



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA COMMISSIONERS COURT AGENDA FOR November 10, 2020

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	4

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

	APPLICANT	APPLICATION NO.
1.	Gerardo Solis	4-3905
2.	Claudia Balderas	4-3931
	COMM. COURT: NOVEMBER 10, 2020	



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

RECEIVED
By: [Signature]
Rev. 05-18-20
NOV 03 2020

Hidalgo County
Planning Dept.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3905

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: Gerardo Solis

Address: 2710 Santiago St
Edinburg TX,
78542

Phone: (956) 289-6916

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>11 13 120</u>

Water Supplier: North Alamo water

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

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

regarding the land described as: Solis acres lot 1

on Nov 10, 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 4/13/12);
- 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 [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]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cuarez 11/10/20
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/10/2020

ATTEST: [Signature] 11/10/20
Hidalgo County Clerk Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3905

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: Gerardo Solis
Address: 2710 Santiago St
Edinburg TX, 78542
Phone: (956) 289-6916

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

Solis acres lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gerardo Solis

Requesting Party (Signature)

11-03-20

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/4/2020
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3905
Receipt No.: 014928
S3993-00-000-0001-00

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

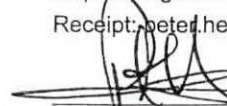
SOLIS GERARDO
2710 SANTIAGO ST
EDINBURG, TX 78542
(956) 289-6916
(956) 289-6916

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 616Sq.Ft.
- [5] Legal Description: SOLIS ACRES LOT 1
- [6] Location: Sharp & Curry
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$9000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 4-3905
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

10/21/2020
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

10/21/20
Date

General Warranty Deed

Date: February 01, 2013

Grantors: Erlenda Solis

Grantor's Mailing Address:

7211 E. Mile 17 Rd.
Edinburg, Hidalgo County, Texas 78542

Grantee: Gerardo Solis

Grantee's Mailing Address:

2710 Santiago Street
Edinburg, Hidalgo County, Texas 78542

Consideration:

For the love and affection of my son, as his sole and separate property.

Property (including any improvements):

A 0.61 of an acre tract of land being a portion of Lot 5, R.B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 323359, Official Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set cotton pickers spindle on the centerline of Sharp Road also being the west line of said Lot 5 for the southwest corner of herein described tract. Said points bears N 09 degrees 15' 00" W 295.45 feet from a found one-half iron rod on the point of centerline intersection of Sharp Road and Curry Road being the southwest corner of said Lot 5.

THENCE N 09 degrees 15' 00" E 119.40 feet along said the centerline of Sharp Road also being the west line of said Lot 5 to a set cotton picker spindle being the southwest corner of that certain tract described in Warranty Deed of Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 80 degrees 51' 00" E along the south line of said tract described in Warranty of Deed Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, being parallel to the south line of said Lot 5, pass at 20.00 feet a set one-half inch iron rod being the east Right-of-Way line of said Sharp Road and continuing for a total distance of 222.42 to a set one-half inch iron rod on the west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 1964602, Official Records, Hidalgo County, Texas being the southeast corner of said tract described Warranty Deed of Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 09 degrees 15'00" W 119.40 feet along said west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 1964602, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 5, to a set one-half inch iron rod for the southeast corner of herein described tract.

THENCE N 80 degrees 51'00" W parallel to the south line of said Lot 5, pass at 202.42 feet a set one-half inch iron rod the east Right-of-Way line of said Sharp Road and continuing for a total distance 222.42 to the point of beginning and containing 0.61 of an acre (26.557 square feet) of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

None other than those in prior deeds.

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

Erlenda Solis
Erlenda Solis

STATE OF TEXAS)

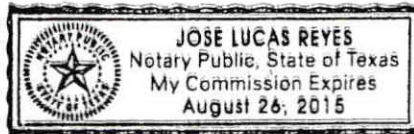
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 01, 2013, by Erlenda Solis .

