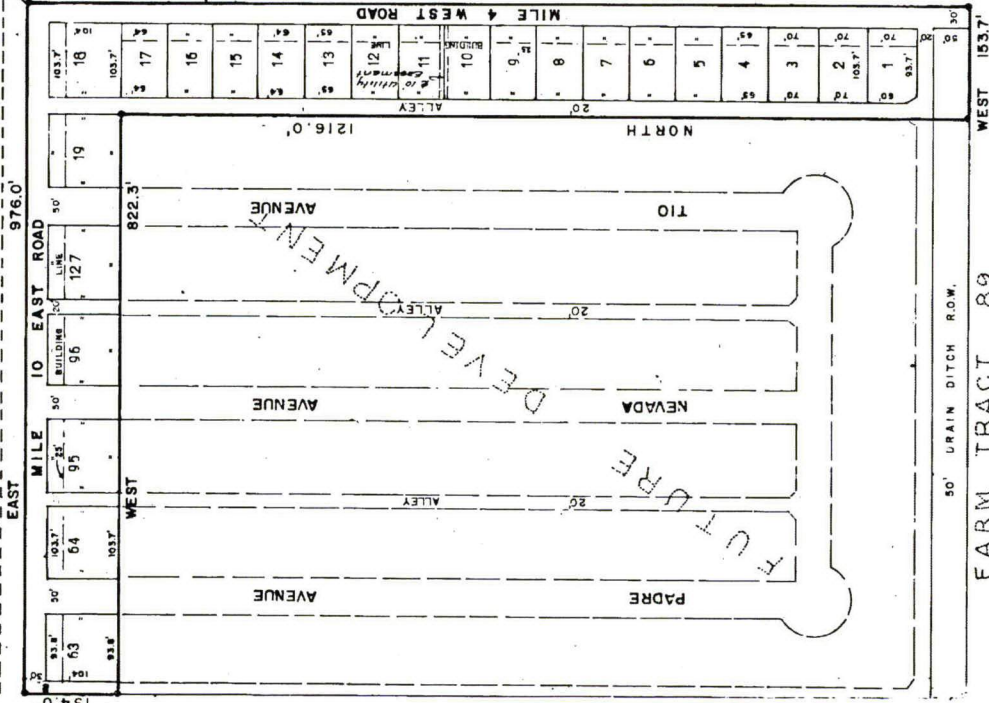
[NOTICE]

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

09/15/2020
Date

FARM TRACT 87



STATE OF TEXAS

COUNTY OF HIDALGO

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that proper recordings have been made and that no consideration has been given this plat.

Wesley J. Souder
 WESLEY J. SOUDER
 REGISTERED PUBLIC SURVEYOR 43437A



APPROVAL BY THE CITY OF WESLACO, TEXAS

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Weslaco, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Wesley J. Souder
 WESLEY J. SOUDER
 CHAIRMAN, PLANNING & ZONING
 CITY OF WESLACO

APPROVAL BY WATER DISTRICT

Approved by Hidalgo and Cameron County Water Control and Improvement District No. 9, this _____ day of _____ 19____

General Manager

This plat of WEATHER HEIGHTS SUBDIVISION PHASE ONE, has been submitted to and considered by the Health Department of _____ County, Texas, which hereby certifies that this subdivision plat conforms to all requirements of the County Health Department regulations.

Dated this _____ day of _____ 19____ at _____, TEXAS

APPROVED:

THE ASSISER-COLLECTOR, HIDALGO COUNTY, TEXAS _____ DATE _____

STATE OF TEXAS

COUNTY OF HIDALGO

I, the undersigned County Engineer of the County of Hidalgo, hereby certify that this subdivision plat conforms to all requirements of the County as to which his approval is required.

STATE OF TEXAS

COUNTY ENGINEER, HIDALGO COUNTY, TX.

THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE COUNTY AS TO WHICH HIS APPROVAL IS REQUIRED.

STATE OF TEXAS

COUNTY OF HIDALGO

APPROVED BY THE COMMISSIONER OF HIDALGO COUNTY, TEXAS, AT MEETING ON THE _____ DAY OF _____ 19____

COUNTY JUDGE

STATE OF TEXAS

COUNTY OF HIDALGO

County of Hidalgo do hereby certify that the foregoing instrument was filed for record in my office, the _____ day of _____ 19____ at _____ o'clock _____ P. M. in the Map records of said County in Cabinet _____ Page _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY OFFICES IN WESLACO, TEXAS, THIS _____ DAY AND THE YEAR LAST WRITTEN ABOVE.

J. Edgar Rice
 J. EDGAR RICE
 COUNTY CLERK, HIDALGO COUNTY, TEXAS

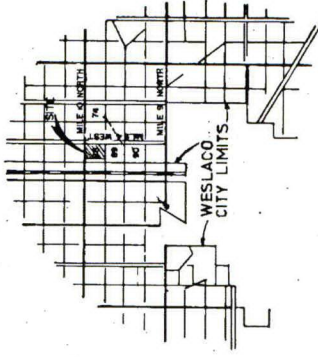
STATE OF TEXAS
 COUNTY OF HIDALGO

I, the undersigned, hereby certify that the foregoing instrument was filed for record in my office, the _____ day of _____ 19____ at _____ o'clock _____ P. M. in the Map records of said County in Cabinet _____ Page _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY OFFICES IN WESLACO, TEXAS, THIS _____ DAY AND THE YEAR LAST WRITTEN ABOVE.

Gudy J. Solis
 GUDY J. SOLIS
 COUNTY CLERK, HIDALGO COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY OFFICES IN WESLACO, TEXAS, THIS _____ DAY AND THE YEAR LAST WRITTEN ABOVE.



