



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## **CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

### **COMMISSIONERS COURT AGENDA FOR December 8, 2020**

Approval of the following Certificates:

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

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





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3900

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

Upon the application of:

Name: Oralia B. Verena Acosta

Address: 5103 N Mon  
Mack Rd  
Edinburg TX 78541

Phone: 956 292-1708

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>WRamirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No septic yet</u>	Authorized Signature
Date Approved:	<u>11/30/20</u>	<u>/ /</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 10032789418973014

Temporary Pole  Permanent Service

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

Oralia B. Verena Acosta - owner  
Ramsayer Garden No 2 / N309'-E543.67'-Lot 107  
3.85 AC GR 3.71 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 Dec 8<sup>th</sup>, 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: 12/8/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
Application No: 4-3900

### 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

Oralia B. Yereña Acosta

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX-DL (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:

5103 N. Mon Mac Rd Edinburg Tx 78541  
Ramseyer Gardens #2 N3091 - E543071 - lot lot 3.85acr 3.71 ac net.  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

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

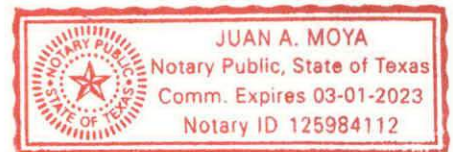
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Nov, 24, 2020, to certify which, witnesses my hand and seal of office.

Juan A. Moya  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

10/21/2020 9:54:29 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

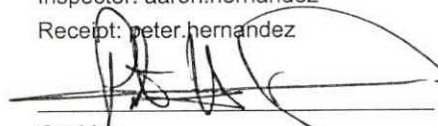
Permit No.: Permit 4-3900  
Receipt No.: 014910  
R0800-02-000-0107-05

- YERENA MIGUEL ANGEL & ORALIA B  
2624 NESSUH AVE  
EDINBURG, TX 78541  
(956) 292-1708  
(956) 292-1708
- [1] Contractor: SELF  
[2] Water System: Sharyland WSC  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 240Sq.Ft.  
[5] Legal Description: RAMSEYER GARDENS #2 N309'-E543.67'-  
LOT 107 3.85 AC GR 3.71 AC NET  
[6] Location: M. CRISTO & MONMACK  
[7] Sewage: N/A  
[8] Construction Type: Metal  
[9] Est. Cost of Construction: \$35000  
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
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 4-3900  
Price: \$30.00

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

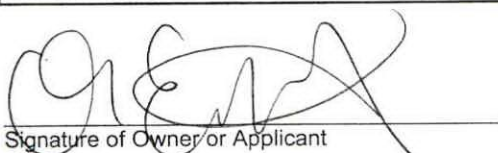
Method of Payment: Check  
Check/M.O.#: 7384  
Payment: \$30  
Change Due: \$0.00  
Application: peter.hernandez  
Inspector: aaron.hernandez  
Receipt: peter.hernandez

  
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

**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.**

**Release of Lien**

Date: APRIL 30, 2018

Holder of Note and Lien: VELMA R. RAMIREZ

Holder's Mailing Address: 2410 KENNEDY CIRCLE  
MCALLEN, TEXAS 78501  
HIDALGO COUNTY

Secured Note :

Date: MAY 2, 2011

Original principal amount: EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS  
(\$85,000.00)

Borrower: MIGUEL ANGEL YERENA, JR. and ORALIA B.  
YERENA

Lender: VELMA R. RAMIREZ

Note and Lien Are Described in the Following Documents:

Deed of Trust dated May 2, 2011, filed for record on June 7, 2011 and recorded under Clerk's File No. 2212600, Official Records of Hidalgo County, Texas, securing payment of one note of even date therewith in the sum of Eighty-Five Thousand and no/100 Dollars (\$85,000.00)), executed by Miguel Angel Yerena, Jr. and Oralia B. Yerena to Robert Geissler, Trustee, payable to the order of Velma R. Ramirez.

Property (including any improvements) to Be Released from Lien ("Property"):

The East 543.67 feet of Lot One Hundred Seven (107), RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 11, Page 31, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

For value received, Holder of Note and Lien releases the Property from the Lien.

