



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR December 15, 2020

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	6



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
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: 1-3857

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

Upon the application of:

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

Name: Sergio Soto Marin

Address: 517 W Mile 9 N
Donna Tx
78537

Phone: (956) 414 1758

Water Supplier: NALWS

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

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

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

Sergio Soto Owner, Highland Farms Lot 5
Mile 9 N & Hutto Rd.

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/15/20

Ricardo F. Carter 12/15/20

Antonio Serrano Jr. 12/15/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Precinct 02 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3857

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

SERGIO SOTO MARIN

Known to me [or proved to me in the oath of IN PERSON/SELF or through DL# [REDACTED] (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:

517 W. 9 N DONNA, TX 78537 (HIGHLAND FARMS LOT 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]

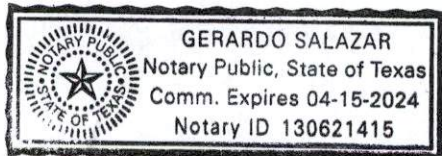
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Dec 2nd, 2020 to certify which, witnesses my hand and seal of office.



Gerardo Salazar
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Charge to: VLTC

GF # 167836

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

WARRANTY DEED

DATE: June 2, 2020

GRANTOR: MARIA TERESA JACOME, A SINGLE PERSON

GRANTOR'S MAILING ADDRESS (Including county): 5309 W. Mile 17 ½ Rd., Edinburg, Hidalgo County, Texas 78541

GRANTEE: SERGIO SOTO MARIN AND WIFE, MARIA VERONICA REYES

GRANTEE'S MAILING ADDRESS (including county): 6503 Vasquez St., Pharr, Hidalgo County, Texas 78577

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

PROPERTY (including any improvements):

ALL OF LOT 5, HIGHLAND FARMS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 13, PAGE 30, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Roadways and utility and irrigation easements as shown on the map of Highland Farms, recorded in Volume 13, Page 30, Map Records of Hidalgo County, Texas.

Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Donna Irrigation District Hidalgo County No. 1, dated January 4, 1974, recorded in Volume 1396, Page 371, Deed Records of Hidalgo County, Texas.

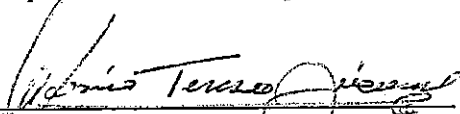
Mineral and/or royalty reservation contained in deed dated October 22, 1968, recorded in Volume 1216, Page 240, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated April 23, 1998, filed April 24, 1998, under Document Number 672497, Official Records of Hidalgo County, Texas.

Taxes for 2020 and subsequent years which Grantee herein assumes and agrees to pay.

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

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

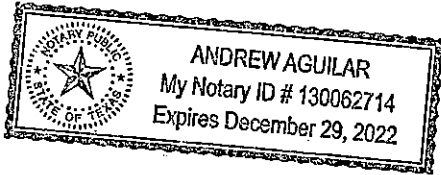


MARIA TERESA JACOME

ACKNOWLEDGMENT

State of TEXAS
County of HIDALGO

This instrument was acknowledged before me on the 12 day of June, 2020, by MARIA TERESA JACOME

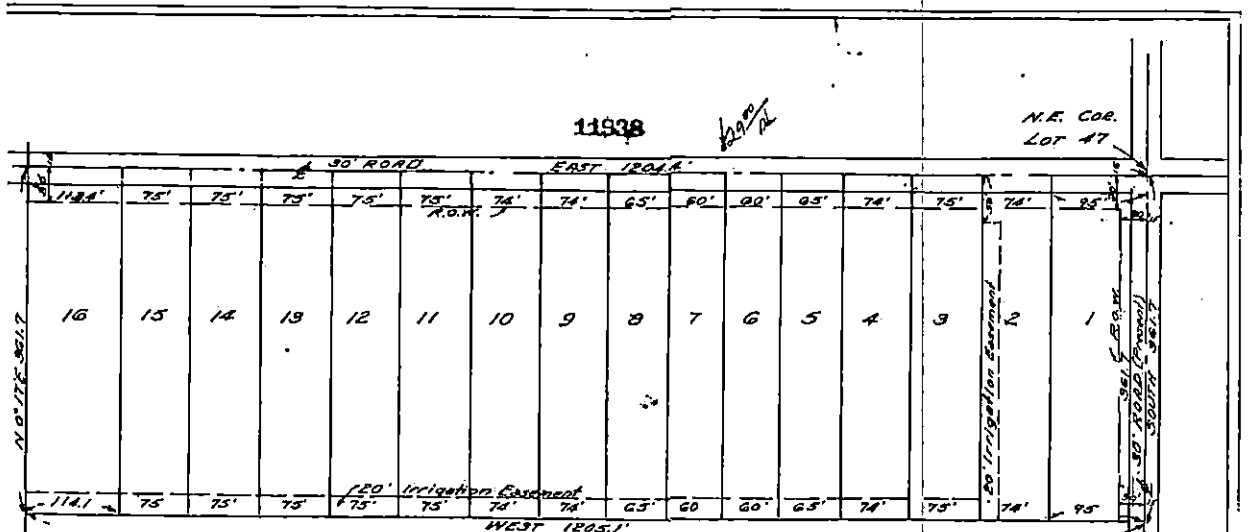




Notary Public, State of TEXAS

AFTER RECORDING, RETURN TO:
Mr. & Mrs. SERGIO SOTO MARIN
6503 Vasquez St.
Pharr, Texas 78577

PREPARED BY:
Law Office of Michael J. Daley, PLLC
1801 S. 2nd Street, Ste #370
McAllen, Texas 78503
120-7948

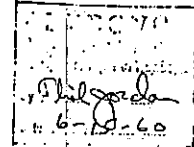


APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 17 day of June 19 60
 GEO. L. ANDERSON, County Clerk
 By: *Isabel Ramirez* Deputy

FILED FOR RECORD THIS DATE
 11:35 AM

JUN 17 1960

MAP OF
HIGHLAND FARMS



BEING A RESUBDIVISION OF THE NORTH 10 ACRES OF LOT 47 OF THE
 LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, HIDALGO
 COUNTY, TEXAS.