VICINITY MAP
 SCALE 1"=5000'

META AND NOTES

A tract of land being 7.293 acres out of the Section 29.216 acres out of Farm Tract 88, West and Adams Tracts Subdivision, Hidalgo County, Texas and being described as follows:

BEGINNING At the Northwest corner of said Farm Tract 88, said point being a certain picket spindle found and also being the POINT OF BEGINNING;

THENCE, along the East line of said Farm Tract 88, South, 1320.00 feet to a point, said point being the Southeast corner of Farm Tract 88;

THENCE, along the South line of Farm Tract 88, West, 133.70 feet to a point;

THENCE, along a line 134.00 feet from and parallel to the North Line of Farm Tract 88, North, 116.00 feet, to a point;

THENCE, along a line 134.00 feet from and parallel to the North Line of Farm Tract 88, North, 116.00 feet to a point;

THENCE, along the North line of Farm Tract 88, East, 974.00 ft. to the place of beginning, containing 7.293 acres of land.

BUILDING SET BACK LINES

No building shall be constructed within:

- 25 feet of the front line
- 5 feet of the side lot line
- 20 feet from the lot line of corner lots
- 20 feet from the lot line of the rear lot line whichever is less.

APPROVED FOR RECORDING
 Hidalgo County Clerk
Gudy J. Solis
 Date March 25, 1966

Recorded in Book 24 Page 168
 County records of Hidalgo
 County Surveyors
 Vernon H. Hunt, Inc.

WEATHER HEIGHTS SUBDIVISION
 PHASE ONE

BEING 7.293 ACRES IN FARM TRACT 88
 WEST AND ADAMS TRACT SUBDIVISION
 HIDALGO COUNTY, TEXAS

PLANTED FOR

JUAN SOLIS, et al.
 510 WESTWATE DRIVE, WESLACO, TEXAS 75388

SCALE 1"=100'

APPROVED FOR RECORDING

JANUARY 25, 1966

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

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WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

WESLACO, TEXAS

MONTENAYOR HANSEN & ASSOCIATES INC. SAN ANTONIO, TEXAS
 CONSULTING ENGINEERS & SURVEYORS
 500 N. SAN ANTONIO BLVD.
 SAN ANTONIO, TEXAS 78202

DATE: JAN 17 1966



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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: 1-3664

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

Upon the application of:

Name: Macaria Salinas

Address: 7981 Mile 17 N
Edcouch, TX 78538

Phone: 956 532 6584

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

Water Supplier: NALWS

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

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

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

West Tract E120'-W334.3'-N240' FT 550
0.66 AC NET

[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 10/13/20, 2020, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

10/13/20
Date

ATTEST:

[Signature]
Hidalgo County Clerk

10/13/20
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/13/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3664

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

MACARIA SALINAS

Known to me [or proved to me in the oath of _____ or through TEXAS 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:

West Tract E120'-W334.3'-N240' FT 550 GAGNET "

[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]

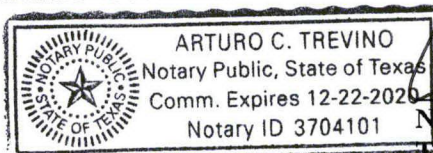
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

Macaria Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on October 6, 2020, to certify which, witnesses my hand and seal of office.



Arturo C. Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

14

2252
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas.

WARRANTY DEED
(Long Form)

DOC# 333959

Date: July 20, 1993

Grantor: CARLOS DE LEON and wife, EVANGELINA DE LEON

Grantor's Mailing Address (including county): P.O. Box 208, Elsa
Hidalgo County, Texas 78543

Grantee: MACARIA SALINAS

Grantee's Mailing Address (including county): P.O. BOX 1378, Mercedes, Texas..78570
HIDALGO COUNTY, TEXAS.

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

Property (including any improvements):

See attached Exhibit "A" for legal description, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictions recorded in Volume 1608, Page 159, Deed Records of Hidalgo County, Texas.

Road Easement along the North side of subject property as shown on plat recorded in Volume 2, Pages 34, through 37, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Oil and Gas Lease dated November 13, 1958 from Oliver V. Gingrass, et al to William H. Locke, recorded in Volume 226, Page 422, Oil and Gas Lease Records of Hidalgo County, Texas.

One-half of one-eighth (1/2 of 1/8th) non-participating royalty interest reserved in Deed recorded in Volume 969, Page 46, Deed Records of Hidalgo County, Texas.

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

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


CARLOS DE LEON


EVANGELINA DE LEON

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20TH day of JULY, 1993, by CARLOS DE LEON AND WIFE, EVANGELINA DE LEON.


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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

RAMON AND CANTU
7417 N. Tenth
McAllen, Texas 78504

EXHIBIT "A"

A tract of land out of Farm Tract 550, THE WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point that bears West 985.7 feet from the Northeast corner of Farm Tract 550, Block 126, of the above said subdivision;

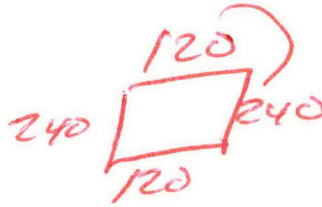
THENCE, West 120.0 feet to a point;

THENCE, South 240.0 feet to a point;

THENCE, East 120.0 feet to a point;

THENCE, North 240.0 feet to the POINT OF BEGINNING, and containing 0.66 acres of land, more or less.

SIGNED FOR IDENTIFICATION:




CARLOS DE LEON


EVANGELINA DE LEON

FILED FOR RECORD
DOC# 333959 #14
07-21-1993 09:11:58
WILLIAM (BILLY) LEO
HIDALGO COUNTY

3

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: ~~August 8, 1995~~ ^{PA 07} September 21, 1995

Grantor: Pablo Zamora and wife, Bertha Zamora

Grantor's Mailing Address (including county):

480421

P. O. BOX 1573
Westlaco, Texas. 78596

Grantee: Macaria Salinas, A Single Person

Grantee's Mailing Address (including county):

P. O. Box 2214
Elsa, Texas 78543
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nine Thousand and 00/100 Dollars (\$9,000.00) of which Six Thousand and No/100 Dollars (\$6,000.00) is the purchase price of the property being conveyed and is executed by Grantee, payable to the order of First National Bank in Edinburg. The note is secured by a vendor's lien retained in favor of First National Bank in Edinburg in this deed and by a deed of trust of even date from Grantee to Robert Gandy, III, Trustee.