Holder of Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

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

*This instrument was prepared based on Information furnished by the parties, and no Independent title search has been made.*

  
\_\_\_\_\_  
VELMA R. RAMIREZ

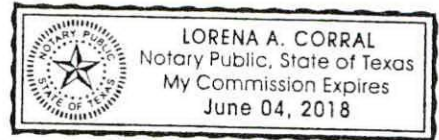
**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.**

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2018, by VELMA R. RAMIREZ.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS.



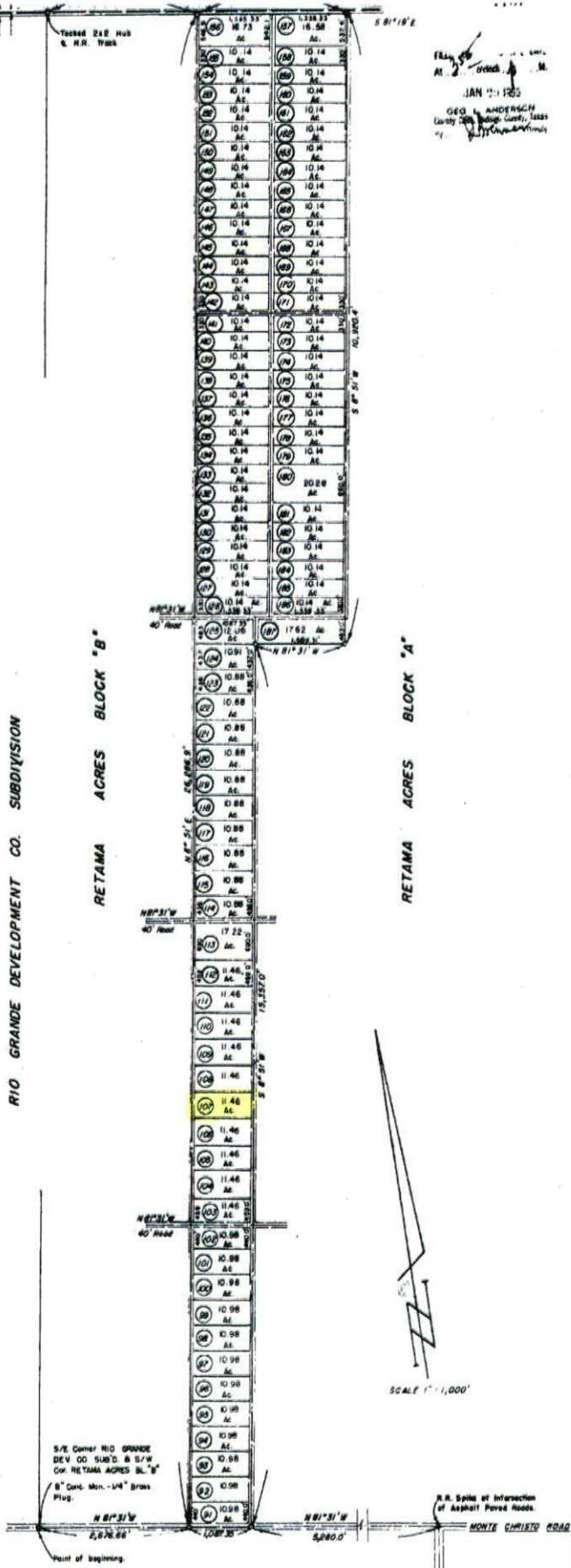
PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE E-2  
McALLEN, TEXAS 78504  
CS#4515

AFTER RECORDING, PLEASE RETURN TO:  
SAN JACINTO TITLE RGV  
4900 N. 10<sup>TH</sup>, STE. E-3  
MCALLEN, TEXAS 78504

RIO GRANDE DEVELOPMENT CO. SUBDIVISION

RETAMA ACRES BLOCK "B"

RETAMA ACRES BLOCK "A"