Jose Lucas Reyes
Notary Public, State of Texas
My commission expires: August 26, 2015

PREPARED IN THE OFFICE OF:

Law Office of Alejandro Guerra
802 East Expressway 83, Suite "J"
Pharr, Texas 78577
Tel: (956) 502-5421
Fax: (956) 502-5560



AFTER RECORDING RETURN TO:

Gerardo Solis
2710 Santiago St
Edinburg, Hidalgo County, Texas 78542

METES AND BOUNDS DESCRIPTION FOR A 0.61 ACRE TRACT

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #323559, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set cotton picker spindle on the centerline of Sharp Road also being the west line of said Lot 5 for the southwest corner of herein described tract. Said point bears N 09° 15' 00" W 266.49 feet from a found one-half inch iron rod on the point of centerline intersection of Sharp Road and Curry Road being the southwest corner of said Lot 5.

THENCE N 09° 15' 00" E 119.40 feet along said centerline of Sharp Road also being the west line of said Lot 5 to a set cotton picker spindle being the southwest corner of that certain tract described in Warranty Deed of G.R. recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 80° 51' 00" E along the south line of said tract described in Warranty Deed of G.R. recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, being parallel to the south line of said Lot 5, pass at 200.00 feet a set one-half inch iron rod being the east Right-of-Way line of said Sharp Road and continuing for a total distance of 222.42 to a set one-half inch iron rod on the west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #1964602, Official Records, Hidalgo County, Texas, being the southwest corner of said tract described in Warranty Deed of G.R. recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 09° 15' 00" W 119.40 feet along said west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #1964602, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 5, to a set one-half inch iron rod for the southeast corner of herein described tract.

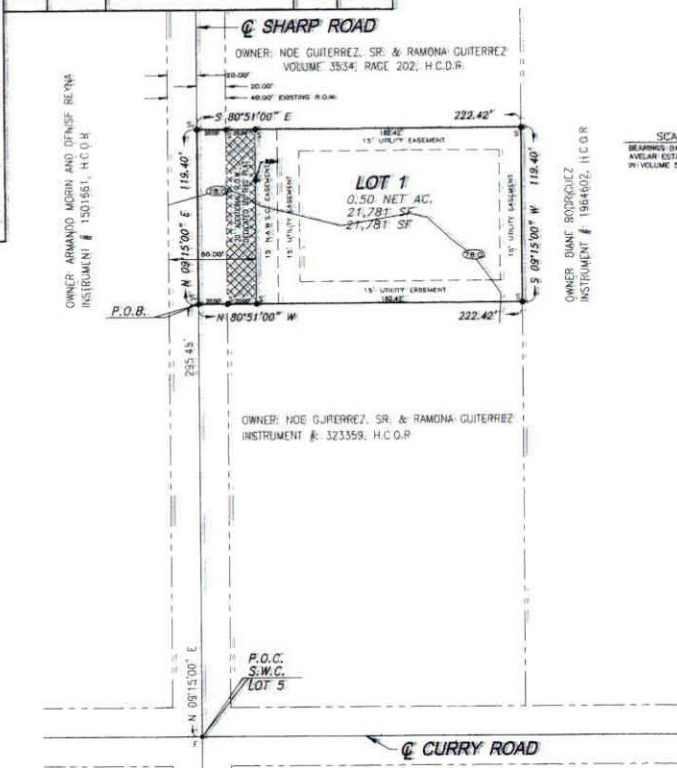
THENCE N 80° 51' 00" W along the east line of said Lot 5, pass at 202.42 feet a set one-half inch iron rod being the east Right-of-Way line of said Sharp Road and continuing for a total distance of 222.42 to the point of beginning and containing 0.61 of an acre (26,572 square feet) of land, more or less.