Property (including any improvements):

A tract of land out of Farm Tract 550, THE WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point that bears West 925.7 feet from the Northeast corner of Farm Tract 550, Block 126, of the above said subdivision;

THENCE, West 60.0 feet to a point;

THENCE, South 240.0 feet to a point;

THENCE, East 60.0 feet to a point;

THENCE, North 240.0 feet to the POINT OF BEGINNING, and containing 0.33 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictions set out in Deed recorded in Volume 1608, Page 163, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Road Easement along the North side of subject property as shown on plat recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Oil and Gas Lease dated November 13, 1958 from Oliver V. Gingrass, et al to William H. Locke, recorded in Volume 226, Page 422, Oil and Gas Lease Records of Hidalgo County, Texas.

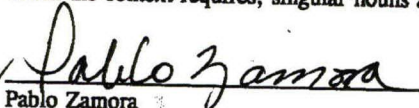
One-half of one-eighth (1/2 of 1/8th) non-participating royalty interest reserved in Deed recorded in Volume 969, Page 46, Deed Records of Hidalgo County, Texas.


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.

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.

First National Bank in Edinburg, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and the superior title to the property are retained for the benefit of First National Bank in Edinburg and are transferred to First National Bank in Edinburg without recourse on Grantor.


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


Pablo Zamora


Bertha Zamora


State of Texas (Acknowledgment)
County of Hidalgo

This instrument was acknowledged before me on the 19th day of
September, 1995, by Pablo Zamora.


Oscar Rio
Notary Public, State of Texas

State of Texas (Acknowledgment)
County of Hidalgo

This instrument was acknowledged before me on the 19th day of
September, 1995, by Bertha Zamora.


Oscar Rio
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Macaria Salinas
P. O. Box 2214
Elsa, Texas 78543

PREPARED BY:

RAMON & CANTU
Attorneys At Law
7417 N. Tenth Street
McAllen, Texas 78504

CHARGE STEWART TITLE

File/GF Number: 02061016

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Oct 13, 1995 at 10:08A

As a
Recording

Document Number: 480421
Total Fees : 13.00

Receipt Number - 4529
By,
Olga Torres

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

Permit No.: Permit 1-3664
Receipt No.: 014645
W3800-00-550-0000-02



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

SALINAS MACARIA
7981 MILE 17 N
EDCOUCH, TX 78538
(956) 532-6584
(956) 532-6584

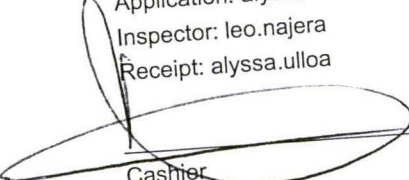
Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks &
regulations
Description: Permit 1-3664
Price: \$30.00

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: WEST TRACT E120'-W334.3'-N240' FT 550
0.66AC NET
- [6] Location: mile 7 & mile 4
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 18380
Payment: \$30.00
Change Due: \$0.00

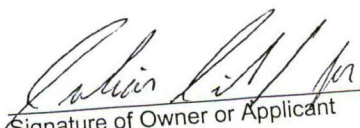
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa


Cashier

10/5/20
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 TO 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 SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

10/5/20
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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: 1-3636

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

Upon the application of:

Name: Norma Vasquez

Address: 505 South
Midway Rd.
Weslaco, TX. 78596
Phone: (956) 998-1940

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

Water Supplier: North Alamo Water Supply Corp.

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

Account/ESI No.: 1000009270
 Temporary Pole Permanent Service

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

Norma Vasquez. Midway Village lot 10 B1K1

[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 Oct. 13, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~-OR-~~

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

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

10/13/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/13/20

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

10/13/20
Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 05-18-20

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3636

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Norma V. Vasquez

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

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

Midway Village Lot 10 Blk 1"

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

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

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

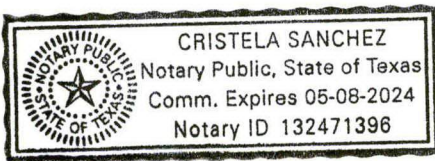
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Norma Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on October 5th 2020 to certify which, witnesses my hand and seal of office.



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

WARRANTY DEED WITH VENDOR'S LIEN

DOC# 444363

Date: March 29, 1995

Grantor: JOSE GARZA, JR.

Grantor's Mailing Address: 313 E. Mesquite St.
Weslaco, TX 78596 (Hidalgo County)

Grantee: REMIGIO VASQUEZ and wife, NORMA VASQUEZ

Grantee's Mailing Address: Rt. 6, Box 23 G
Weslaco, TX 78596 (Hidalgo County)

Consideration: TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date that is in the principal amount of \$7,500.00 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 WAYNE PICKERING, Trustee.

Property:

All of Lot 10, Block No. One (1), of the Mid-way Village Subdivision, in Hidalgo County, Texas, as fully set out and described on a map or plat now of record in Volume 19, Page 15, of the Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Subject to Mineral reservations, oil and gas leases, easements, and restrictions of record, if any.

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

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

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

Jose Garza, Jr.
JOSE GARZA, JR.

(Acknowledgment)

NO TITLE EXAMINATION WAS REQUIRED
IN CONNECTION WITH THE PREPARATION
OF THIS DOCUMENT, NOR WAS ANY
THE PREPARER EXPRESSES NO OPINION
ON TITLE TO THE PROPERTY

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on March 29, 1995 by JOSE GARZA, JR...



Roberto A. Guerrero
Notary Public, State of Texas

Prepared in the Law Office of:

After Recording Return to:

Roberto A. Guerrero
4108 N. 21st, Suite D
McAllen, Texas 78504

Roberto A. Guerrero
4108 N. 21st, Suite D
McAllen, Texas 78504



Chapter 232, Texas Local Government Code

9/30/2020 8:12:11 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3636
Receipt No.: 014533
M4050-00-001-0010-00

VASQUEZ REMIGIO & NORMA

RR 7 BOX 23G

WESLACO, TX 78596

(956) 998-1940

(956) 998-1940

[1] Contractor: self

[2] Water System: North Alamo WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 224Sq.Ft.

