



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

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

### **COMMISSIONERS COURT AGENDA FOR December 22, 2020**

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
<b>TOTAL CERTIFICATES</b>	<b>3</b>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JOSE GONZALEZ	1-3866
2.		
	COMM. COURT: DECEMBER 22, 2020	

# PLANNING DEPARTMENT

## County of Hidalgo



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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3846

### 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 L. Gonzalez

Address: 2511 Peacock Drive  
Damon Texas 78537  
Lot 21

Phone: 956-373-5141

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

Water Supplier: NAWS

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

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

regarding the land described as:

PEACOCK VILLAGUE LOT 21

on Dec. 22, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; (Date approved 4/23/07);
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by LEONEL MAJERA);
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by \_\_\_\_\_);
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by \_\_\_\_\_);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by \_\_\_\_\_);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge  
Date 12/22/20

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 12/22/20

APPROVED BY COMMISSIONERS  
ON: 12/22/20

# PLANNING DEPARTMENT

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956-205-7045  
956-205-7049

Precinct 12 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3866

### 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 Gonzalez

Address: 2511 Peacock Dr  
Donna TX 78537

Phone: 956-373-5141

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

Peacock Village Lot 21

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)

12-11-2020  
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:

12/16/20  
Date

[Signature]  
County Official

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

**WARRANTY DEED**

**Date: June 29, 2020**

**Grantor: JOSE LUIS COLIN and RUBY COLIN (aka) RUBY DEL TORO**

**Grantor's Mailing Address: 1320 Ricardo St.  
Weslaco, Texas 78596**

**Grantee: JOSE LUIS GONZALEZ and MELISSA GONZALEZ**

**Grantee's Mailing Address: 416 Pine St.  
Donna, Texas 78537**

**Consideration:**

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

**Property (including any improvements):**


**Lot 21, Peacock Village Subdivision, Hidalgo County, Texas, according to subdivision plat recorded in Volume 32, Page 71, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals in and under said land.**

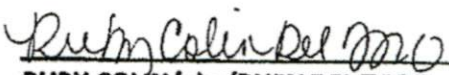
**Other Exceptions to Conveyance and Warranty:**

- 1- Peacock Village Subdivision Building Restrictions recorded as Document No. 595414 in the Official Records of Hidalgo County, Texas, and building restrictions shown on recorded subdivision plat.**
- 2 -Reservations of all mineral interest by predecessors in title.**
- 3 – Easements and reservations shown on recorded subdivision plat and dedication.**
- 4 – Subdivision platting regulations of Hidalgo County and building and zoning ordinances of any city having extra-territorial jurisdiction over the property.**
- 5 – Easements, liens, rights, rules and regulations of Donna Irrigation District Hidalgo County No. 1.**

- 6 – Easement grants of record in Hidalgo County, Texas.
- 7 – Unreleased oil, gas and mineral leases of record in Oil & Gas Lease Records of Hidalgo County.
- 8 – Habitation of more than one dwelling on this lot is prohibited.

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

  
 \_\_\_\_\_  
 JOSE LUIS COLIN

  
 (GRANTORS) RUBY COLIN/aka/RUBY DEL TORO

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on 6/30, 2020 by  
 JOSE LUIS COLIN and RUBY COLIN (aka) RUBY DEL TORO.

  
 NOTARY PUBLIC, STATE OF TEXAS  
 YOLANDA McGEE





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 1-3866  
Receipt No.: 015582  
P4750-00-000-0021-00

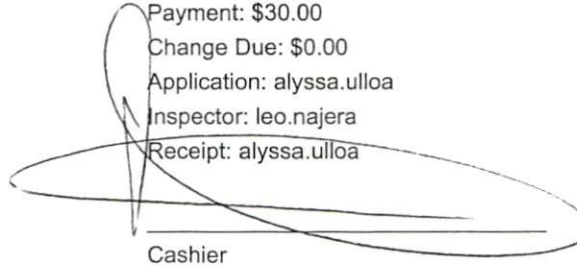
GONZALEZ JOSE LUIS  
416 PINE ST  
DONNA, TX 78537  
(956) 647-7578  
(956) 342-7826

