



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA
COMMISSIONERS COURT AGENDA FOR January 5, 2021

Approval of the following Certificates:

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

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

AI-78924

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

	APPLICANT	APPLICATION NO.
1.	Ricardo Gonzalez	4-1962
2.	Juan Raul Palomares Jr. LOCKHEART SUBDIVISION, LOTS 1-2	BLANKET COVER
	COMM. COURT: JANUARY 5, 2021	



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: 4-1962

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: Ricardo Gonzalez

Address: 3705 Oregon Dr.
Edinburg, TX, 78542

Phone: 956-248-6670

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WRamirez</u> Authorized Signature
Inspection/Permit No:		<u>Sewer connected</u>
Date Approved:	<u>1 / 1</u>	<u>12/28/20</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 1000014747
 Temporary Pole Permanent Service

regarding the land described as: Oakland Village Ph. 3 lot 218

on Jan 05, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 10/28/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge 1/5/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 1-5-2021 M.M.

ATTEST: [Signature]
Hidalgo County Clerk 1/6/21
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-19602

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: Ricardo Gonzalez

Address: 3705 Oregon Dr.

Edinburg, TX, 78542

Phone: 956-248-6670

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

Oakland Village ph. 3 lot 218

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ricardo Gonzalez
Requesting Party (Signature)

12-28-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/29/20
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
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Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1962
Receipt No.: 007801
00480-03-000-0218-00

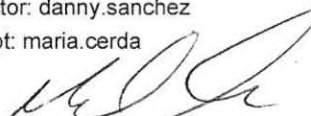
GONZALEZ RICARDO & YULIA
810 PALM CIRCLE DR
EDINBURG, TX 78542
(956) 248-6670
(956) 248-6670

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2933Sq.Ft.
- [5] Legal Description: OAKLAND VILLAGE PH 3 LOT 218
- [6] Location: cesar chavez and wisconsin
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1962
Price: \$30.00

Total Amount.....\$30.00

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



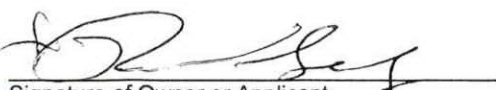
Cashier

06/06/19
Date

PROP. 10#696707

[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

6-6-19
Date

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

GIFT DEED

Date: December 29, 2009

Grantor: **RICARDO GONZALEZ and ROMAN G. GONZALEZ**

Grantor's Mailing Address ((including county):

Address: 810 Palm Circle
Edinburg, Hidalgo County, Texas 78539

Grantee: **RICARDO GONZALEZ and spouse, YULIA GONZALEZ**

Grantee's Mailing Address (including county): 810 Palm Circle
Edinburg, Hidalgo County, Texas 78539

Consideration: For all the Love and consideration, Grantor has unto his brother, RICARDO GONZALEZ and his spouse, YULIA GONZALEZ.

Property (including any improvements):

Lot 218, **OAKLAND VILLAGE SUBDIVISION** Phase III, Hidalgo County, Texas according to map or plat thereof recorded in Volume 49, Page 40-42, Map Records, Hidalgo County, Texas referenced to which is here made for all purposes. {Document No. 1971970-Release of Lien recorded on October 12, 2006 and Deed of Trust dated January 27, 2006, Document No. 1576428}

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note") dated May 20, 2005, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1478583. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property.
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property.
6. Rights of adjoining owners in any walls and fences situated on a common boundary;

7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments, or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any Water Improvement District, Irrigation, or other applicable governmental district, agency, or authority.
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
11. The prior reservation or conveyance of all oil, gas and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oakland Village Subdivision Phase III, as shown on the plat thereof, recorded in Volume 49, Pages 40-42, Map Records of Hidalgo County, Texas.
13. Subdivision Restrictions filed for record in the Office of the County Clerk's of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose fo mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

If this interest is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the Lease.

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 ripen, appropriate 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 and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance warranty herein contained.