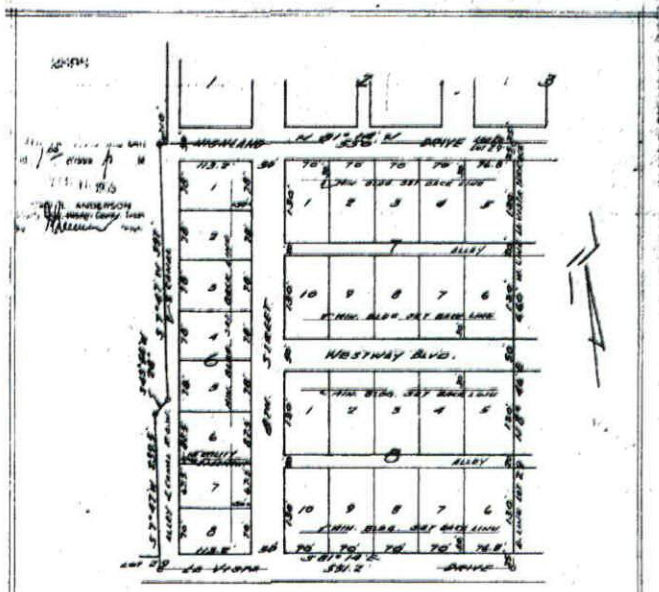
S/E Corner RIO GRANDE  
DEV CO SUB'D & S/W  
COR. RETAMA ACRES BL "B"  
8" Conc. Mon. - 1/4" Brass  
Pins.

R.R. Spike of Intersection  
of Asphalt Paved Road  
MONTE CRISTO ROAD

SUBDIVISION PLAT  
of  
**RAMSEYER GARDENS NO. 2**  
HIDALGO COUNTY, TEXAS

A Subdivision of Lands out of Lot "D", RETAMA PRA-  
TURE, consisting of 817.68 Acres & 237.0 Acres out  
of Lot 160 of the J.J. BALLI SURVEY also known as  
THE BRAZIL TRACT.

FILED  
M. J. ...  
JAN 10 1950  
GEO. ANDERSON  
County Clerk, Hidalgo County, Texas



MAP  
OF  
**BLOCKS 6, 7 & 8**  
**MORNINGSIDE ADDITION**  
MC ALLEN, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, R. B. BUTTLE, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND  
CONFIRM THE FOREGOING PLAT AND DO HEREBY DEDICATE TO THE PUBLIC, FOR USE AS ROADS, THE  
STREETS AND ALLEYS THEREON SHOWN.

STATE OF TEXAS  
COUNTY OF HIDALGO  
SUBSCRIBED AND SIGNED TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE DAY OF  
JANUARY, 1950.

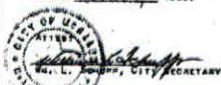


NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

THIS INSTRUMENT APPROVED ON THE DAY OF JANUARY, 1950, BY THE MC ALLEN ZONING AND  
PLANNING BOARD.

By  
V. L. DODD, JR.  
CHAIRMAN

THIS PLAN APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS, ON THE DAY OF 1950.



PHILLIP BOVE, MAYOR

C. L. FABIAN, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO  
BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SHOWN BY  
ON THE GROUND.





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3983

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

Upon the application of:

Name: Romualdo Garcia Jr

Address: 4910 E Richardson Rd  
Edinburg Tx

Phone: 979-373-7540

Approved by Environmental Health:	Temporary Service	Final Service
<i>(Signature)</i>	<i>(Signature)</i>	<u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Septic installed</u>
		<u>11/25/20</u>

Water Supplier: N/A

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

Account/ESI No.: 1000012836  
 Temporary Pole  Permanent Service

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

Romualdo Garcia Jr (owner) 5.72 ac tract of land at or  
E 147.54' - W 442.62'  
Tex-Mex Survey Lot # 11 Sect # 267  
5.72 ac IR 5.58 ac net AKA TRS  
[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 Dec 8th, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

*(Signature)*  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge 12/8/20  
Date

ATTEST: Antonina Gonzalez  
Hidalgo County Clerk 12/8/20  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 12/8/20  
*(Signature)*

*(Signature)*



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3983

**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

Romualdo Garcia Jr.