SCALE: 1" = 100' MAY 5, 1960

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS



STATE OF CALIFORNIA:
 COUNTY OF *San Bernardino*

KNOW ALL MEN BY THESE PRESENTS:

I, LEONARD ADAMS, OWNER OF THE ABOVE DESCRIBED PROPERTY DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

Leonard Adams
 LEONARD ADAMS

STATE OF CALIFORNIA:
 COUNTY OF *San Bernardino*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED LEONARD ADAMS, 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 11 DAY OF May A. D. 1960.



Sam Atthiens
 NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
 My Commission Expires 11-28-61

ACCEPTED AND APPROVED BY THE CITY COMMISSION OF DONNA, TEXAS ON THIS THE 7 DAY OF June A. D. 1960.

Elizabeth Mabry
 MAYOR



William Cogges
 CITY SECRETARY



Chapter 232, Texas Local Government Code

12/2/2020 8:53:40 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3857
Receipt No.: 015525
H3050-00-000-0005-00

MARIN SERGIO SOTO & MARIA V REYES

6503 VASQUEZ ST
PHARR, TX 78577
(956) 414-1758
(956) 414-1758

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 200Sq.Ft.
- [5] Legal Description: HIGHLAND FARMS LOT 5
- [6] Location: MILE 9 N. & HUTTO RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3857
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alyssa.ulloa

Inspector: gilbert.pecina

Receipt: alyssa.ulloa

Cashier

12/2/20
Date

[NOTICE]

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

Signature of Owner or Applicant

12/2/20
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3877

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

Upon the application of:

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

Name: Efrain Rocha

Address: 4208 old la
Blanca Rd
Donna Tx

Phone: 956-261-2332

Water Supplier: MAWS

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

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

Efrain Rocha TEXAS VALLEY ESTATES UT LOT 22

[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. 15, 2000, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~OR~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/15/00

ATTEST:

Hidalgo County Clerk

Date

Richard F. Carter 12/15/00
Antonio Guajardo Jr. 12/15/00



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: 1-3877

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

Efrain Rocha

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

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

TEXAS VALLEY ESTATES UT LOT 22"

[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]

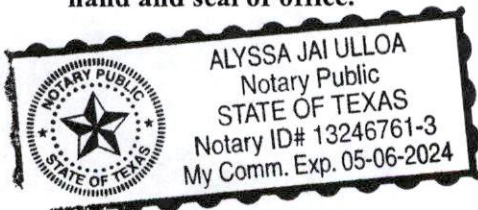
3A. ~~"The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

Efrain Rocha (Signature)

SUBSCRIBED AND SWORN TO before me on December 12, 2020 to certify which, witnesses my hand and seal of office.



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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2611925

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: April 16, 2015

Grantor: **Sharon Waite**

Grantor's Mailing Address:
8301 W Business Highway 83
Mission, Texas 78572
Hidalgo County

Grantee: **Efrain Rocha**

Grantee's Mailing Address (including county):

4726 Old La Blanca Rd.
Donna, Texas 78537
Hidalgo County

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property Description:

Tract 1: Geo: T26620100000200 LOT 22, TEXAS VALLEY ESTATES, UNIT NO. 1, AN ADDITION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS ACCT. NO. T2622-01-000-0022-00;

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affects the property.

Rights of adjoining owners in any walls and fences situated on a common boundary;

5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority

land usage or ownership;

9. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, and other matters shown on the plat of Mid Valley Estates Subdivision, as recorded in Map Records, Hidalgo County, Texas.

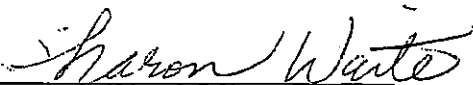
SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of the Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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



Sharon Waite

acknowledgment)