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

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

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

THIS DOCUMENT WAS PREPARED BY THE INFORMATION PROVIDED BY THE PREPARERS. NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THIS PROPERTY.

Ricardo Gonzalez
RICARDO GONZALEZ

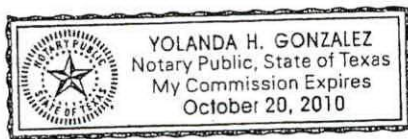
Roman G. Gonzalez
ROMAN G. GONZALEZ

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30 day of December, 2009

by: RICARDO GONZALEZ and ROMAN G. GONZALEZ.



Yolanda H. Gonzalez
Notary Public, State of Texas
My commission expires: 10-20-2010

AFTER RECORDING RETURN TO:
Ricardo Gonzalez and Yulia Gonzalez
810 Palm Circle
Edinburg, Texas 78539

Prepared in the Law Office of Willie McAllen
101 N. 10th St.
Edinburg, Texas 78541



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

OSSA's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Juan Raul Palomares Jr.

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

Address: 8316 Martin Morales
Weslaco, TX 78599

Water Supplier: N/A

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

Phone: 405-2560

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

regarding the land described as: lockheart Subdivision lots 1-2

on Jan 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
11/5/21
Date

ATTEST: [Signature]
Hidalgo County Clerk
1/6/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 1-5-2021 MM



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-318-2844

Precinct No.1 Substation
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956-968-4734
956-973-7850

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

Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Juan Raul Palomares, Jr

Address: 8316 Martin Morales

Weslaco, Texas 78599

Phone: (956) 405-2560

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

A 2.12 acre tract of land being a portion of the Farm Tract 284, West & Adams Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas lockheart subdivision

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)

7/2/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12.22.20
Date

[Signature]
County Official

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	CONNIE CAVAZOS	1-3930
	COMM. COURT: JANUARY 5, 2021	



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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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: 1-3930

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: CONNIE CAVALLOS

Address: 7606 LOMA DRIVE

DOWN TOWN TR 78537

LOT # 8 LOMA SUBDIV.

Phone: (956) 369 7056

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

Water Supplier: NORTH ALAMO

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

Account/ESI No.: 1000014466
[] Temporary Pole Permanent Service

regarding the land described as:

LOMA LOT 8

on Jan 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 5/20/21);

(verified by [Signature] GEORGE MAJ);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

1/5/21
Date

ATTEST: [Signature]
Hidalgo County Clerk

1/6/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1-5-2021 M.M.



PLANNING DEPARTMENT

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3930

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: CONNIE CAVAZOS

Address: 7606 HOLMA DRIVE, DONNA

78537 LOT 8 HOLMA SUB-DIVISION

Phone: (956) 369 7056

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

HOLMA LOT 8

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Connie C
Requesting Party (Signature)

12/23/20
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:

12/24/20
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3930
Receipt No.: 015888
L5165-00-000-0008-00

CAVAZOS CONNIE
1017 DOVE ST.
ALAMO, TX 78516
(956) 905-6173
(956) 905-6173

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1600Sq.Ft.
[5] Legal Description: LO/MA LOT 8
[6] Location: MINNESOTA & DILLON
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$80000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6', Side 35', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3930
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

Cashier (Signature)

Date 12/23/20

[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

Date 12/23/2020

CHARGE: VLTC
GF#163400/JR

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: March 9, 2020

Grantor: CESAR SOTELO and LINDA R. SOTELO, a married couple

Grantor's Mailing Address: 7173 Open Water Point
Quinlan, Texas 75474
Hunt County

Grantee: CONNIE CAVAZOS, a single person

Grantee's Mailing Address: 1017 Dove Street
Alamo, Texas 78516
Hidalgo County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED FIFTY-NINE THOUSAND EIGHT HUNDRED NINETY-FOUR AND 00/100THS DOLLARS (\$159,894.00) of which THIRTY-FIVE THOUSAND AND 00/100THS DOLLARS (\$35,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to EDD HARGETT, State Director, Trustee.