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TRM (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:

- Tex Mex Survey E.147.54 W 442.62' Lot 11 sec 267

S.72AC GR  
:"SS8AC  
A.K.A TRACK 5

[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."

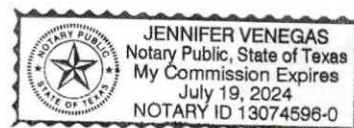
-OR-

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."

Romualdo Garcia Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on November 25, 2020, to certify which, witnesses my hand and seal of office.

Jennifer Venegas  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

11/6/2020 10:01:58 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-3983

Receipt No.: 015157

T2100-00-267-0011-12

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

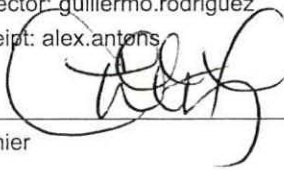
GARCIA ROMUALDO JR  
1905 N.TOWER RD  
EDINBURG, TX 78516  
(979) 373-7540  
(979) 373-7540

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 304Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY E147.54'-W442.62' LOT 11 SEC 267 5.72AC GR 5.58AC NET A/K/A TR 5
- [6] Location: RICHARDSON & ALAMA
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.  
Description: Permit 4-3983  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: guillermo.rodriguez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

11/6/20  
Date

PROP. 10# 544849

[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.

Romualdo Garcia Jr  
Signature of Owner or Applicant

11-6-2020  
Date

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

### **Warranty Deed with Vendor's Lien**

Date: January 22, 2020.

Grantor: LAURA GARCIA, a single woman.  
Grantor's Mailing Address: P.O. Box 2158, Elsa, Hidalgo County, TX 78543.

Grantee: ROMUALDO GARCIA, JR., a married man as his soel and separate property.  
Grantee's Mailing Address: 1905 N. Tower Rd., Alamo, Hidalgo County, TX 78516.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars payable to the order of Grantor, executed by Grantee, same note is secured by a vendor's lien retained in favor of Grantor, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee.

Property (including any improvements): **A 5.72 acre tract of land out of Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas; said 5.72 acres tract is more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions on the attached Exhibit "B".
2. SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;
3. SUBJECT TO the prior reservations of all oil, gas and other minerals;
4. SUBJECT TO oil, gas and mineral leases of record;
5. SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All presently recorded instruments, other than liens and conveyances, that affect the property;
7. All previously recorded easements, restrictions, conditions, covenants, and other instruments of record.
8. Taxes for 2020, the payment of which Grantee assumes.

BUYER ACCEPTS THIS 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:

- a. 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;
- b. The nature or quality of construction, structural design and engineering of any improvements;
- c. The quality of the labor and materials included in any improvement;
- d. The soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise
- e. All warranties created by any affirmation of fact or promise or by any description of the property;
- f. All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. When the context requires, singular nouns and pronouns include the plural.

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Grantors:

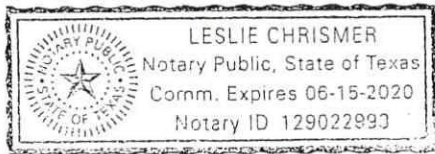
  
\_\_\_\_\_  
LAURA GARCIA


Grantee:

  
\_\_\_\_\_  
ROMUALDO GARCIA, JR.

STATE OF TEXAS §  
COUNTY OF HIDALGO §

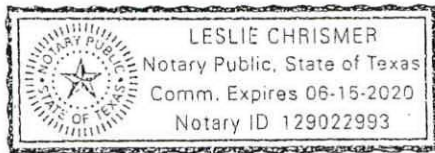
This instrument was acknowledged before me on January 22, 2020, by LAURA GARCIA.

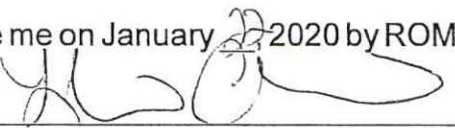


  
\_\_\_\_\_  
Notary Public for the State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 22 2020 by ROMUALDO GARCIA, JR..