State of Texas
County of Hidalgo

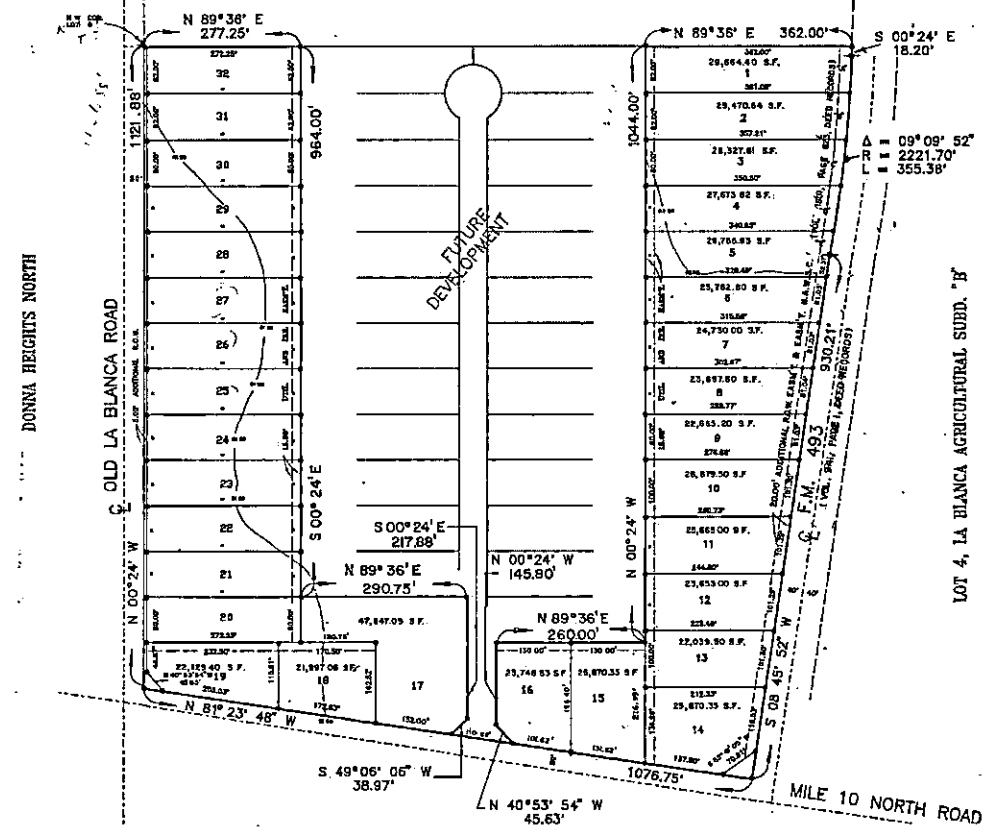
This instrument was acknowledged before me on the 16th day of April, 2015
by Sharon Waite.



Maria Elena Martinez
Notary Public, State of Texas

LOT 14, LA BLANCA AGRICULTURAL SUBDIVISION 'B'

TEXAS VALLEY ESTATES
UNIT No. 1



BEING A SUBDIVISION OF 18.33 ACRES
OUT OF LOT 5, LA BLANCA AGRICULTURAL
SUBDIVISION 'B', HIDALGO
COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, AND THE UNDERSIGNED ENGINEER OF THE LAND DRAWN ON THE PLAN, AND
REGISTERED HEREIN AS THE JOURNAL BOOKS HEREBY SUBMITTED TO THE
COUNTY OF HIDALGO, TEXAS, AND WITNESSES TO THE SAME, DO HEREBY
CERTIFY THAT THE PLAN AND THE PUBLIC MAPS, PLATS, ALIENS,
PACIFIC WATER COURSES, DEEDS, EASEMENTS AND PUBLIC PLACES THEREIN DRAWN
FOR THE PURPOSE OF CONSIDERATION HEREBY REFERRED TO

[Signature]
LEX 4847

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
THE SAID
KNOWING TO ME TO BE THE PERSONS WHOSE
NAMES IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22ND DAY OF
MAY 1982

[Signature]
Susan J. Headley
SUSAN J. HEADLEY - NOTARY PUBLIC

THIS PLAN APPROVED BY THE DONNA HEIGHTS DISTRICT ON THIS 22ND
DAY OF MAY 1982

[Signature] *[Signature]*
SECRETARY PRESIDENT

I, THE UNDERSIGNED ENGINEER OF THE PLANNING AND DESIGN DIVISION OF THE CITY OF
DONNA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL
REGULATIONS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH ARE APPROVED
BY RESOLUTION

[Signature]
CITY PLANNING COMMISSIONER

I, THE UNDERSIGNED ENGINEER OF THE CITY OF DONNA, HEREBY CERTIFY THAT
THIS SUBDIVISION PLAN CONFORMS TO ALL REGULATIONS OF THE SUBDIVISION
REGULATIONS, THE CITY WHICH IS APPROVED BY RESOLUTION

[Signature] *[Signature]*
CITY SECRETARY MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF TEXAS, HEREBY CERTIFY THAT THIS PLAN OF THE SAID SUBDIVISION WAS
PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE
WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, AS AMENDED
BY THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT I AM A MEMBER OF THE
TEXAS SURVEYORS ASSOCIATION.

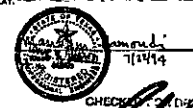
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF
TEXAS, HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN
GIVEN TO THIS PLAN.

[Signature]
REGISTERED PROFESSIONAL ENGINEER

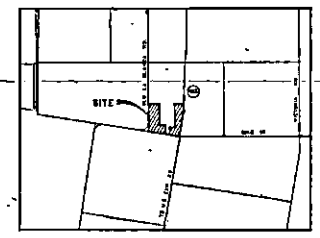
APPROVED
Hidalgo County, TX



CHECKED BY
10-31-84

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

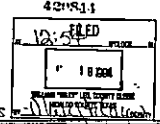
124 EAST STUBBS STREET EDINBURG, TEXAS 76529 PH. 381 - 6480



CURVE	BELEN	BEACD	LENGTH
A	178° 42'	221.70'	43.82'
B	217° 02'	221.70'	21.10'
C	7° 04' 14"	221.70'	80.23'
D	9° 04' 41"	221.70'	80.23'
E	1° 19' 11"	221.70'	68.09'

NOTES

- 1- FLEET ZONE 'C' AREAS OF MINIMAL FLOODING. CPAN 480224 SADES MAP REVISED NOVEMBER 14, 1982.
- 2- ONE SINGLE FAMILY DWELLING PER LOT
- 3- MINIMUM FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.
- 4- THERE ARE NO WATER WELLS WITHIN 50.0 FEET OF REAR SIDE ABUTTING STREET UNLESS OTHERWISE NOTED.
- 5- MINIMUM BUILDING SETBACK LINES: FRONT LOTS 1-14 = 60.00' 15-31 = 30.00' REAR SIDE 15.00' 15-31 = 30.00'
- 6- LEGENDS - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 7- CURBENTS MUST BE PROVIDED FOR ALL DRIVEWAYS.
- 8 - BENCH MARK: 3400 FEET U.S.C. 81' TOP OF PAVEMENT AT INTERSECTION OF P.M. 430 AND MILE 10 NORTH ROAD.
- 9 - NO BUILDING OVER ANY EASEMENT.



APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
The Honorable David Aho 1897
William "Billy" Leo, County Clerk
Hidalgo County, Texas
By: *[Signature]* Deputy

road in Volume 29 Page 166
the map records of Hidalgo
County, Texas
Hidalgo and Hunt, Inc.
County Surveyors



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

12/9/2020 11:05:10 AM

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

Permit No.: Permit 1-3877
 Receipt No.: 015651
 T2662-01-000-0022-00

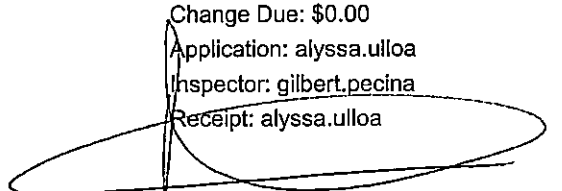
ROCHA EFRAIN
 4726 OLD LA BLANCA RD
 DONNA, TX 78537
 (956) 261-2332
 (956) 261-2332

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 924Sq.Ft.
- [5] Legal Description: TEXAS VALLEY ESTATES UT 1 LOT 22
- [6] Location: MILE 10 & OLD LA BLANCA RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$16000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 1-3877
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier

12/9/20
 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.

Efrain Rocha
 Signature of Owner or Applicant

12-9-20
 Date

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Alexander Ramos Vasquez	4-4069
2.	
COMM. COURT: DECEMBER 15, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4069

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

Upon the application of:

Name: Alexander Ramon Vasquez

Address: 4210 E Ramseye RD
Edinburg TX 78542

Phone: 956 703 8745

Approved by Environmental Health:	Temporary Service <input checked="" type="checkbox"/>	Final Service
Inspection/Permit No:	Authorized Signature <u>[Signature]</u>	Authorized Signature <u>MRamirez</u>
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>12/02/20</u>

Water Supplier: Alamo water supply

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

Account/ESI No.: 10032789428437391

Temporary Pole Permanent Service

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

Santa Cruz Gardens NO. 2 (E 900'-S 242' of lots 7, 8 + 9)
lots 7, 8, 9 Block # 41

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

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

12/15/20
Date

ATTEST:

[Signature]
Hidalgo County Clerk

12/15/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/15/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4009

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

Alexander Ramos Vasquez

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: Santa Cruz Gardens #2
(E 900'-5242' w/ lots 7, 8 & 9)
Light & Water Services Lots 7, 8, 9 Blk # 41
S.O.A.C GR 4.84 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."

Alexander Ramos Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on December 2, 2020, to certify which, witnesses my hand and seal of office.



Marina Rendon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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

11/25/2020 2:11:54 PM

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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Permit No.: Permit 4-4069
Receipt No.: 015486
S1700-02-041-0007-01

VASQUEZ ALEXANDER RAMOS
5817 N CESAR CHAVEZ RD
EDINBURG, TX 78542
(956) 703-8745
(956) 703-8745

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 E900'-S242'
LOTS 7 8 & 9 BLK 41 5.0AC GR 4.84AC NET
- [6] Location: Cesar Chavez & Davis
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$48000
- [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 4-4069
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: guillermo.rodriquez
Receipt: alex.antons

Cashier

Date

11/25/20

[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

11/25/20/20
Date

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 4, 2020

Grantor: EDGAR A ROJAS and wife, MARIA OFELIA ROJAS

Grantor's Mailing Address: 1215 N 10th Street
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: ALEXANDER RAMOS VASQUEZ

Grantee's Mailing Address: 4210 E Ramseyer Road
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and a note of even date by Grantee and payable to the order of EDGAR A ROJAS and wife, MARIA OFELIA ROJAS, in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of EDGAR A ROJAS and wife, MARIA OFELIA ROJAS, and by a first-lien deed of trust of even date from Grantee to RAMON VEGA III, Trustee.

Property (including any improvements):

The following described real estate, situated at SANTA CRUZ GARDENS UT NO. 2 E900'-S242' LOTS 7, 8 & 9 BLK 41 5.0AC GR 4.84AC NET, EDINBURG, in the County of HIDALGO, State of Texas:

Tax Parcel Number: 522565.

Legal Description:

TRACT NO. 1, CONTAINING 5.00 ACRES OF LAND OUT OF LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK FORTY-ONE (41), SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, According to the amended map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ½" iron rod set in the centerline of Morningside Road for the Southeast corner of said Lot 9, and the Southwest corner of this tract;

THENCE North 81 degrees 37 minutes West, along the South line of Lots 7, 8 and 9, passing a ½" iron rod set at 30.00 feet for the West right of way line of Morningside Road, a total distance of 900.00 feet to a ½" iron rod found for the Southwest corner of Lot 7, and the Southwest corner of this tract;

THENCE, North 08 degrees 23 minutes East, along the West line of Lot 7, a distance of 242.00 feet to a ½" iron rod set for the Northwest corner of this tract;

THENCE, South 81 degrees 37 minutes East, passing a ½" iron rod set a 870 feet for the West right of way line of Morningside Road, a total distance of 900.00 feet to a ½" iron rod set on the East line of Lot 9, and in the centerline of Morningside Road for the Northeast corner of this tract;

THENCE, South 8 degrees 23 minutes West, along the East line of Lot 9, and the centerline of Morningside Road, a distance of 242.00 feet to the POINT OF BEGINNING, and containing 5.00 acres of land, more or less.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

LESS AND EXCEPT:

1. Prior reservation of all oil, gas and other minerals in, on, under or that maybe produced from the property;
2. Regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extraterritorial jurisdiction of said property.
3. Subject to any portion of the property within limits of boundaries of any public or private roadway and/or highway and the right of the public thereto.
4. Easement, Rules, Regulations and Rights in favor of Irrigation District.