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 50', Side 7', Side 7', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3866  
Price: \$30.00

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2082Sq.Ft.
- [5] Legal Description: PEACOCK VILLAGE LOT 21
- [6] Location: FM 493 & MILE 9 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

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

Method of Payment: Check  
Check/M.O.#: 1924  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa



Cashier

Date 12/4/20

[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

12-4-20  
Date



# PLANNING DEPARTMENT

## County of Hidalgo



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3282

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

Upon the application of:

Name: Sergio Garza Gonzalez

Address: 2505 peach Ln.  
pasadena Tx. 77502

Phone: (713) 258-0169

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

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000010541  
 Temporary Pole     Permanent Service

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

Sergio Garza Gonzalez Talantis 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. 22, 2020, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge    12/22/20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk    12/22/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/22/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3282

### 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 Garza Gonzalez

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

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

Talant's properties lot 2 FM 493  
(7125 N. FM. 493 Donna TX.)"

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

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

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

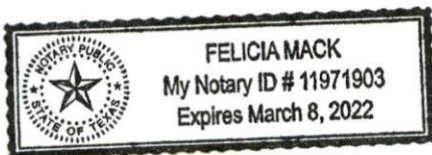
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-OR-~~

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

[Signature] (Signature)

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



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

CLOSER BN  
GF# 203614

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

### GENERAL WARRANTY DEED

**Date:** April 26, 2018

**Grantor:** Lorena Campos now known as Lorena Cespedes, not joined herein by my husband since this property constitutes no part of our legal homestead.

**Grantor's Mailing Address:**

777 Nantucket Dr.  
Harlingen, Texas 78550  
Cameron County

**Grantee:** Sergio Garza Gonzalez, a single person

**Grantee's Mailing Address:**

2505 Peach Lane  
Pasadena, Texas 77502  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, which consideration is being paid to a facilitator pursuant to an IRC 1031 Tax Deferred Exchange.

**Property (including any improvements):**

**Tract 1:**

A 1.50 acre Tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10 acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 605.00 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a 1/2 inch iron rod set for a corner hereof;

THENCE, South parallel with the East line of Block 66, a distance of 110.00 feet to the Southeast corner hereof;

THENCE, West parallel with the South line of Block 66, a distance of 263.82 feet to a 1/2 inch iron rod found for the Northwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 165.00 feet to a ½ inch rod set for the Northwest corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 659.82 feet to a ½ inch iron rod set for the Northeast corner hereof;

THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 1.5 acre Tract of land more or less.

**Tract 2:**

A 0.50 acre Tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10.acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 550.0 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a ½ inch iron rod found for the Southwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 55.00 feet to a ½ inch iron rod set for the North West corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 396.00 feet to a ½ inch iron rod set for the Northeast corner hereof;

THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 0.50 acre Tract of land more or less.

**Tract 3:**

A 0.50 acre tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10.acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 495.00 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a ½ inch iron rod found for the Southwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 55.00 feet to a ½ inch iron rod set for the North West corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 396.00 feet to a ½ inch iron rod set for the Northeast corner hereof;