Property (including any improvements): All of Lot 8, LOMA SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 51-53, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument recorded in Volume 45, Pages 51-53, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Minimum floor elevations, setback lines; 20 foot along the front cul-de-sac, 6 foot along the South side, 35 foot along the rear, 15 foot drainage swale easement along the North and East sides; 20 foot electrical and utility easement along the West 20 foot of the East 35 foot, 7.5 foot drainage easement along the West side, 20 foot electrical and utility easement along the South 20 foot of the North 35 foot and restrictions as shown on the map of Loma Subdivision, recorded in Volume 45, Pages 51-53, Map Records of Hidalgo County, Texas and as shown on survey prepared by —Pablo Soto, Jr., RPLS No. 4541, dated July 26, 2019, Job No. SUR 19 070.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 28, 1951, by and between John Borton and wife, Helen G. Borton, as Lessor, and Union Producing Company, as Lessee, recorded in Volume 114, Page 487 Oil and Gas Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 27, 1955, recorded in Volume 172, Page 451, Oil and Gas Records of County, Texas.
6. Mineral and/or royalty reservation contained in deed dated August 12, 1955, recorded in Volume 838, Page 145 and dated February 22, 1980, recorded in Volume 1661, Page 860, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated October 4, 2004, filed June 22, 2005 under Document Number 2005-1486796, Official Records of Hidalgo County, Texas.
8. All water rights reserved as shown by instrument dated October 4, 2004, filed June 22, 2005 under Document Number 2005-1486796, Official Records of Hidalgo County, Texas.
9. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, the payment of which Grantee assumes.

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

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, 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 the superior title to the Property are retained for the benefit of UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, and are transferred to UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, without recourse against Grantor.

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

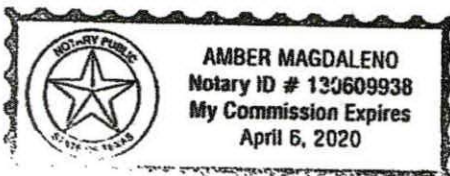

CESAR SOTELO

LINDA R. SOTELO

(Acknowledgment)

STATE OF TEXAS *
COUNTY OF Hunt *

This instrument was acknowledged before me on March 12, 2020 by CESAR SOTELO.

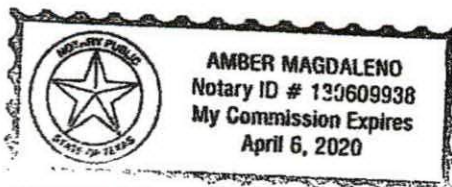



NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS *
COUNTY OF Hunt *

This instrument was acknowledged before me on March 12, 2020 by LINDA R. SOTELO.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
CONNIE CAVAZOS
1017 Dove Street
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
File/ GF No. 11298-20/163400vltc

PLANNING DEPT. PCT 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN TAMEZ	1-3719
2.	RG ENTERPRISES, LLC dba G&G Contractors	1-3800
3.	JOE SOLIS	1-3918
	COMM. COURT: JANUARY 5, 2021	



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: 1-3119

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: Juan M. Tamez Jr.

Address: 8456 Hidalgo st
Monte Alto, TX
78535

Phone: 956-314-4357

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

Water Supplier: North Alamo

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

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

regarding the land described as:

San Jacinto Est No. 5 lot 29

on Jan. 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 7-1-09);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cortez
Hidalgo County Judge
Date 1/5/21

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/5/21

APPROVED BY
COMMISSIONERS' COURT
ON: 1/5/21



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: 1-3719

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: Juan Miguel Tamiz Jr

Address: 8450 Hidalgo St
Monte Alto, Tx 78538

Phone: 956-314-4357

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

San Jacinto Est No. 5 lot 29

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)

12-21-20
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:

12/21/20
Date

[Signature]
County Official

CHARGE: VLTC
GF# 168195/JR

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: October 8, 2020

Grantor: IRMA NOEMI VALADEZ and husband, JUAN JAIME VALADEZ, JR.