  
\_\_\_\_\_  
Notary Public for the State of Texas

Prepared in the Law Office of:  
CARLOS J. GARZA, Attorney  
161 South Texas Boulevard  
Weslaco, TX 78596  
956/973-9430

**ART SALINAS  
ENGINEERING & SURVEYING**

5401 N. 10TH ST., SUITE 102 McALLEN, TX 78504, PH: (210) 618-5565 FAX: (210) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION: TRACT 5**

A 5.72 acre tract of land out of Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas; said 5.72 acre tract is more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 11;

THENCE, South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 295.07 feet to a point for the Northwest corner hereof and POINT OF BEGINNING;

THENCE, continuing South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 147.54 feet to a point for the Northeast corner hereof;


THENCE, South 8 degrees 59 minutes West, at a distance of 41.27 feet pass a set 1/2" iron rod on the South right of line of Schunior Road (F.M. 2128), at a total distance of 1687.21 feet to a set 1/2" iron rod on the South line of said Lot 11 for the Southeast corner hereof;

THENCE, North 80 degrees 51 minutes West, along the South line of said Lot 11, a distance of 147.54 feet, to a set 1/2" iron rod for the Southwest corner hereof;

THENCE, North 8 degrees 59 minutes East, at a distance of 1646.13 feet pass a set 1/2" iron rod on the South right of way line of Schunior Road (F.M. 2128), at a total distance of 1687.40 to the POINT OF BEGINNING, containing 5.72 acres, more or less, of which 0.14 acre lie in Public Road right of way.

JOB # 94-3670

DATED: 10-06-94

  
Arturo A. Salinas, R.P.L.S. # 4802



REG. PROF. ENGINEER

REG. PROF. LAND SURVEYOR

EXHIBIT B

It is understood that the following provisions will be set out and contained in the deed to the property conveyed to the buyer and such provisions shall constitute covenants running with the land, binding upon the buyers hereto, their heirs, executors and assigns.

NO BARS OR ON PREMISES ALCOHOL CONSUMPTION JURK YARDS NOR SLAUGHTER OF ANIMALS SHALL BE PERMITTED AT ANY TIME

The following restrictions shall be binding for five years after the transfer of ownership by warranty deed to buyers:

1. No commercial, retail or wholesale activity of any kind shall be conducted.
2. All residential construction shall be brick veneer or better, with 200 foot front setback. (TWO HUNDRED FEET)
3. No heavy machinery or earth moving equipment, inoperable vehicles, appliances or trash, rubbish, piles of dirt, caliche or other building materials shall be permitted.
4. THE TRACT CAN BE SUBDIVIDED ONLY ONCE AND INTO TWO PROPERTIES ONLY.
5. PROPERTY SHALL BE MAINTAINED IN NEAT AND ORDERLY MANNER, WEEDS AND GRASS MOWED AT REGULAR INTERVALS.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY THAT REASONABLY MAY BE CONSIDERED AS PUBLIC NUISANCE SHALL BE CONDUCTED ON ANY LOT TRACT.

A.S. [Signature]  
 G.S. [Signature]  
 Dm [Signature]  
 [Signature]  
 [Signature]  
 HCH

[Signature]

Filed for Record in:  
 Hidalgo County  
 by J. D. Salinas, III  
 County Clerk  
 On: Oct 21, 2002 at 03:16P  
 As a Recording  
 Document Number: 1133212  
 Total Fees : 20.00  
 Receipt Number - 453820  
 By:  
 Anna Smith, Deputy





# PLANNING DEPARTMENT

## County of Hidalgo



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

Precinct No. 1 Substation  
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: 1-3847

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

Upon the application of:

- Name: Hermilo Hernandez Lead

- Address: 8213 Mateo Escobar  
Ave. Monte Alto, Tx. 78538

- Phone: 956-607-9730

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

- Water Supplier: North Alamo WSC

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

\* Account/ESI No.: 10032789430934872  
 Temporary Pole  Permanent Service

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

Rollo Lotes 4-5 Blk 25

Original Townsite of Rollo

[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 Dec 8<sup>th</sup>, 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

12/8/20

Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

12/8/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/8/20

B



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation  
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: 1-3847

### 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

Hermilo Hernandez Leal

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

Rollo Lots 4-5 Blk 25"

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

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

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

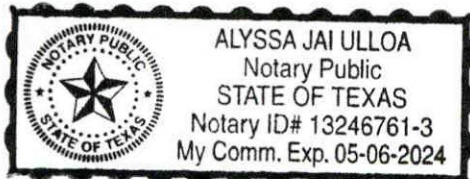
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Nov-30, 2020, to certify which, witnesses my hand and seal of office.