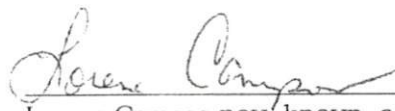
THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 0.50 acre Tract of land more or less.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Right-of-Way Easement granted by J. V. Talantis to Carthage Hydrocol, Inc., by instrument dated April 14, 1949, recorded in Volume 660, Page 365, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement in favor of North Alamo Water Supply by instrument recorded in Volume 1788, Page 899, Deed Records of Hidalgo County, Texas.
- C. A ten foot (10') Irrigation Easement granted by Jim Talantis to Felix L. McCurdy, by instrument dated March 13, 1959, recorded in Volume 939, Page 476, Deed Records of Hidalgo County, Texas.
- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 25, Page 127A, Map Records Hidalgo County, Texas.
- E. Easements, rights, rules and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
- F. Easements or claims of easements which are not a part of the public record.
- G. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas.
- H. A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas.
- I. Oil and Gas Lease in favor of Blocker Exploration Company recorded in Volume 378, Page 627, Volume 379, Page 323, and Volume 384, Page 25, Oil and Gas Lease Records of Hidalgo County, Texas.
- J. All oil, gas, and other minerals reserved in Deed dated July 15, 1987, recorded in Volume 2479, Page 84, Official Records of Hidalgo County, Texas.
- K. Any claim or allegation that the land described herein, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
- L. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.

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

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

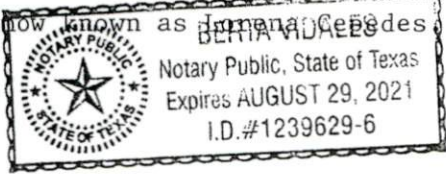


\_\_\_\_\_  
Lorena Campos now known as Lorena Cepedes

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 04, 2018, by Lorena Campos, now known as Lorena Garza



*Marta Vidals*

Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#203614 BV  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TTLEDOCS\203614-WD\ag)

**AFTER RECORDING RETURN TO:**

Sergio Garza Gonzalez  
2505 Peach Lane  
Pasadena, TX 77502



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

7/1/2020 1:34:30 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 1-3282  
Receipt No.: 013031  
T0320-00-000-0002-00

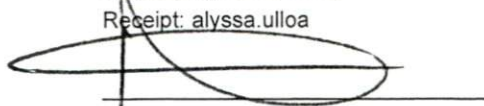
GONZALEZ SERGIO GARZA  
2505 PEACH LN  
PASADENA, TX 77502  
(956) 000-0000  
(281) 216-7051

- [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: TALANTIS PROPERTIES E396'-S110' LOT 2
- [6] Location: FM 493 & MILE 12 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3282  
Price: \$30.00

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

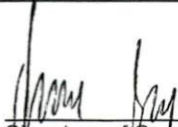
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
\_\_\_\_\_  
Cashier