[5] Legal Description: MID WAY VILLAGE LOT 10 BLK 1

[6] Location: midway & walker

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$10500

[10] Flood Zone: Zone X

Community Panel Number: 4803340450C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 75', Rear 15', Side 6', Side 6', Corner '

Special Conditions: must comply with all county setbacks & regulations

Description: Permit 1-3636

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: gilbert.mata

Inspector: leo.najera

Receipt: gilbert.mata

Cashier

Date

[NOTICE]

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Norma Vasquez
Signature of Owner or Applicant

9-30-20
Date

24483

**MID-WAY VILLAGE
SUBDIVISION**

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This 26th day of Feb. 1973
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Santos Saldana

FILED FOR RECORDING DATE
26 FEB 1973

CL 1973

E.L. Wells

SUBDIVISION PLAT

SHOWING THE Mid-Way Village Subdivision, BEING A SUBDIVISION OF THE WEST 16.75 ACRES OF THE SOUTH 33.75 ACRES, FARM TRACT 625, WEST TRACT ADDITION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, E. L. WELLS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LANDS AS PREPARED UNDER MY DIRECTION.

WITNESS MY HAND AND SEAL THIS 26 DAY OF Jan. 1973

E.L. Wells
E. L. WELLS Reg. No. 1435

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID E. L. WELLS ON THIS 26th DAY OF January 1973.

Bobbie A. Rauh
Bobbie A. Rauh
Notary Public, Hidalgo County, Texas

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE OWNER(S) OF THE PROPERTY HEREOF DESCRIBED, DO HEREBY SUBDIVIDE AND ADOPT THIS MAP OF SAID SUBDIVISION OF THE ABOVE 16.75 ACRES, AND NOW DEDICATE TO PUBLIC USE ALL STREETS, ALLEYS AND UTILITY EASEMENTS SHOWN THEREON

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 1st DAY OF February 1973.

Santos Saldana
Notary Public, Hidalgo County, Texas
H. M. FIRE

STATE OF TEXAS
COUNTY OF HIDALGO

AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS DAY OF 1973.

County Judge

THIS PLAT APPROVED BY THE WESLACO CITY COMMISSION ON THE 14 DAY OF January 1973

Attest *Betty Bratten* Secretary *John Bratten* Mayor

STATE OF TEXAS
COUNTY OF HIDALGO

I, Santos Saldana, Clerk of the County Court, in and for Hidalgo County, Texas do hereby certify that the foregoing instrument dated day of A.D. 19, with the certificate of authentication was filed for record in my office on the day of A.D. 19, at O'clock M., and was duly recorded by me on the day of A.D. 19, at O'clock M., in Volume page of the Records of Hidalgo County, Texas.

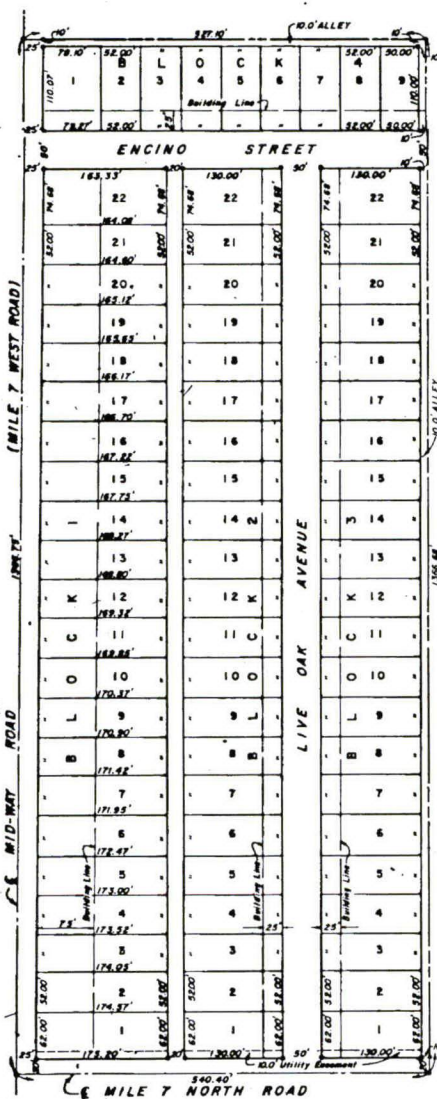
Witness my hand and seal of the County of Hidalgo, at my office in Edinburg, Texas, this day of A.D. 19

By *Santos Saldana*
Deputy

Filed for record at O'clock M. this day of A.D. 19

County Clerk

APPROVED
EGR RECORDING
Hidalgo Co. Right of Way Dept.
By *Santos Saldana*
Date 2-1-73



PLANNING DEPARTMENT

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 1234

Application No: 1-3640

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Miguel A. Lopez

Address: 2801 LAS NUBES
Weslaco, TX 78599

Phone: (956)647 7402

Water Supplier: NAWS

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

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

regarding the land described as:

Pueblo del Sol Lot 8 BIK3

on Oct. 13, 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 2-18-97);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/13/20

ATTEST:

[Signature]
Hidalgo County Clerk

Date

10/13/20
[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3640

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: Miguel A. Lopez

Address: 2801 las nubes dr.
weslaco Tx, 78599

Phone: (956)647 7402

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

Pueblo del Sol lot 8 Blk 3

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)

10-7-20
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:

10/7/20
Date

[Signature]
County Official

CHARGE SIERRA TITLE
STG/ Macy GP# 3/16/8056

Warranty Deed with Vendor's Lien

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

Date: **October 12, 2016**

Grantor: **ALVARO J. RAMIREZ joined proforma by my wife, CLAUDIA RAMIREZ**

Grantor's Mailing Address: **1302 W. Gran Via St.
Pharr, Texas 78577
Hidalgo County**

Grantee: **MIGUEL ANGEL LOPEZ, a married man**

Grantee's Mailing Address: **2014 W. Washington St.
Weslaco, Texas 78599
Hidalgo County**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of **TWENTY ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$21,600.00)**, and is executed by Grantee, payable to the order of **SECURITY FIRST FEDERAL CREDIT UNION, 3515 South Jackson Road, Edinburg, Hidalgo County, Texas 78539**. The note is secured by a vendor's lien retained in favor of **SECURITY FIRST FEDERAL CREDIT UNION** in this Deed and by a Deed of Trust of even date from Grantee to **LEO DAN PEREZ, Trustee**.