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

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**General Warranty Deed**

**Date:** April 15, 2016

**Grantor:** Jose Mario Gonzalez

**Grantor's Mailing Address:**

Jose Mario Gonzalez  
24593 FM 88  
Monte Alto, Texas 78538

**Grantee:** Hermilo Hernandez Leal

**Grantee's Mailing Address:**

Hermilo Hernandez Leal  
24847 FM 88  
Monte Alto, TX 78538

**Consideration:**

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

**Property (including any improvements):**

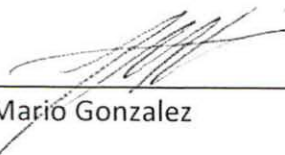
All of Lots 4 and 5, Block 25, Original Townsite of Rollo, Hidalgo County, Texas, according to the revised map recorded in Volume 9, Page 9, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants 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.

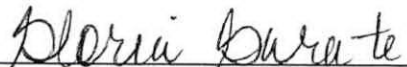
When the context requires, singular nouns and pronouns include the plural.

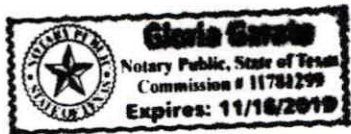
  
\_\_\_\_\_  
Jose Mario Gonzalez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on this 15<sup>th</sup> day of April, 2016, by Jose Mario Gonzalez.

  
\_\_\_\_\_  
Notary Public, State of Texas





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3847
Receipt No.: 015478
R3800-00-025-0004-00

LEAL HERMILO HERNANDEZ
24847 FM 88
MONTE ALTO, TX 78538
(956) 607-9730
(956) 607-9730

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 20 Mobile Homes
[4] Size of Structure: 690Sq.Ft.
[5] Legal Description: ROLLO LOTS 4-5 BLK 25 (AKA MONTE ALTO OT)
[6] Location: FM 88 & VALDEZ RD.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$1600
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-3847
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

Date 11/25/20

[NOTICE]

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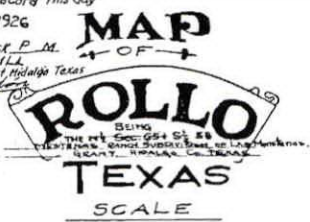
Signature of Owner or Applicant (Signature)

Date 11-25-20

State of Texas  
County of Hidalgo  
I, R. L. Parks Surveyor and Civil Engineer do hereby  
Certify that the Map upon which this is written is a  
true and Correct Map of ROLLO TOWNSITE as surveyed  
and Platted by me  
Witness my Hand, this 17th day of August 1926

State of Texas  
County of Hidalgo  
Before me the undersigned authority on this day personally appears  
R. L. Parks known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that he executed  
the same for the purpose and Consideration therein expressed  
Given under my hand and seal of Office this 17th day  
of August 1926