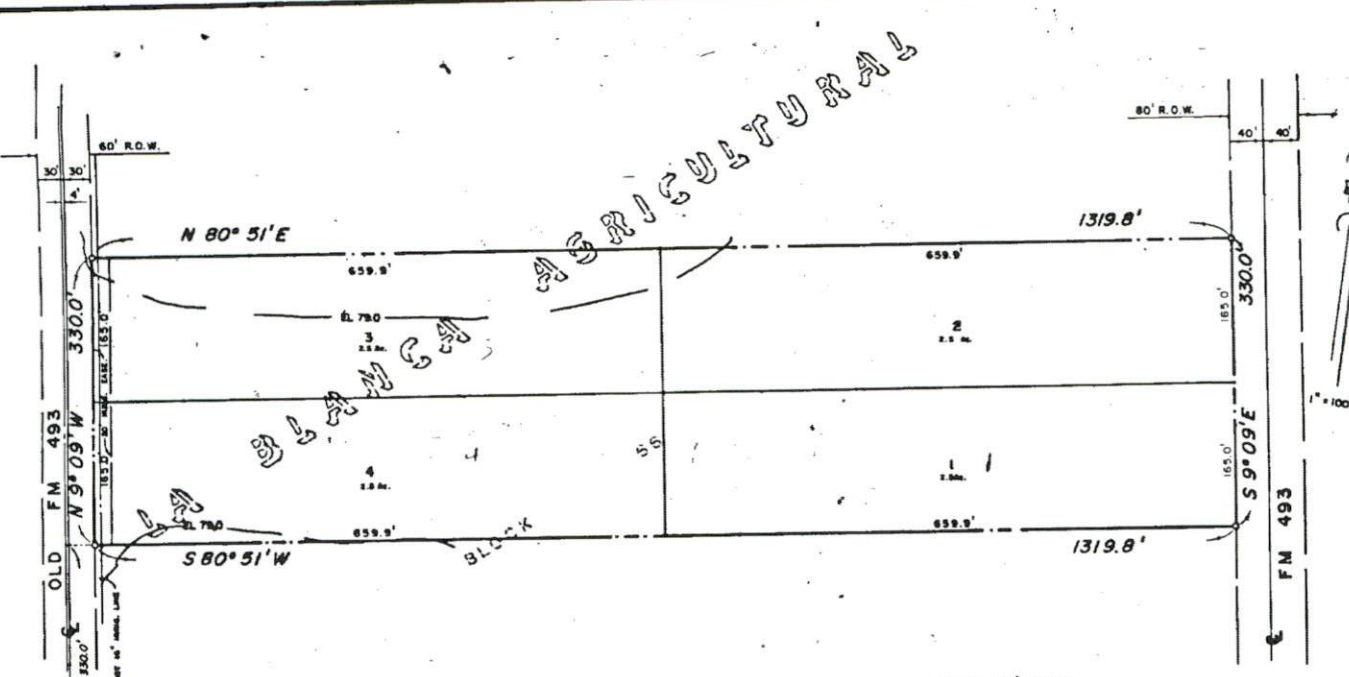
7/1/20  
Date

[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

7/1/20  
Date



**MAP OF  
TALANTIS PROPERTIES SUBDIVISION**  
CITY OF DONNA

BEING A RESUBDIVISION OF 10.0 ACRES OUT OF THE NORTH  
10.0 ACRES OF THE SOUTH 20.0 ACRES OF BLOCK 66,  
LA BLANCA AGRICULTURAL TRACT SUBDIVISION  
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
HIDALGO CO. PLANNING DEPT.  
DATE: 7-2-88

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN SHOWN AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

FRED L. KURTH  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10104  
SURVEYED 12-22-82  
7262 5053

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERT POLIS, 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 14th DAY OF JUNE, A.D., 1988.



I, CARLOS VAQUERO, A REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF LANDS HEREIN SHOWN AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

CARLOS VAQUERO  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 10104  
SURVEYED 12-22-82  
7262 5053

7:116

9:00 FILED  
JUL - 7 1988  
HIDALGO COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN, AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF STREETS AND ALLEYS DESIGNATED THEREON.

Albert Polis  
ALBERT POLIS

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT, ON THIS 21st DAY OF JUNE, A.D., 1988.

ATTEST:

B.C. King

FRED L. KURTH  
Notary Public  
State of Texas  
My Commission Expires 3/30/87

ALBERT POLIS  
PRESIDENT

Recorded in Book 25 Page 127A  
of the map records of Hidalgo  
County, Texas  
Melden and Hunt, Inc.  
County Surveyors

THIS PLAN OF TALANTIS PROPERTIES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 14th DAY OF June, 1988.

BY: [Signature]

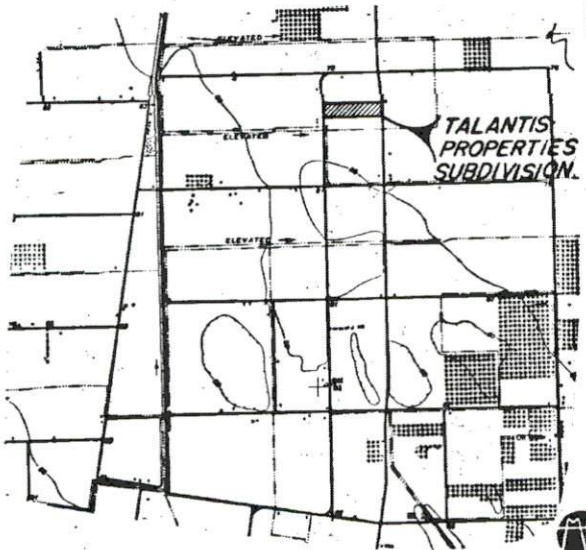
Barbara S. Rave  
SECRETARY

THIS PLAN OF TALANTIS PROPERTIES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SAID COUNCIL.