Subject to existing taxes, assessment, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in the fee simple of the above granted premises and has good right to sell and convey the same; and that the Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Taxes for the year 2020 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, administrator, executors, successors, and/or assigns forever. Grantor binds Grantor and Grantor's heirs, administrator, executors, successors, and/or assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and/or assigns against every person whomsoever lawfully claiming or

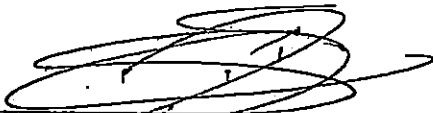
to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

EXECUTED ON THIS 27 DAY OF May 2020.

Grantor(s) Signature(s):



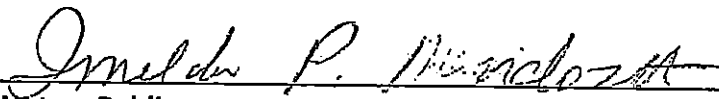
EDGAR A. ROJAS



MARIA OFELIA ROJAS

STATE OF TEXAS, COUNTY OF HIDALGO

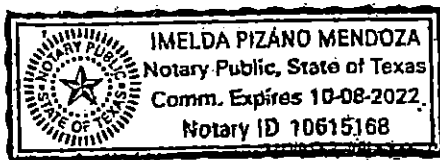
This instrument was acknowledged and excuted before me on this 27 day of May, 2020 by EDGAR A ROJAS and wife, MARIA OFELIA ROJAS



Notary Public

My commission expires on : 10-8-2022

(seal)



PLATTING EXEMPTION AFFIDAVIT

Agricultural Subdivision
(Subdivider)

625630

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Olga Santos Vargas known to me to be the person who subscribed his/her name below, who, after having first been duly sworn by me, on oath deposes and says:

I, Olga Santos Vargas, reside at Rt. 12 Box 370 Edinburg, Texas. I am over 18 years of age and competent to make this affidavit.

"This affidavit is made for the purpose of inducing Hidalgo County to grant an exemption from the platting requirements of the Hidalgo County Subdivision Regulations on the following described property (the "Property"), to-wit:

A 5.00 acre tract of land out of Lots 7 and 8, Block 41, SANTA CRUZ GARDENS Units No. 3, Hidalgo County, Texas, according to the amended map recorded in Volume 8, Pages 28 and 29, Map Records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

"The Property is being divided into tracts or lots, each of which is greater than five (5) acres in surface area.

"The intended use of the Property after the division is completed shall be only uses, buildings and accessory uses related to farming and ranching activities that involve the production of raw farm and ranch products. "Farming and ranching activities" include only those uses described in Standard Industrial Classification (SIC) Codes 01 to 09, Agricultural, Forestry and Fishing; except 0732 crop preparation services for market, and 0724 cotton ginning. "Accessory uses" includes facilities for raising animals, such as barns, kennels or stables.

"Each lot or tract created by the division of the Property has a minimum of fifty (50) feet fronting on street or roadway which has been previously dedicated to the public for its use and benefit and which provides the principal access to each such lot or tract.

"No lot or tract created by the division of the Property will contain more than one single family residential unit.

"I understand that no building permit will be issued by the County, nor will utility services be permitted to the Property until such time as a survey of all lots or tracts created by the division of the Property is submitted to the Hidalgo County Planning Department along with certified copies of all of the deeds creating the above referenced lots or tracts from the Property, other than any portion shown on the survey that is retained by me.

"I am authorized to make this Affidavit and have personal knowledge of the information contained herein, and I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas."

Executed as of Sept. 24, 1997

Oleg Santos Vargas
Printed Name: Oleg Santos Vargas



SUBSCRIBED AND SWORN to before me on the 24th day of September, 1997, by Oleg Santos Vargas

Conrado S. Garcia
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of September, 1997, by Oleg Santos Vargas

Conrado S. Garcia
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Hidalgo County Planning Department

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

On: Sep 24, 1997 at 11:23A

As a
Recording

Document Number: 625630
Total Fees: 11.00

Receipt Number - 111132
By:
Norma Garza

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	ENRIQUE MORENO	3-1780
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 15, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1780

12/4/2019

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

Upon the application of:

Name: Enrique Moreno

Address: 4715 Walton Dr.