REVISION NOTES:

No.	Sheet	REVISION	Date	Approved

LEGEND:

- F = FOUND 1/2" IRON ROD
- E = SET 1/2" IRON ROD
- S₁ = SET COTTON PICKER SPINDLE



SUBDIVISION PLAT OF SOLIS ACRES SUBDIVISION

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #323559, Official Records, Hidalgo County, Texas.

DATE: MARCH 22, 2011

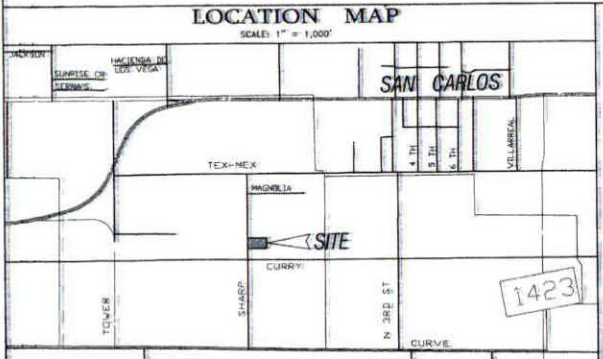
SCALE: 1" = 40'

PREPARED BY: R.E. GARCIA & ASSOCIATES

116 NORTH 12TH AVENUE, EDINBURG, TEXAS 78549 PHONE (505) 581-1081 FAX: 505-112201

PLAT NOTES & RESTRICTIONS:

1. FOUND ONE-THIRD (1/3) IRON ROD
2. NOE GUTIERREZ, SR. & RAMONA GUTIERREZ, THE OWNERS OF THIS SUBDIVISION OF SOLIS ACRES SUBDIVISION, HEREBY WARRANT AND GUARANTEE TO THE BUYER OF THIS PLAT THAT THE LOTS ARE DESCRIBED BY METES AND BOUNDS AS SHOWN ON THIS PLAT.
3. THIS IS AN EXCLUSIVE TRACT AS SHOWN ON THIS PLAT AND EXCLUSIVE EASEMENTS SHALL BE THE ONLY TYPE OF EASEMENT, INCLUDING EASEMENTS FOR WATER AND SEWER, THAT MAY BE GRANTED OR ACQUIRED IN CONNECTION WITH THIS PLAT.
4. NO ADVERSE CLAIMS OR INTERESTS IN ANY PART OF THIS SUBDIVISION SHALL BE ASSERTED OR ENFORCED AGAINST THE BUYER OF THIS PLAT UNLESS THE SAME ARE FIRST SET FORTH IN WRITING AND PROVEN TO THE SATISFACTION OF THE COURT.
5. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.
6. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.
7. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.
8. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.
9. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.
10. THE BUYER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF ANY WATER OR SEWER LINES OR OTHER UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OF THIS PLAT.



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of the premises shown on this plat, their executors, heirs, and assigns, do hereby certify that the easement shown on this plat is a valid and enforceable easement for the use and enjoyment of the premises shown on this plat, and that the easement is not subject to any other claims or interests.

The easement shown on this plat is a valid and enforceable easement for the use and enjoyment of the premises shown on this plat, and that the easement is not subject to any other claims or interests.

THE STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Right of Way Department on March 29, 2012.

[Signature]
HIDALGO COUNTY RIGHT OF WAY DIRECTOR

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 3/29/12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 4/12/12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 4-12-12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE # / FAX #
OWNER: NOE & RAMONA GUTIERREZ	110 SANDRA STREET	SAN JUAN, TEXAS 79323-2874	
ENGINEER: RAYMUNDO E. GARCIA	116 N. 12TH	EDINBURG, TEXAS 78541	361-1081 / 361-1290
SURVEYOR: RAYMUNDO E. GARCIA	116 N. 12TH	EDINBURG, TEXAS 78541	361-1081 / 361-1290

COUNTRY CLERK'S RECORDING CERTIFICATE

ANTONIO GULLARDO, JR.
HIDALGO COUNTY CLERK

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 4-12-12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 4-12-12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

CERTIFICATE OF PLAT APPROVAL

I, the undersigned, certify that this plat of Solis Acres Subdivision was reviewed and approved by the Hidalgo County Health Department on 4-12-12.