DATED THIS 21st DAY OF June, 1988.

BY: [Signature]

[Signature]  
BY: CITY SECRETARY



NOTES:

1. PROPOSED SETBACKS ARE AS FOLLOWS:  
FRONT - 25 FEET  
SIDE - 10 FEET
2. ONE SINGLE FAMILY DWELLING PER LOT.
3. MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 18 INCHES ABOVE NATURAL GROUND.
4. ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 04509, JANUARY 2, 1981.
5. BENCH MARK: NAIL IN POWER POLE, SECOND POLE SOUTH OF NORTHEAST CORNER OF SUBDIVISION. ELEV. 79.81

MELDEN & HUNT INC.  
CONSULTING ENGINEERS  
HOUSTON, TEXAS  
512-261-0901

CHECKED FOR DRAINAGE  
BY: [Signature]





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: ~~444~~ 4-4131

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

Upon the application of:

Name: Menghang Wu

Address: 4821 Sheffield St  
Edinburg, TX 78539

Phone: (956) 358-9059

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

Water Supplier: N/A

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:

1.636 ac. out of lot 447, John H. Shary

[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 22, 2020, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/22/20



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: ~~4-413~~ 4-4131

**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

Menghung Wu

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

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

1.636 ac out of lot 447 John H. Shary ."

[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]

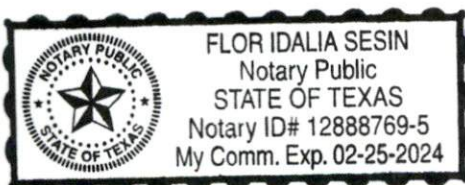
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Menghung Wu (Signature)

SUBSCRIBED AND SWORN TO before me on December 14, 2020, to certify which, witnesses my hand and seal of office.



Flor Idalia Sesin  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-4131

Receipt No.: 015726

S2950-00-000-0447-30

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

WU MENGHUNG  
4821 SHEFFIELD ST  
EDINBURG, TX 78539  
(956) 358-9059  
(956) 358-9059

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5000Sq.Ft.
- [5] Legal Description: JOHN H SHARY N320'-E264'-W792' LOT 447 1.94AC NET
- [6] Location: Taylor & Mile 6
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C  
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 4-4131  
Price: \$30.00

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

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

Cashier  Date 12/14/2020

[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

12-14-20  
Date

ID#  
282490

SIERRA TITLE  
STG: MC GF# 3187971

General Warranty Deed

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

Date: November 10, 2020

Grantor: VJD PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantor's Mailing Address: 101 E. Owassa Rd.  
Edinburg, Texas 78542  
Hidalgo County

Grantee: MENGHUNG WU, a married man

Grantee's Mailing Address: 4821 Scheffield St.  
Edinburg, Texas 78539  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

A 1.636-acre tract of land out of Lot 447, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, lying on the South side of Mile 6 North Road and approximately 528 feet East of Taylor Road, said tract more particularly described by metes and bounds as follows:

THE POINT OF COMMENCEMENT (P.O.C), as a point of reference, being at a point on the apparent existing centerline of Taylor Road, for the apparent Southwest corner of said Lot 447; THENCE, South 81 degrees 18 minutes 50 seconds East, with the apparent South Lot line of said Lot 447, a distance of 528.00 feet to a point;

THENCE, North 08 degrees 41 minutes 10 seconds East, parallel to the apparent West Lot line of said Lot 447, a distance of 980.00 feet to a No. 4 rebar set with cap stamped 2791 for the apparent Northwest corner of a 0.97-acre tract of land vested in Marco A. Leal (Document #3073952, Official Records, Hidalgo County, Texas) and for the apparent Southwest corner of said 1.636-acre tract and the POINT OF BEGINNING (P.O.B) of said 1.636-acre tract of land herein described;