Mission TX 78574

Phone: (956)-257-8807

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	12/04/2020

Water Supplier: Agua Sud

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

Account/ESI No.: 10032789425964400
 Temporary Pole Permanent Service

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

Walton lot 2

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Dec. 15, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 12/15/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1780
12/4/2019

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

Enrique Moreno

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

Walton Lot 2

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

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

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

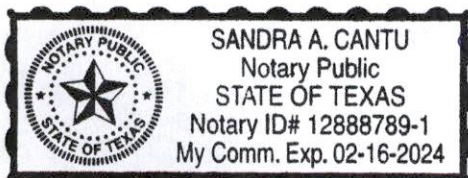
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

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



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

Charge To: VLTC

GF# 160823

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

Warranty Deed with Vendor's Lien

Date: March 12, 2019

Grantor: Edgar Humberto Berlanga, a single person

Grantor's Mailing Address:

1412 Oak Drive
Mission, Texas 78572

Grantee: Enrique Moreno, a single person

Grantee's Mailing Address:

5908 Minnesota Rd. Apt 4
Mission, Texas 78574

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$25,000.00 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 David H. Guerra, Trustee.

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.

Property (including any improvements):

All of Lot 2, WALTON SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 19, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Walton Subdivision, recorded in Volume 22, Page 19, Map Records of Hidalgo County, Texas.

Easement for right of way granted to La Joya Water Supply Corporation, as set forth in instrument recorded in Volume 1432, Page 398, Deed Records, Hidalgo, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 20, 1984, recorded in Volume 2013, Page 327, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Mineral and/or royalty reservation contained in deeds dated April 22, 1946, recorded in Volume 592, Page 309, Deed Records, dated November 18, 1989, recorded in Volume 2954, Page 559, and dated August 14, 1990, recorded in Volume 2954, Page 561, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years which Grantee assumes and agrees to pay.

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

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

Edgar H. Berlanga
Edgar Humberto Berlanga

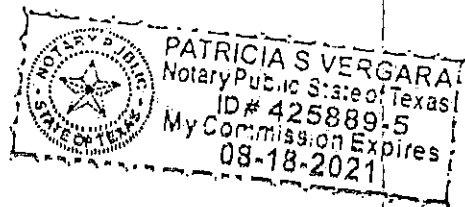
STATE OF TEXAS
COUNTY OF HIDALGO

ACKNOWLEDGMENT

This instrument was acknowledged before me on March 12, 2019, by
Edgar Humberto Berlanga.

Patricia Vergara
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
King, Guerra, Davis & Garcia, P.C.
301 E. Tom Landry Street
Mission, Texas 78572
33217





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 3-1780
Receipt No.: 010004
W0650-00-000-0002-00

MORENO ENRIQUE
~~6908~~ MINNESOTA ROAD *4715 Walton Drive*
 MISSION, TX 78572
 (956) 257-8807
 (956) 685-2705
 [1] Contractor: SELF
 [2] Water System: Agua S.U.D.
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 1300Sq.Ft.
 [5] Legal Description: WALTON LOT 2
 [6] Location: MINNESOTA ROAD & 4 1/2
 [7] Sewage: N/A
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$25000
 [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 WITH ALL REGULATIONS AND COUNTY SETBACKS**
 Description: Permit 3-1780
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: javier.cerda
 Inspector: javier.cerda
 Receipt: javier.cerda

[Signature]

 Cashier

12-4-19

 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.

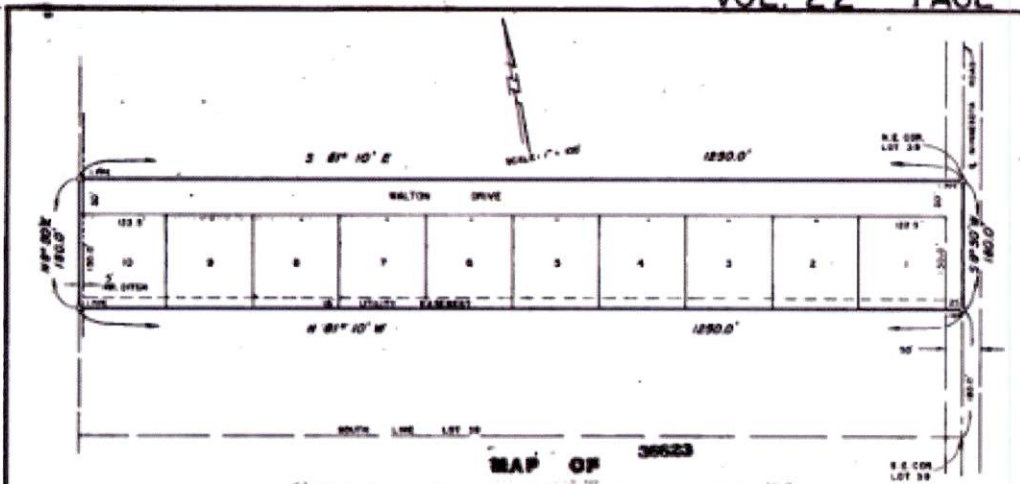
[Signature]

 Signature of Owner for Applicant
Enrique Moreno

12-4-19

 Date

Commissioner Court



MAP OF
WALTON SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE NORTH 3/4 ACRES OF LOT 28,
HECK JOFFING SUBDIVISION, UNIT NO. 3
HIDALGO COUNTY, TEXAS

28 19
Approved by Clerk
of the Court
County Clerk
County Clerk

FILED FOR RECORD THIS DATE
at 2:00 p.m. of the 7th M.

OC - 7 1981

SWETS LADSON
Public Clerk, Hidalgo County, Texas

I, **RAYMOND C. RYND**, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS
HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

APPROVED
FOR RECORDING
Hidalgo Co. 10/27/1981
By *[Signature]*
12-8-81

[Signature]
RAYMOND C. RYND
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
SURVEYED: JULY 19, 1981
1190-971 Job No. 81036



10/27/1981

[Signature]
DISTRICT CLERK

STATE OF TEXAS
COUNTY OF HIDALGO,

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE
TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

STATE OF TEXAS
COUNTY OF HIDALGO: *JMLOE*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LARRY WALTON**, OWNER 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN
UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28 DAY OF JULY A.D., 1981.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAN APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, ON THIS THE 8 DAY OF Sept A.D. 81.