[Signature]
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

SHEET NO. 1 OF 2 SHEETS



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3931

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: Claudia Balderas

Address: 1107 W. La Quinta
Dr. Pharr Tx. 78585

Phone: (956) 570-5563

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WRamirez</u> Authorized Signature
Inspection/Permit No:		<u>septic installed</u>
Date Approved:	<u>/ /</u>	<u>10/29/20</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:

Santa Cruz Ranches #2 101107

on Nov. 10, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 11/24/20);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- ya 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

Rigelma F. Cuiter
Hidalgo County Judge

Date 11/20/20

ATTEST:

[Signature]
Hidalgo County Clerk

Date 11/10/20

APPROVED BY
COMMISSIONERS' COURT
ON: 11/10/20 [Signature]

B



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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956-318-2844

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3931

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: Claudia Balderas

* Address: 1107 W. La Quinta Dr
Pharr, Tx. 78577

Phone: (956) 570-55-63

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

Santa Cruz Ranches #2 lot 107

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Claudia Balderas 10-29-20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/21/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

10/26/2020 2:02:43 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-3931
Receipt No.: 014997
S1753-02-000-0107-00

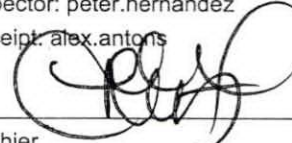
BALDERAS LUIS & CLAUDIA
1107 W LA QUINTA
PHARR, TX 78577
(956) 570-5563
(956) 570-5563

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 107
- [6] Location: brusline rd and 22 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 60', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-3931
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: peter.hernandez
Receipt: alex.antons


Cashier

10/26/20
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.

Claudia Balderas
Signature of Owner or Applicant

10-26-20
Date

Warranty Deed with Vendor's Lien

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

Date: February 1, 2018

Grantor: RAUL PALACIOS AKA RAUL GAGAA PALACIOS, not joined herein by my wife as the property herein conveyed constitutes no part of our homestead

Grantor's Mailing Address: 8302 N. 22nd Ln.
McAllen, Texas 78504
Hidalgo County

Grantee: LUIS C. BALDERAS and wife, CLAUDIA BALDERAS

Grantee's Mailing Address: 1107 W. La Quinta Dr.
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 107, Santa Cruz Ranches No. 2 Subdivision, as shown by the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

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

All ad valorem taxes for the year 2018 and all subsequent years.

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

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 will 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 AS TO TITLE TO THIS PROPERTY.



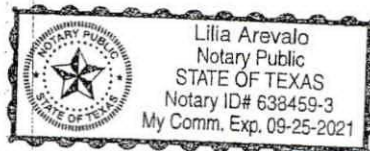
RAUL PALACIOS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of February, 2018,
by RAUL PALACIOS.

(SEAL)





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LUIS C. BALDERAS and CLAUDIA BALDERAS
1107 W. La Quinta Dr.
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#Palacios;LA/1a

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Raquel Arellano	4-3945
	COMM. COURT: NOVEMBER 10, 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: 4-3945

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

Upon the application of:

Name: Raquel Arellano

Address: 29436 Gill Ave.
Hargill, TX 78549

Phone: (956)617-8645

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
_____	_____	_____
Inspection/Permit No:	_____	_____
Date Approved:	<u>1 1</u>	<u>10 130 12020</u>

Water Supplier: North Alamo Water Supply Corp

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

Account/ESI No.: 100 327 894 267 468 02
 Temporary Pole Permanent Service

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

Lot #11 Block #83 Townsite of Hargill

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

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez

Hidalgo County Judge

11/10/20

Date

ATTEST:

Antonio Benavides Jr.