THENCE, North 08 degrees 41 minutes 10 seconds East, parallel to the said West Lot line of Lot 447, and with the apparent East lot line of Lot 1, melgar Subdivision (Volume 37, Page 186, Map Records, Hidalgo County, Texas) and West Lot line of said 1.636-acre tract, a distance of 270.00 feet to a No. 4 rebar set with cap stamped 2791 on the apparent existing South Lot line of an existing 50.00-foot United Irrigation District easement for the apparent Northwest corner of said 1.636-acre tract herein described;

THENCE, South 81 degrees 18 minutes 50 seconds East, parallel to the apparent North Lot line of said Lot 447, with the apparent South Lot line of said 50.00-foot United Irrigation District easement and apparent North Lot line of said 1.636-acre tract, a distance of 264.00 feet to a No. 4 rebar set with cap stamped 2791 on the apparent West right-of-way line of a 25.00 access easement (Document #30267, Official Records, Hidalgo County, Texas) for the apparent Northeast corner of said 1.636-acre tract herein described;

THENCE, South 08 degrees 41 minutes 10 seconds West, parallel to the said West Lot line of Lot 447, with the West right-of-way line of said 25.00 access easement and East Lot line of said 1.636-acre tract, a distance of 270.00 feet to a No. 4 rebar set with plastic cap stamped 2791 on the apparent North line of said 0.97-acre tract of land vested in Marco A. Leal for the apparent Southeast corner of said 1.636-acre tract herein described;

THENCE, North 81 degrees 18 minutes 50 seconds West, parallel with the north Lot line of said Lot 447, with the apparent North Lot line of said 0.97-acre tract and South Lot line of said 1.636-acre tract herein described, a distance of 264.00 feet to a No. 4 rebar set with cap stamped 2791 for the Southwest corner of said 1.636-acre tract herein described, and the POINT OF BEGINNING, said tract containing 1.636-acres of which 0.127-of an acre lies in existing access easement, leaving a net of 1.509 acres of land, more or less.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Easement as described in instrument dated March 17, 1910, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 14, Page 201, Deed Records of Hidalgo County, Texas.

Road Access Easement as set out in Correction Deed from Citco, Inc., to Victor Cardenas and wife, Barbara Cardenas, dated August 31, 1975, filed for record on June 23, 1980, in the Office of the County Clerk of Hidalgo County, Texas in Volume 1678, Page 53, Deed Records of Hidalgo County, Texas.

Right of Way Easement granted to Sharyland Water Supply Corporation, by victor Cardenas, dated November 4, 1982, filed for record on November 15, 1982, in the Office of the County Clerk of Hidalgo County, Texas in Volume 1809, Page 715, Deed Records of Hidalgo County, Texas.

Easement granted to Sharyland Water Supply Corporation, by Hidalgo County Irrigation District No. 7, dated November 12, 1982, filed for record on November 22, 1982, in the Office of the County Clerk of Hidalgo County, Texas in Volume 1810, Page 779, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on plat recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas.

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

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

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in those certain deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 871, Page 338, Volume 881, Page 149, Volume 936, Page 497, Volume 937, Page 336, Volume 940, Page 481, Volume 987, Pages 475, and 649, Volume 1124, Page 298, Volume 1129, Page 541, Volume 1280, Page 861, and Volume 1294, Page 2, Deed Records of Hidalgo County, Texas.

Terms, conditions, and stipulations contained in unrecorded 99 Year Lease Agreement between Hidalgo County Water Control and Improvement District No. 7, (Lessor) and Claude E. Campbell (Lessee), dated March 16, 1961.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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

All ad valorem taxes for the year 2021 and all subsequent years.

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

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

VJD PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY  
COMPANY

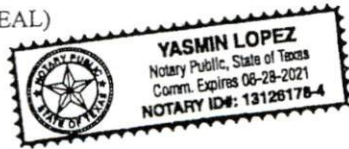
By: [Signature]  
VICTOR J. DANIEC,  
Managing Member

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of November, 2020, by VICTOR J. DANIEC, Managing Member of VJD PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said limited liability company.