FILED for Record This day  
SEP 2 1926

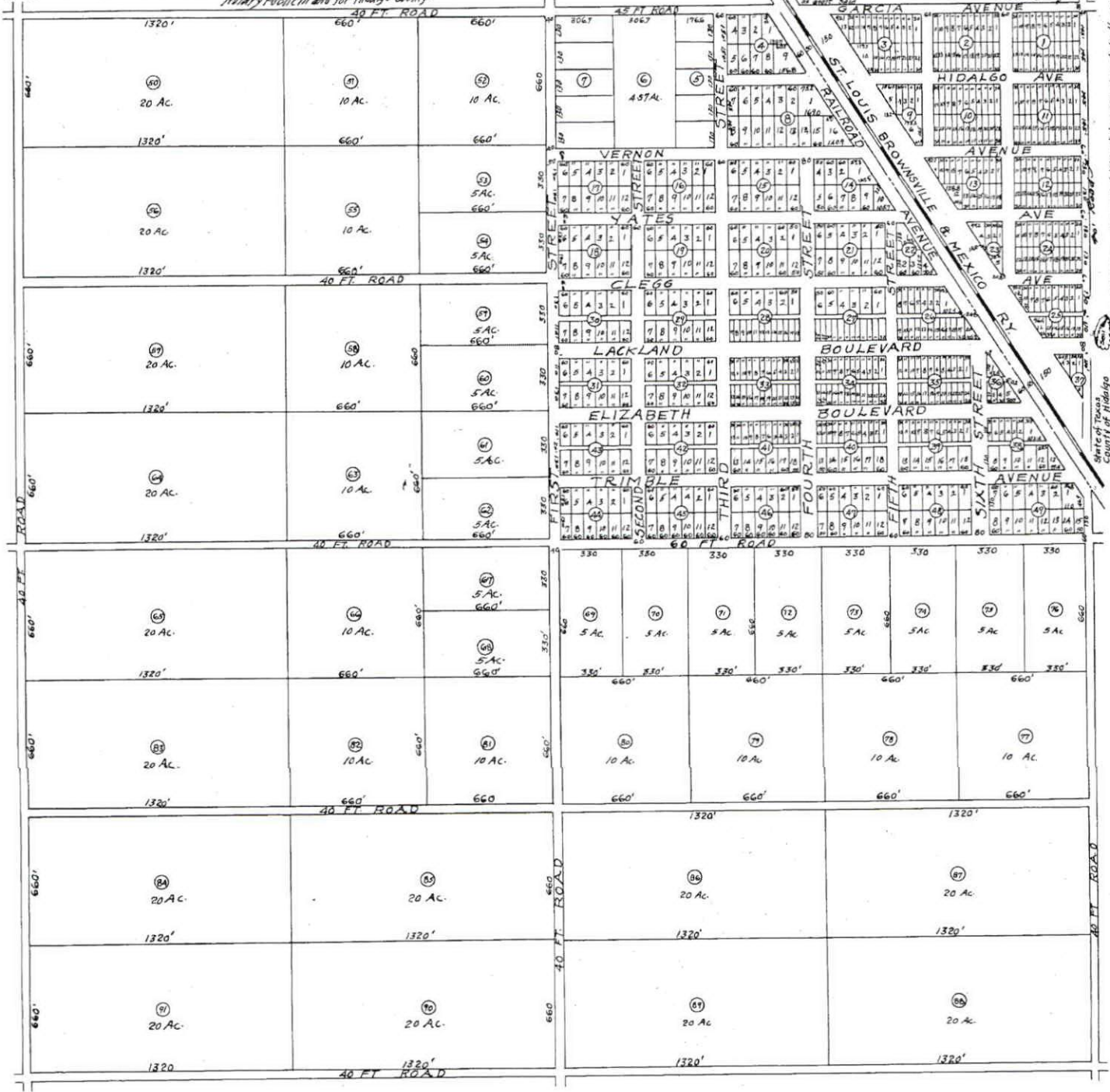


CARD & PARKS ENGINEERS  
MEXIA TEXAS JUNE 1926

State of Texas County of Hidalgo  
The dedication of the streets, alleys and highways in  
the town of Rollo is made with the express Reservation  
in V. M. Sutphen of the right to occupy and use said  
Streets, alleys and Roadways for the purpose of erecting  
and operating plants, Pipe line pole and lines of wire  
for the distribution and sale of Water Heat Light or  
power and Telephone and Telegraph lines and for the  
purpose of operating lines of Transportation for the  
Carriage of freight and passengers and all of said rights  
privileges and franchises to the Streets, alleys and roadways  
aforementioned are and shall be the property of and shall be  
used, exercised and owned by the said V. M. Sutphen  
or by such person or persons or Corporation to whom such right  
privilege or franchise may be assigned and conveyed by said  
V. M. Sutphen. This dedication is made with the further Reser-  
vation that V. M. Sutphen retains the title in and to all Streets  
and alleys shown upon the map unless and until a sale of a lot  
is made when the Street and Alley upon which the lot is located  
dedicated the length of the Block and of which a lot is sold  
And the said V. M. Sutphen reserves the right of September AD 1926  
any other and better use and all streets other than 9/20th Street  
as above said.