Grantor's Mailing Address: 18902 Salado Canyon
San Antonio, Texas 78258

Grantee: JUAN MIGUEL TAMEZ, JR., a single man

Grantee's Mailing Address: 8456 Hidalgo Avenue
Monte Alto, Texas 78538

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED FIFTY FIVE THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$155,700.00), of which, FORTY FOUR THOUSAND AND NO/100THS DOLLARS (\$44,000.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 29, SAN JACINTO ESTATES NO. 5, an Addition to the city of Weslaco, Hidalgo County, Texas, according to the map recorded under Document Number 2009-2012515, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated July 10, 2009, filed July 13, 2009, under Document Number 2009-2016051, and Correction filed October 23, 2009, under Document Number 2045987, both in the Official Records and Map filed July 1, 2009, under Document Number 2009-2012515, Office of the County Clerk of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. Minimum floor elevations; setback lines, easements and restrictions as shown on the map of San Jacinto Estates No. 5, recorded under Document Number 2009-2012515, Office of the County Clerk of Hidalgo County, Texas.
4. Right of Way Easement in favor of American Rio Grande Land & Irrigation Company, a corporation for roads, canals, drainages, ditches, etc. as shown by instrument dated June 23, 2020, recorded in Volume 446, Page 422, Deed Records of Hidalgo County, Texas.
5. Water Service Agreement in favor of North Alamo Water Supply Corporation, a Texas Corporation as shown by instrument dated May 14, 2009, filed May 14, 2009, under Document Number 2009-1998593, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated August 16, 1938, recorded in Volume 446, Page 422, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated March 8, 2007, filed March 27, 2007, under Document Number 2007-1738977, Official Records of Hidalgo County, Texas.

8. Mineral and/or royalty reservation contained in deed dated October 18, 2013, filed December 12, 2013, under Document Number 2013-2471259, Official Records of Hidalgo County, Texas.
9. All water rights reserved as shown by instrument dated October 18, 2013, filed December 12, 2013, under Document Number 2013-2471259, Official Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the property herein described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. 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.
13. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.


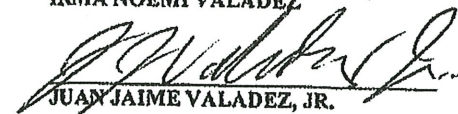
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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.

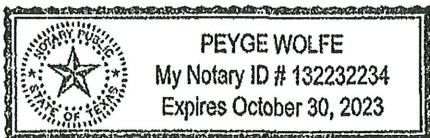
BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred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

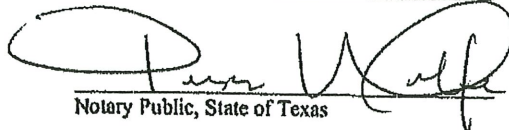
When the context requires, singular nouns and pronouns include the plural.


 IRMA NOEMI VALADEZ

 JUAN JAIME VALADEZ, JR.

STATE OF TEXAS §
 COUNTY OF Bexar §

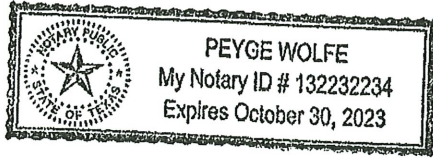
This instrument was acknowledged before me on this 8th day of October, 2020, by IRMA NOEMI VALADEZ.




 Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 8th day of October, 2020, by JUAN JAIME VALADEZ, JR.



PeUGE Wolfe
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
JUAN MIGUEL TAMEZ, JR.
8456 Hidalgo Avenue
Monte Alto, Texas 78538



Chapter 232, Texas Local Government Code

10/20/2020 11:50:20 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 1-3719
Receipt No.: 014896
S0669-05-000-0029-00

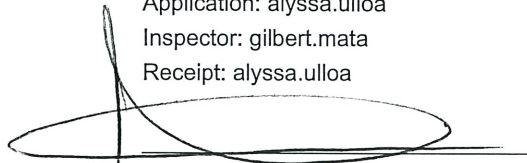
TAMEZ JUAN MIGUEL JR
8456 HIDALGO AVE
MONTE ALTO , TX 78538
(956) 314-4357
(956) 975-0917