Hidalgo County Clerk

11/10/20

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/10/20

B



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3945

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

Raquel Arellano

Known to me [or proved to me in the oath of 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:

Lot #11 Block # 83 Townsite of Hargill."

[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."

Raquel Arellano (Signature)

SUBSCRIBED AND SWORN TO before me on October 28th, 2020, to certify which, witnesses my hand and seal of office.

Ascencion Guzman II
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3945

Receipt No.: 015030

H1200-00-083-0011-00

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
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2401 N. Moorefield Rd.
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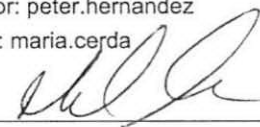
ARELLANO RAQUEL
29436 GILL AVE
HARGILL, TX 78549
(956) 617-8645
(956) 617-8645

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 312Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 11 BLK 83
- [6] Location: 490 and 493
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$700
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with hcpd setbacks and regulations
Description: Permit 4-3945
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

10/28/2020
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

10/28/2020
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: OCTOBER 23, 2020

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):
P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: RAQUEL ARELLANO

Grantee's Mailing Address (including County):
11 E. 7TH STREET
HARGILL, TX 78549
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 **\$17,000.00** 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 11, BLOCK 83, TOWNSITE OF HARGILL, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN THAT DEED DATED OCTOBER 17, 1986 FROM ELIZA FLORES, ET. AL. TO MATIAS FLORES, JR., RECORDED IN VOLUME 2365, PAGE 325, REAL PROPERTY 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 each lot, 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, if any, 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 if available;

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 Right of redemption resulting from the property tax foreclosure deed recorded on April 25, 2016 as Document Number 2706270 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, executor, 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.

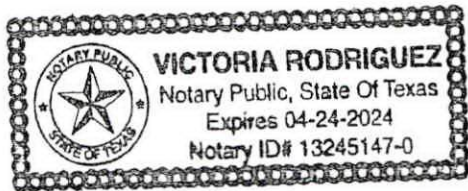
JGF ENTERPRISES, L.P.

BY: J.G.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 October 23, 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.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RAQUEL ARELLANO
11 E. 7TH STREET
HARGILL, TX 78549

PLANNING DEPARTMENT

County of Hidalgo



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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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: 1-3755

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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: HORACIO ESAU SOTO A.

Address: 1430 GRUNWALD ST
DONNA TX

Phone: 956 884 17 24

Water Supplier: CITY OF DONNA

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

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

regarding the land described as:

La donna Gardens lot 49

on Nov. 10, 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 9-29-06);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 11/10/20

Rickard F. Carter

Hidalgo County Judge

ATTEST: Antonio Benjamins Jr.
Hidalgo County Clerk

11/10/20

Date

11/10/20
Date

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-3755

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: ^{ES} ~~HORACIO~~ ESAC SOTO A.

Address: 1430 GRUNWALD ST
Downn TX

Phone: 956 884 1724

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

La Donna Gardens lot 49

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) 10/29/20
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:

10/29/20
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.

General Warranty Deed

Date: September 28, 2020

Grantor: Belen G. Sanchez-Chavez, joined proforma with her husband, Jose A. Mariscal Lopez

Grantor's Mailing Address:

Belen G. Sanchez-Chavez
916 N. 4th St.
McAllen, TX 78501

Grantee: Esau Soto and Ana Patricia Morales, a married couple

Grantee's Mailing Address:

Esau Soto
Ana Patricia Morales
1930 Grunwald St.
Donna, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 49, La Donna Gardens, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 51, Pages 117-119, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictions filed for record on February 22, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1725311, and amended by instrument filed for record on August 13, 2007, under Clerk's File No. 1793671, and as

set forth in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 6, 2008, under Clerk's File No. 1864066 and filed for record on April 29, 2013, under Clerk's File No. 2406240 as shown in the map or plat recorded in Volume 51, Pages 117-119, Map Records of Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.

Rights of parties in possession.