[Signature]
RESIDENT

ATTEST:

[Signature]
SECRETARY

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
THIS 28th day of October 1981
MAYOR SALVADOR CARMONA
Clerk
[Signature]
10/12/1981



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
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: 1-3803

HIDALGO COUNTY

CERTIFICATE OF PLAT AND UTILITY STATUS

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Jesus Garcia

Address: 522 S. Milano Rd.
Weslaco Tx.
78596

Phone: (956) 536-4951

Water Supplier: CITY OF WESLACO

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

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

regarding the land described as:

GARCIA OAK ESTATES LOT 3

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8-3-20);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/15/20
Date

APPROVED BY COMMISSIONERS' COURT ON: 12/15/20 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

12/15/20
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 1-3863

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: Jesus Garcia

Address: 522 S. Milano Rd.
Weslaco Tx. 78592

Phone: (956) 536-4951

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

GARCIA OAK ESTATES LOT 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12/3/20
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:

12/3/20
Date

[Signature]
County Official

GIFT DEED

Date: September 29, 2020

Grantor: Jose Luis Garcia and Nora C. Garcia

Grantee's Mailing Address (including county):
P.O. Box 1709
Weslaco, Texas 78599
Hidalgo County, Texas

Grantee: Jesus Garcia and Paulita Garcia
Grantee's Mailing Address (including county):
P.O. Box 301
Weslaco, Texas 78599
Hidalgo County, Texas

Consideration: Love and Affection

Property (including any improvements):

Lot 3, Garcia Oak Estates, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 3, 2020, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3135386

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

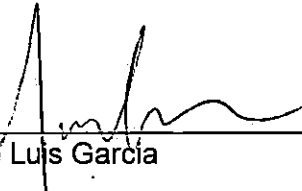
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and

Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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



Jose Luis Garcia



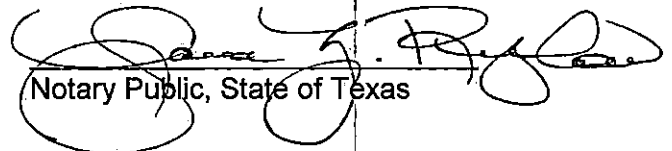
Nora C. Garcia

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 29th day of September, 2020, by Jose Luis Garcia.



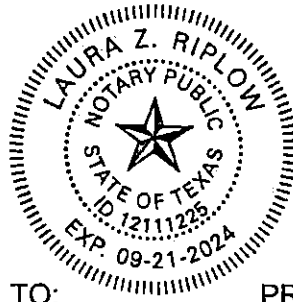


Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21st day of September, 2020, by Nora C. Garcia.



[Handwritten Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jesus Garcia and Paulita Garcia
P.O. Box 301
Weslaco, Texas 78599

PREPARED BY:

Law Office of David A. Ewers, P.C.
LR
323 Nolana
McAllen, Texas 78504

Garcia-Garcia-GD-3
Garcia-Garcia-GD-3.wpd



Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO
PLANNING DEPARTMENT

12/3/2020 12:01:41 PM

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

Permit No.: Permit 1-3863
Receipt No.: 015565
G062400-00-000-0003-00

GARCIA JESUS & PAULITA GARCIA

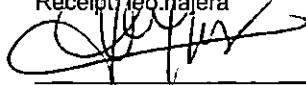
PO BOX 301
WESLACO , TX 78599
(956) 536-4951
(956) 536-4951

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2645Sq.Ft.
- [5] Legal Description: GARCIA OAK ESTATES LOT 3
- [6] Location: MILANOS & MILE 7
- [7] Sewage: City of Weslaco
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 30', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
Description: Permit 1-3863
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: leo.najera
Receipt: leo.najera


Cashier

12/3/20
Date

[NOTICE]

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


Signature of Owner or Applicant

12/3/20
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 1-3875

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: Jose Luis Garcia

Address: 309 W. Pike Blvd.
Weslaco TX 78596

Phone: 956-314-9474 ⁴⁷²⁻⁰²³⁹

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

Water Supplier: CITY OF WESLACO

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

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

regarding the land described as:

GARRET OAK ESTATES WT 4

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8-3-20);

(verified by [Signature] (LEVEL W/SEPA));

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rolando F. Lopez
Hidalgo County Judge
Date 12/15/20

ATTEST: [Signature]
Hidalgo County Clerk
Date 12/15/20

APPROVED BY
COMMISSIONERS COURT
ON: 12/15/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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1304 South 25th Street
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956-318-2844

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2401 N. Moorefield Rd.
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3878

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: Jose Luis Garcia
Address: 309 W. Pike Blvd.
Weslaco, TX 78596
Phone: (956) 472-0239

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

GARCIA OAK ESTATES LOT 4

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)

12-8-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12-8-20
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 13, 2002

Grantor: L. D. BROWN TESTAMENTARY TRUST, AKA THE LEW DOUGLAS BROWN TESTAMENTARY TRUST; VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN, DECEASED; DAVID DOUGLAS BROWN AND MELISSA ANN BROWN

Grantor's Mailing Address (including county): c/o RR 7, Box 138
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: JOSE LUIS GARCIA AND WIFE, NORA C. GARCIA

Grantee's Mailing Address (including county): 2010 Mexico Ave.
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY THREE THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$53,600.00) payable to the order of TEXAS STATE BANK and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

An undivided 1/2 interest in all oil, gas, and other minerals on, in, under, or that be produced from the subject property as set forth in instrument dated January 17, 1950, recorded in Volume 679, Page 10, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated April 1, 1971, recorded in Volume 332, Page 45, dated July 30, 1981, recorded in Volume 407, Page 219 and dated July 22, 1981, recorded in Volume 406,

Page 292, Oil and Gas Records, Hidalgo County, Texas.