Property (including any improvements):
Lot 8, Block 3, PUEBLO DEL SOL SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map thereof recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Right-of-Way Easement granted by R. M. Blackwell and W. C. Blackwell to Tennessee Gas Transmission Co., by instrument dated November 12, 1959, recorded in Volume 963, Page 507, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by R. M. Blackwell, et al to Texas Eastern Transmission Corp., by instrument dated November 12, 1959, recorded in Volume 995, Page 233, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Pueblo Del Sol, Inc. to North Alamo Water Supply Corporation, by instrument dated June 11 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 18, 1997, under Clerk's File No. 605329.

Right-of-Way Easement granted by Pueblo Del Sol, Inc., a Texas Corporation, to Magic Valley Electric Cooperative, et al by instrument dated May 1, 1997 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 12, 1997 under Clerk's File No. 604386.

A fifteen foot (15') Swale Easement along the rear of subject property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 32, Page 30, Map Records Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Easements, or claims of easements, which are not recorded in the public record.

A thirty foot (30') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

A twenty-five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 32, Page 30, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 20, 1952, from W. A. Mitchell and Myrtie A. Mitchell to Union Producing Co. recorded in Volume 136, Page 468, Oil and Gas Lease Records of Hidalgo County Texas.

All oil, gas, and other minerals reserved in Deed dated March 9, 1943, recorded in Volume 510, Page 18, Deed Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 4 1996, under Clerk's File No. 547983.

All oil, gas, and other minerals reserved in Deed dated December 15, 1938, recorded in Volume 457, Page 29, Deed Records of Hidalgo County, Texas and filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 4, 1996, under Clerk's File No. 547983.

Liens for Assessment as set out in restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 16, 1998, under Clerk's File No. 648925.

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.

Any conflicts which may arise due to the location of Earth Swale, The approximate location(s) of which is(are) shown on shown on the survey prepared by Art Salinas Engineering & Surveying, Art Salinas, Registered Professional Land Surveyor No. 4802, last dated August 24, 2016.

The encroachment of that certain Wooden Fence fence, and to any claim or assertion of ownership by adjacent land owner(s) in and to that land lying between the established property line of the insured land and said fence, the approximate location(s) of which is(are) shown on the survey prepared by Art Salinas Engineering & Surveying, Art Salinas, Registered Professional Land Surveyor No. 4802, last dated August 24, 2016.

All ad valorem taxes for the year 2016 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or

provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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, and plural nouns and pronouns include the singular.

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

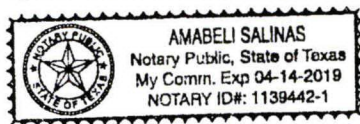

ALVARO J. RAMIREZ


CLAUDIA RAMIREZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of October, 2016, by **ALVARO J. RAMIREZ.**

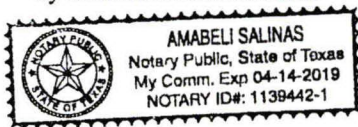


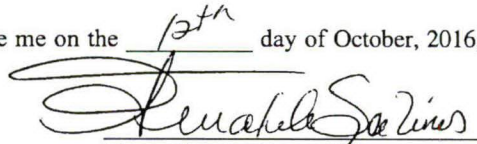

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of October, 2016, by **CLAUDIA RAMIREZ.**




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Miguel Angel Lopez
2014 W. Washington St.
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3168056;MS/ct



Chapter 232, Texas Local Government Code

9/30/2020 10:30:34 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-3640

Receipt No.: 014539

P9285-00-003-0008-00

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

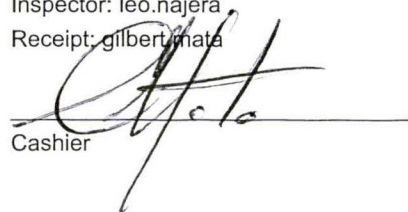
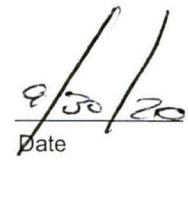
LOPEZ MIGUEL ANGEL
2014 W WASHINGTON ST
WESLACO, TX 78599
(956) 647-7402
(956) 647-7402

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 283Sq.Ft.
- [5] Legal Description: PUEBLO DEL SOL LOT 8 BLK 3
- [6] Location: mile 6 1/2 & mile 11
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side E15', Corner '
Special Conditions: must comply with all county setbacks & regulations; east side setback 15'ft
Description: Permit 1-3640
Price: \$30.00


Total Amount.....\$30.00

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


Cashier

Date

[NOTICE]

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


Signature of Owner or Applicant

9/30/20
Date



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: 1-3642

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: Daniel Ortiz

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 05 / 2020</u>

Address: 712 Montecrey Dr
Weslaco TX 78599
Shilo #2 Lot 22

Water Supplier: North Alamo

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

Phone: 956-355-0610

Account/ESI No.: 100000 9259
 Temporary Pole Permanent Service

regarding the land described as:

Shilo #2 Lot 22

on Oct. 13, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 4-10-08);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cruz 10/13/20
Hidalgo County Judge Date

ATTEST:

[Signature] 10/13/20
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/13/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3642

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: Daniel Ortiz

Address: 712 Monterey DR Weslaco TX 78599
Shilo #2 Lot 22

Phone: 956-355-0610

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

712 Monterey DR Shilo #2 Lot 22 Weslaco TX 78599

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Daniel Ortiz
Requesting Party (Signature)

10/1/20
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:

10/1/20
Date

[Signature]
County Official

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

ASSUMPTION WARRANTY DEED

Date: March 6, 2012

Grantor: Reynaldo L. Martinez, Jr. and Mirtha Ramirez

Grantor's Mailing Address:
3804 Gabriella Dr.
Weslaco, Texas 78596

Grantee: Daniel Ortiz

Grantee's Mailing Address:
4511 N. Mile 4 West
Weslaco, Texas 78596

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated October 9, 2008, is in the principal amount of \$26,400.00 and is executed by Reynaldo L. Martinez, Jr. and Mirtha Ramirez, payable to the order El Toro Builders, Inc., a Texas Corporation. It is secured by a vendor's lien retained in deed and by a deed of trust on that property both filed for record in the Office of the County Clerk of Cameron County, Texas on May 12, 2009, respectively as Document Nos. 1997529 and 1997530, respectively. As further consideration, Grantee promises to keep and perform all the covenants and obligations named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of his obligations under this assumption.