Right of way easement granted to Central Power and Light Company, by E.W. Watts, dated October 3, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 306, Page 526, Deed Records Hidalgo County, Texas.

Right of way easement granted to Donna Irrigation District, Hidalgo County No. 1, by C.W. Tyner and wife, Edith I. Tyner, dated April 7, 1961, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1035, Page 560, Deed Records Hidalgo County, Texas.

Easement for Equipment Station granted to Edith I. Tyner, by Southwestern Bell Telephone Company, dated August 11, 1988, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2681, Page 593, Official Records, Hidalgo County, Texas.

Terms, covenants, conditions and provisions as set out in that certain Easement Agreement by and between AEP Texas Central Company, a Texas corporation and Bono Vita, Ltd., a Texas Limited Partnership, dated March 21, 2007, filed for record on April 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1743987.

Ten feet (10.0') Utility Easement along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records Hidalgo County, Texas.

Five foot (5.0') Electrical Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Donna Irrigation District.

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

Twenty five feet (25.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Fifteen feet (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Six feet (6.0') or easement, whichever is greater, building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

No structure shall be permitted over any easement according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to Carl T. Conrad, dated November 1, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 14, Page 4, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to McCollum Oil Company, dated March 22, 1941, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 43, Page 442, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from C.W. Tyner and wife, Edith I. Tyner to E.A. Parker, dated June 8, 1956, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 188, Page 189, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Hermosa Development Company to Roy H. Bettis and G. Frederick Shepard, dated December 31, 1957, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 208, Page 297, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Edith E. Tyner, et al to Amoco Production Company, dated March 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 348, Page 736, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to Amoco Production Company, dated February 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 348, Page 745, Oil and Gas Records, Hidalgo County, Texas.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Edith Ivey Tyner, a widow to Vastar Resources, Inc., dated April 15, 1998, filed for record on June 10, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 684720.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Tyner Minerals, a Texas general partnership to Vastar Resources, Inc., dated April 20, 1998, filed for record on June 10, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 684722.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Scout Royalty Corp. to Vastar Resources, Inc., dated February 19, 1998, filed for record on June 26, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 688712.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Sout Royalty Corp. to Ventex Oil and Gas, Inc., dated August 29, 2005, filed for record on February 15, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1578945.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Tyner Minerals, a Texas general Partnership to Ventex Oil and Gas, Inc., dated September 15, 2005, filed for record on February 15, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1578946.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Phoenix Mutual Life Insurance Company to John G. Noser and Margaret Noser, dated October 21, 1943, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 522, Page 426, Deed Records, Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from John G. Noser and Margaret Noser to Natividad Garcia, dated January 15, 1945, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 551, Page 137, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deeds dated December 5, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 410, Page 433, and in Volume 410, Page 442, Deed Records, Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Tyner Farms, a Texas Partnership consisting of Louella Russell; Blanche Tyner and Teresa Ann Walker to Bono Vita, Ltd., a Texas Limited Partnership, dated August 26, 2004, filed for record on September 15, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1381924, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated February 26, 2008, filed for record on March 6, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1864066 and dated April 9, 2013, filed for record on April 29, 2013, under Clerk's Document No. 2406240, reference to which instrument is made for all intents and purposes.

Water rights reserved in Deeds dated February 26, 2008, filed for record on March 6, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1864066 and dated April 9, 2013, filed for record on April 29, 2013, under Clerk's Document No. 2406240.

Taxes for the year 2020 and subsequent years, not yet due and payable.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

Belen G. Sanchez-Chavez
Belen G. Sanchez-Chavez

Jose A. Mariscal Lopez
Jose A. Mariscal Lopez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 20, 2020, by Belen G. Sanchez-Chavez and Jose A. Mariscal Lopez.

Leticia Balderas
Notary Public, State of Texas



PREPARED AND AFTER RECORDING
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP
308 North 15th St.
McAllen, Texas 78501
Tel: (956) 631-8121
Fax: (956) 631-1489