(SEAL)



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MENGHUNG WU  
4821 Scheffield St.  
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3187971;YL/ch





18815

DEED OF TRUST

FILED FOR RECORD THIS DATE  
At 1:30 o'clock P.M.

OCT 26 1971

SANTOS SALDANA  
Clerk, H. County, Texas  
*Santos Saldana*  
Deputy

STAFFORD, KELLY AND SLUSHER  
P. O. Box 2017  
McALLEN, TEXAS 78501

387

15816

DEED OF TRUST

21.50  
2/24

PARTIAL RELEASE OF LIEN

THE STATE OF TEXAS     I  
                                  I           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HIDALGO     I

That the undersigned, of the County of Lubbock, and State of Texas, the present legal and equitable owner and holder of one certain Vendor's Lien Note in the principal sum of Twelve Thousand and No/100ths Dollars, (\$12,000.00) dated March 9, 1971, executed by Donald J. Eckert and wife, Pauline M. Eckert, payable to the order of Tom N. Hutchinson, more fully described in a Deed of Trust, duly recorded in the Deed of Trust Records of Hidalgo County, Texas, among other property, against the following described property, to-wit:

0.97 acres of land out of the North 17.88 acres of Lot 447, John H. Shary Subdivision of Porciones 58, 59, & 60, Hidalgo County, Texas:

Beginning at a point in the East line of Lot 447, North 820.0 feet from the Southeast corner of said lot for the Southeast corner of this description; Thence West and parallel to the South line of Lot 447, 264.0 feet to a point for the Southwest corner of this description; Thence North and parallel to the East line of Lot 447, 160.0 feet to a point for the Northwest corner of this description; Thence East and parallel to the South line of Lot 447, 264.0 feet to a point in the East line of Lot 447 for the Northeast corner of this description; Thence, with the East line of Lot 447, South, 160.0 feet to the place of beginning, this description containing 0.97 acres, more or less.

This conveyance is made:

- SUBJECT TO any existing oil, gas or mineral lease on the above described land;
- SUBJECT TO an easement over and across the East 30.0 feet of the foregoing description for use as a public road, and other easements of record for canals, drainage ditches and other visible easements;
- SUBJECT TO rules, regulations, easements, rights and liens in favor of Hidalgo County Water Control & Improvement District No. 7;

for and in consideration of the sum of One Thousand and no/100 (\$1,000.00) Dollars, paid to the undersigned by Donald J. Eckert and Pauline M. Eckert, his wife, the receipt of which is hereby acknowledged, do

DEED OF TRUST

hereby RELEASE, DISCHARGE and FOREVER ACQUIT unto the said Donald J. Eckert and Pauline M. Eckert, his wife, the above described property from said Deed of Trust Lien and Vendor's Lien Note against the same securing the payment of the above described note.

BUT it is expressly agreed and understood that this is a Partial Release and that the same shall in no wise release, affect or impair said lien or liens against any other property in said instruments mentioned, securing the remainder owing on said notes not heretofore and hereby released by the undersigned.

EXECUTED this the 17<sup>th</sup> day of August, A. D., 1971.

Tom N. Hutchinson  
Tom N. Hutchinson

THE STATE OF TEXAS, X  
                                  X  
COUNTY OF LUBBOCK X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TOM N. HUTCHINSON, 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 17<sup>th</sup> day of August, A. D., 1971.



Gayle M. Montie  
Notary Public in and for Lubbock  
County, Texas

18816

DEED OF TRUST

FILED FOR RECORD THIS DATE  
At 1:32 o'clock .....M.

OCT 26 1971

SAHLOS SALDANA  
County Clerk, Hidalgo County, Texas  
By *[Signature]* Deputy

STAFFORD, KELLY AND SLUSHER  
P. O. Box 2017  
McALLEN, TEXAS 78501