Property (including any improvements):

Lot 22, Shilo Subdivision No. 2, as shown by the map or plat thereof recorded in Volume 55, Pages 24-26, Map Records of Hidalgo County, Texas.

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 conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee,

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property,

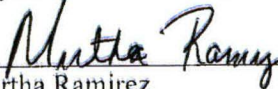
together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever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

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.

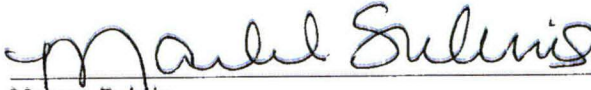
No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.


Reynaldo L. Martinez, Jr.

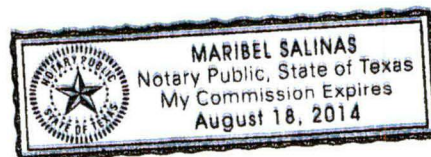

Mirtha Ramirez

ACKNOWLEDGMENT

This instrument was acknowledged before me on 3/6/12, 2012, by Reynaldo L. Martinez, Jr. and Mirtha Ramirez


Notary Public

AFTER RECORDING RETURN TO:
Daniel Ortiz
4511 N. Mile 4 West
Weslaco, Texas 78596





Chapter 232, Texas Local Government Code

9/30/2020 11:12:50 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3642
Receipt No.: 014543
S3255-02-000-0022-00

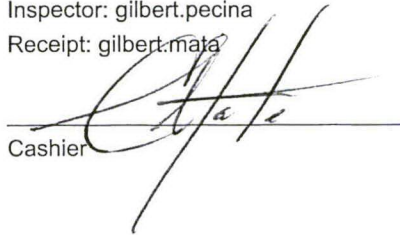
ORTIZ DANIEL
4511 N MILE 4 W
WESLACO, TX 78599
(956) 756-8759
(956) 756-8759

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: SHILO #2 LOT 22
- [6] Location: MILE 12 1/2 N. & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$19700
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-3642
Price: \$30.00

Total Amount.....\$30.00


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


Cashier

9/30/20
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

9/30/20
Date



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
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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: 4-3613

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: Cesar Leija
Aurora Leija

Address: 22917 N.
Skinner Rd.
Edcouch TX 78538

Phone: 226-9394

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>MRamirez</u> Authorized Signature
Inspection/Permit No:		<u>Septic Installed</u>
Date Approved:	<u>1 / 1</u>	<u>10/13/2020</u>

Water Supplier: N/A

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

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

regarding the land described as: Evergreen Valley Estates Ph.3 lot 10

on Oct. 13, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

10/13/20
Date

ATTEST: [Signature]
Hidalgo County Clerk

10/13/20
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/13/20



PLANNING DEPARTMENT County of Hidalgo

Rev. 05-18-20

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:

4-3613

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: Aurora L. Leija / Cesar Leija

Address: 22917 N. Skinner Rd.
Edcarch, TX 78538

Phone: 226-9394

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

Evergreen Valley Estates Ph. 3 lot 10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cesar Leija
[Signature]
Requesting Party (Signature)

10-5-20

10/5/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/7/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/24/2020 9:28:41 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

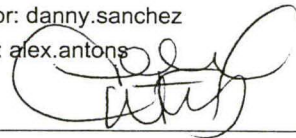
Permit No.: Permit 4-3613
Receipt No.: 013909
E8250-03-000-0010-00

- LEIJA CESAR
- PO BOX 1578
- EDCOUCH, TX 78563
- (956) 472-3927
- (956) 472-3927
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2016Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT
10
- [6] Location: mile 20 and skinner
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3613
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



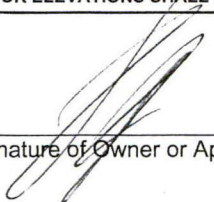
Cashier

8/24/20
Date

Prop. 10# 716330

[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

8/24/20
Date

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 27, 2020

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
902 Bighorn Dr.
Edinburg, Texas 78542

Grantee: Cesar Leija
Grantee's Phone Number: (956) 332-4985
Grantee's Mailing Address (including county):
P. O. Box 1578
Edcouch, Texas 78537
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fifty-Two Thousand One Hundred Fifty dollars and 00/100 (\$52,150.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 10, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, 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 in 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 Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, 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 there from. 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.

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.

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.

Evergreen Valley Inc., a Texas Corporation

BY: [Signature]
Herb Scurlock III, Secretary

[Signature]
Cesar Leija

(Acknowledgment)

State of Texas
County of Hidalgo

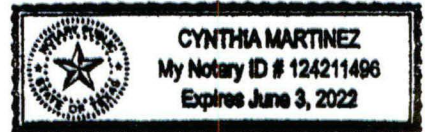
This instrument was acknowledged before me on the 3/27/2020, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

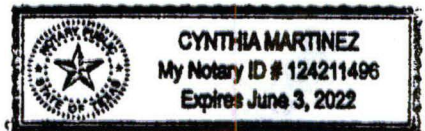
This instrument was acknowledged before me on the 3/27/2020, by Cesar Leija



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Evergreen Valley Inc.
902 Bighorn Dr.
Edinburg, Texas 78542





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

DSSA's installed.