State of Texas  
County of Hidalgo  
I, Cam E Hill  
County Clerk of Hidalgo County,  
Texas do hereby certify that  
the above and foregoing plat  
and dedication was filed for  
Record in my office of the  
2nd day of SEPT 1926  
at 2:00 o'clock P.M. and was  
recorded by me on the 8 day  
of SEPT 1926 at 2:00 o'clock  
P.M. in book 2 on page 207 of  
the Map Records of Hidalgo County  
-CAM E HILL  
County Clerk Hidalgo Co.  
by G. C. C. Deputy

Witness my hand this 2 day  
of September AD 1926  
I, M. S. Sutphen  
Notary Public in and for Hidalgo County Texas



<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ARNOLDO OCHOA	3-2443
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: DECEMBER 8, 2020	



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-2443  
7/31/20

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	RR/MS
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	53131
_____	1 / 1	11/30/2020

Name: Arnoldo Ochoa

Address: 3800 Myra St.  
Mission, TX 78574

Water Supplier: Sharyland

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

Phone: (956) 424-2447

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

regarding the land described as:

Basham #42 Lot 16

on Dec 8th, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 10/3/95);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Sandra Canter 11/30/20  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

12/8/20  
Date

ATTEST: Antonio Brayards Jr.  
Hidalgo County Clerk

12/8/20  
Date

APPROVED BY COMMISSIONERS  
ON: 12/8/20



# PLANNING DEPARTMENT

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-2443  
7/31/20

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Arnoldo Ochos

Address: 3800 Myra St  
Mission Tx 78574

Phone: (986) 424-2447

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

Basham No # 42 Lot 16

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

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

Arnoldo Ochos  
Requesting Party (Signature)

11/30/2020  
Date

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

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

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

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

11/30/2020  
Date

Sandra Carter  
County Official

Capital Title  
GF# 16-241807-m1

**General Warranty Deed**

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 26, 2016

Grantor: Isela Salinas, now known as Isela M. Saripella and Shailesh D. Saripella, a married couple

Grantor's Mailing Address: 6900 April Way, Plano, Texas 75023

Grantee: Arnoldo Ochoa and Minerva Cecilia Ochoa

Grantee's Mailing Address: 3800 Myra Drive, Mission, Texas 78572

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot #16, Basham Subdivision #42, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 131A, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty: None

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

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

EXECUTED this 26<sup>th</sup> day of February, 2016.

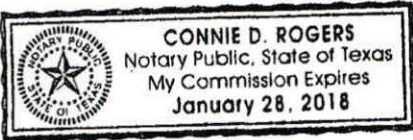
SIGN  
HERE X [Signature]  
Isela M. Saripella

SIGN  
HERE X [Signature]  
~~Shailesh D. Saripella~~  
Shailesh D.

THE STATE OF TEXAS.     §  
  §  
COUNTY OF Harris                     §

The foregoing instrument was acknowledged before me on the 26<sup>th</sup> day of February, 2016 by Isela M. Saripella and ~~Shailesh~~ Shailesh D. Saripella.

[Signature]  
Shailesh D.  
NOTARY PUBLIC, STATE OF TEXAS



NOTARY  
SEAL

AFTER RECORDING, RETURN TO:

9232 Benten Palm Dr.  
Mission TX 78572

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 3-2443  
Receipt No.: 013533  
B1900-42-000-0016-00

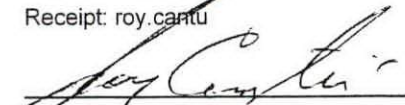
OCHOA ARNOLD & MINERVA C  
3800 MYRA DR  
MISSION, TX 78572  
(956) 424-2447  
(956) 424-2447

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 240Sq.Ft.
- [5] Legal Description: BASHAM NO. 42 LOT 16
- [6] Location: palm dr
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$800
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply w/ setbacks  
Description: Permit 3-2443  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: beto.garza  
Receipt: roy.cantu

  
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

  
Date