Easements granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1158, Page 171 and Volume 1385, Page 356, Deed Records, Hidalgo County, Texas.

Easement for RIGHT OF WAY granted to CENTRAL PLOWER AND LIGHT COMPANY, as set forth in instrument recorded under Clerk's File No. 457169, Official Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of subject property described herein lying within canal right of way.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

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

Taxes for the year 2002 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK, without recourse on Grantor.

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

L.D. BROWN
TESTAMENTARY TRUST,
AKA THE LEW DOUGLAS BROWN
TESTAMENTARY TRUST

Virginia Carol Vaughan
VIRGINIA CAROL VAUGHAN,
Individually and as Independent Co-
Executor of the Estate of Virginia Jane
Brown, Deceased

BY *Susan Carol Brown*
SUSAN CAROL BROWN, TRUSTEE

David D. Brown
DAVID DOUGLAS BROWN

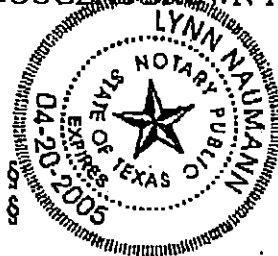
Karen Elaine Walker
KAREN ELAINE WALKER, Individually
and as Independent Co-Executor of the
Estate of Virginia Jane Brown, Deceased

Melissa Ann Brown
MELISSA ANN BROWN

(Acknowledgment)

State of Texas §
County of Hidalgo §

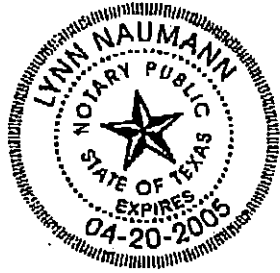
This instrument was acknowledged before me on the 5th of April, 2002,
by SUSAN CAROL BROWN, AS TRUSTEE OF THE L.D. BROWN TESTAMENTARY
TRUST, AKA LEW DOUGLAS BROWN TESTAMENTARY TRUST.



[Signature]
Notary Public, State of Texas

State of Texas
County of Hidalgo

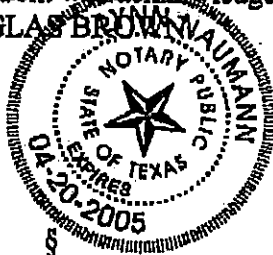
This instrument was acknowledged before me on the 15th of Jan, 2002,
by VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND
AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN,
DECEASED.



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

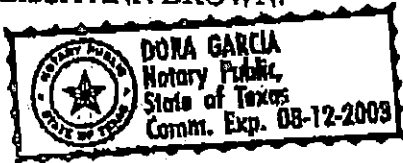
This instrument was acknowledged before me on the 18th of Jan, 2002,
by DAVID DOUGLAS BROWN



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 13th of February, 2002,
by MELISSA ANN BROWN.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE LUIS GARCIA
2010 Mexico Ave.
Weslaco, Texas 78596

PREPARED BY:
Scott & Lewis
Attorneys At Law
208 West Cano
Edinburg, Texas 78539
File/GF Number: 713374
LN:Ncl

EXHIBIT "A"

Being 2.151 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 646, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34, Map Records, Hidalgo County, Texas, and said 2.151 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the Northeast corner of said Farm Tract 646 and the Northeast corner of said tract herein described;

THENCE, South, 484.63 feet, with the East line of said Farm Tract 646 and with the centerline of Mile 6 ½ West Road to a cotton picker spindle set for the Southeast corner of said tract herein described;

THENCE, West, at a distance of 30.00 feet pass a ½ inch iron rod found for reference on the West right-of-way line of said Mile 6 ½ West Road and continuing for a total distance of 205.04 feet to a ½ inch iron rod found for the Southwest corner of said tract herein described;

THENCE, North, at a distance of 408.76 feet pass a ½ inch iron rod found for reference on the South right-of-way line of Mile 7 North Road and continuing for a total distance of 429.47 feet to a cotton picker spindle set for the Northwest corner of said tract herein described;

THENCE, North 74 degrees 56 minutes 30 seconds East, 212.34 feet, with the North line of said Farm Tract 646 and with the centerline of said Mile 7 North Road to the POINT OF BEGINNING and containing 2.151 acres of land, more or less.

Filed for Record in:
Hidalgo County III
by J. D. Salinas,
County Clerk
On: Feb 22, 2002 at 03:56P
As a Recording
Document Number: 1054569
Total Fees: \$ 22.00
Receipt Number: 402614
By:
Bea Cruz, Deputy



Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

12/8/2020 12:07:25 PM

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-3875
Receipt No.: 015633
G062400-00-000-0004-00

GARCIA JOSE L & NORA C GARCIA

2010 MEXICO AVE.
WESLACO, TX 78596
(956) 472-0239
(956) 472-0239

- [1] Contractor: self
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2295Sq.Ft.
- [5] Legal Description: GARCIA OAK ESTATES LOT 4
- [6] Location: MILANOS & MILE 7
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3875
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: leo.najera
Receipt: leo.najera

Cashier

12-8-20

Date

[NOTICE]

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Signature of Owner or Applicant

12-08-2020

Date