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>BBR Developments + Investments, LLC</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 3229 Page Ave.
Edinburg, TX 78539

Water Supplier: NAWSC

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

Phone: 330-9877

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: BBR Subdivision No. 1 - 10B 1-14

on Oct. 13, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- YES A plat has been prepared; (Date approved 8-25-20);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Fun Sesin);
- NO water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Fun Sesin);
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fun Sesin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 10/13/20
Hidalgo County Judge Date

ATTEST: [Signature] 10/13/20
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
10/13/20



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSF's installed.

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: PA

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: RBR Developments & Investments, LLC

Address: 3229 Page Avenue

Edinburg, TX 78539

Phone: (956) 330-9837

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

RBR Subdivision No. 1: A 10.00 acre tract of land being all of Lot 33, Delta Orchards Company Unit No. 1, Hidalgo County, Texas 103 File

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Paul A. Rodriguez
Requesting Party (Signature)

8/11/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/11/2020
Date

Elon Sosin
County Official

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Guadalupe Resendez	4-3794
2. Llolanda Lopez	4-3805
COMM. COURT: OCTOBER 13, 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: 4-3794

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

Upon the application of:

Name: Guadalupe Resendez

Address: 9012 Glitten Dr
Edinburg
Texas 78541

Phone: (706) 372-2139

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R. Ray</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>PRG T. Arredondo</u>
		<u>10 05 2020</u>

Water Supplier: N/A

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

Account/ESI No.: #10033789447734145
 Temporary Pole Permanent Service

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

Palm Lake Retama Lot #16 & 17
Block # 4

[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 Oct. 13, 2020, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/13/20



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
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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:

4-3794

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Guadalupe D. Resendez

Known to me [or proved to me in the oath of _____ or through Texas 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:

Palm Lake Petama (lot #16 & 17 Block #04

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

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

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

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

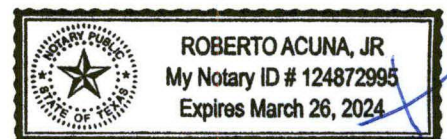
-OR-

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

Guadalupe Resendez (Signature)

SUBSCRIBED AND SWORN TO before me on October 5, 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

9/30/2020 12:25:55 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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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 4-3794
Receipt No.: 014550
P0900-00-004-0016-01

- RESENDEZ-CERDA JUAN FRANCISCO & GUADALUPE DE JESUS
- 9012 GLITTER DR
- EDINBURG , TX 78541
- (706) 372-2139
- (706) 372-2139
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 240Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 16 & 17 BLK 4
- [6] Location: SEMINARY RD AND 2812
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2100
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-3794
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier

09/30/2020

 Date

[NOTICE]

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



 Signature of Owner or Applicant

9/30/20

 Date

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: JULY 20, 2020

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: JUAN FRANCISCO RESENDEZ-CERDA
GUADALUPE DE JESUS RESENDEZ

Grantee's Mailing Address (including County):

9006 GLITTER DR.
EDINBURG, TX 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$38,750.00** 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 PATRICK MOORE, Trustee.

Property (including any improvements):

LOT# 16 & 17 BLK 4, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;
SUBJECT TO Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased 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 limitations, 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 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 Purchase 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, and plural nouns and pronouns include the singular.

JGF ENTERPRISES, L.P.

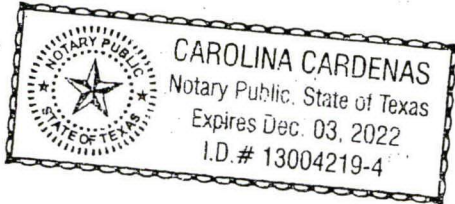
BY: J.F.
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on July 20, 2020 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.

Carolina Cardenas
Notary Public, State of Texas

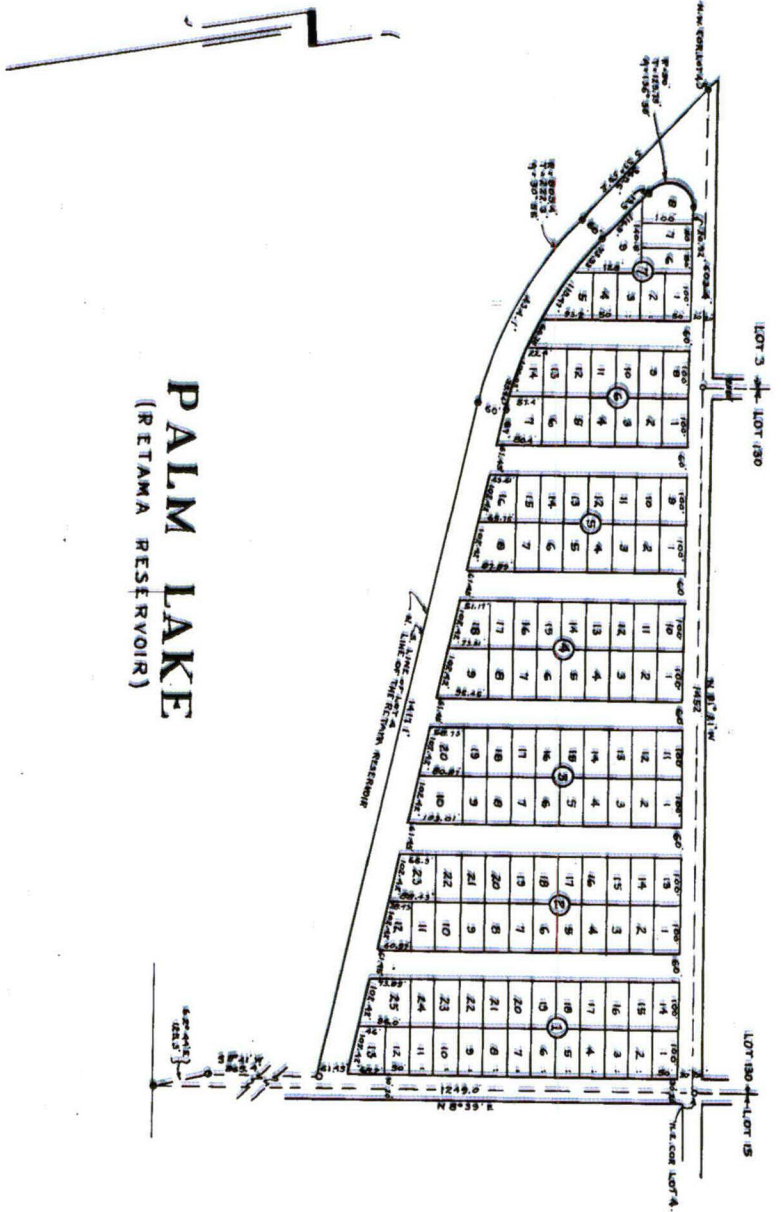


AFTER RECORDING RETURN TO:

JUAN FRANCISCO RESENDEZ-CERDA
GUADALUPE DE JESUS RESENDEZ
9006 GLITTER DR.
EDINBURG, TX 78541

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

PALM LAKE (RETAMA RESERVOIR)



I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of

"Seminary Heights", A sub-
 C. L. Fabian, Licensed Land Surveyor

State of Texas:
 County of Hidalgo:
 I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Mike E. George
 Mike E. George

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

W. H. ...
 Notary Public in and for
 Hidalgo County, Texas.

MAP
PALM LAKE SUBDIVISION
 OF LOT 4 OF SEMINARY HEIGHTS
 A SUBDIVISION OF A PART OF THE CABR RETAMA SUBDIVISION
 OUT OF THE RETAMA PASTURE SAN SALVADOR BELTILE GRANT,
 HIDALGO COUNTY, TEXAS.

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

DATE: January #7, 1948



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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: 4-3805

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

Upon the application of:

Name: Lolanda Lopez

Address: 101 Pennzoil Loop
Edinburg, TX 78542

Phone: 956-227-2688

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>W Ramirez</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>No septic yet</u>	Authorized Signature
Date Approved:	<u>10/05/20</u>	<u> / / </u>

Water Supplier: City of Edinburg

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:

Los Cerritos Lot #02

[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 Oct. 13, 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. Cuiter
Hidalgo County Judge 10/13/20
Date

ATTEST: [Signature]
Hidalgo County Clerk 10/13/20
Date

APPROVED BY
COMMISSIONERS' COURT
10/13/20 nr



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office 1304 South 25 th 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:

4-3805

**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

Lolanda Lopez

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

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

Los Cerritos Lot #2"

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

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

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

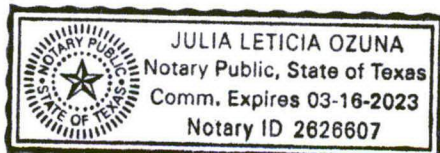
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Lolanda Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on October 5th, 2020, to certify which, witnesses my hand and seal of office.



J. Ozuna
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X



Chapter 232, Texas Local Government Code

10/2/2020 9:21:28 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3805

Receipt No.: 014585

L5827-00-000-0002-00

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

- LOPEZ LLOLANDA
- 101 PENNZOIL LOOP
- EDINBURG, TX 78542
- (956) 227-2688
- (956) 227-2688
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: LOS CERRITOS LOT 2
- [6] Location: CEBOLO AND 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-3805
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: maria.cerda

Inspector: peter.hernandez

Receipt: maria.cerda



 Cashier

10/02/2020
 Date

[NOTICE]

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 Signature of Owner or Applicant

10/2/20
 Date

EDWARDS ABSTRACT

GF# 930551.NIC

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: September 29, 2020

Grantor: RAMIRO RAMIREZ and ORFELINA G. RODRIGUEZ, a married couple

Grantor's Mailing Address (including county): P. O. Box 4448
Edinburg, Texas 78540
Hidalgo County, Texas

Grantee: LLOLANDA LOPEZ

Grantee's Mailing Address (including county): 101 Pennzoil Loop
Edinburg, Texas 78542
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 2 and 3, LOS CERRITOS SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 138, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT that portion of said Lots conveyed to the State of Texas in Deed dated January 12, 2004, recorded under Clerk's File No. 1334984, Official Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 637889, OFFICIAL RECORDS AND VOLUME 29, PAGE 138, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated December 2, 1946, recorded in Volume 604, Page 528, Deed Records and dated August 12, 1985, recorded in Volume 2175, Page 679, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated September 10, 1997, recorded under Clerk's File No. 637889, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 18, 1946, recorded in Volume 60, Page 573 and dated June 18, 1956, recorded in Volume 189, Page 164, Oil and Gas 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.

Right Of Way Deed dated February 7, 1935, recorded in Volume 397, Page 511, Deed Records, Hidalgo County, Texas.

Right Of Way Easement dated October 13, 1953, recorded in Volume 783, Page 329, Deed Records, Hidalgo County, Texas.

Easement dated December 4, 1942, recorded in Volume 502, Page 263, Deed Record, Hidalgo County, Texas.

Right Of Way Easement dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated January 31, 1995, recorded under Clerk's File No. 440106, Official Records, Hidalgo County, Texas.

Any exercise of power of any competent governmental authority to limit, control, or deny access, ingress, egress, to the above-described property from U.S. Highway 281 or service road which the property abuts; or that there will be continued access, ingress, and egress, from such property to and from such freeway and service road.

Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.

Minimum floor elevation; 30.00 foot minimum building setback line along the front; 10.00 foot minimum building setback line along the sides; 25.00 foot minimum building setback line along the rear; as per map or plat recorded in Volume 29, Page 138, Map Records, Hidalgo County, Texas.


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

Taxes for the year 2020 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.

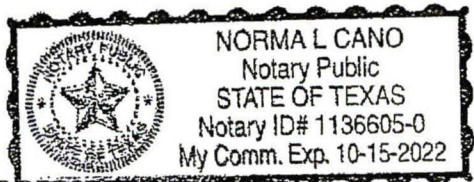

RAMIRO RAMIREZ


ORFELINA G. RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th of September, 2020, by RAMIRO RAMIREZ and ORFELINA G. RODRIGUEZ, a married couple.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LLOLANDA LOPEZ
101 Pennzoil Loop
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 930551; NLC:bc