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2288Sq.Ft.
- [5] Legal Description: SAN JACINTO ESTATES NO. 5 LOT 29
- [6] Location: ML 4 & ML 13 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$162000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side N10', Side S6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3719
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1024
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

10/20/20
Date

[NOTICE]

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


Signature of Owner or Applicant

10/20/20
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: 1-3800

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

Name: RG Enterprises, LLC
DBA G+G Contractors

Address: 711 E. Wisconsin Rd
Edinburg, TX 78539

Water Supplier: NAWSC

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

Phone: 956-283-7040

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

regarding the land described as: Lot 21 Resaca Escondida Subdivision

on Jan 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes

A plat has been prepared;

(Date approved 7-26-05);

yes

A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(verified by [Signature]);

yes

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature]);

yes

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

1/5/21
Date

APPROVED BY
COMMISSIONER'S COURT
ON: 1/5/21

ATTEST:

[Signature]
Hidalgo County Clerk

1/5/21
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.
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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 01234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3800

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: RG Enterprises, LLC dba G+G Contractors

Address: 711 E. Wisconsin Rd
Edinburg, TX 78539

Phone: 956-283-7040

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

Lot 21 Resaca Escondida Subdivision

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)

12/17/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit Company Agreement - TDL #4

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

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

12/17/20
Date

[Signature]
County Official

Warranty Deed

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

Date: October 20, 2020

Grantor: Raul Martinez and wife Marisa Martinez

Grantor's Mailing Address:

P.O. Box 31
Elsa, Tx 78543
Hidalgo County

Grantee: RG Enterprises, LLC dba G&G Contractors

Grantee's Mailing Address:

711 E. Wisconsin Rd.
Edinburg, Tx 78539
Hidalgo County

Consideration:

For and in consideration Grantor hereby conveys, grants, and warranties to Grantee the land legally described, free and clear with Warranty.

Property (including any improvements):

Lot Number Twenty-one (21), Resaca Escondida Subdivision, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

1. Restrictions, recorded in Volume 1537, Page 364; volume 1527, Page 508; and Volume 1784, Page 804, Deed Records; and Volume 48, Page 102 Map Records, Hidalgo County, Texas.
2. All the oil, gas and other minerals, in , under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1479, Page 658, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease dated June 14, 1984, recorded in Volume 2051, Page 951, and dated July 3, 1984, recorded in Volume 2051, Page 907, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for Water Pipeline granted to North Alamo Water Supply Corporation, as set forth in instrument recorded in Volume 1260, Page 667, Deed Records, Hidalgo County, Texas (blanket).
5. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9 (blanket).
6. Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twenty foot (20') or to easement line whichever is greater minimum setback line along the rear; ten foot (10') minimum setback line along the sides; ten foot (10') utility easement along the front and side adjoining street and thirty foot (30') easement across the rear; as per map or plat thereof recorded in Volume 48, Page 102, Map records, Hidalgo County, Texas.
7. Easements, or claims of easements, which are not recorded in the public records.

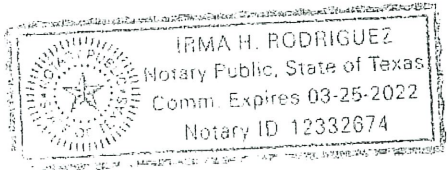
By Raul Martinez
Raul Martinez, Grantor

By Marisa Martinez
Marisa Martinez, Grantor

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

SWORN AND SUBSCRIBED before me on this the 20 day of October, 2020 by
Raul Martinez, and wife Marisa Martinez.

Irma H. Rodriguez
Notary Public

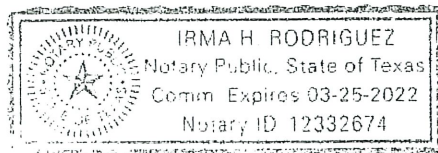


RG Enterprises, LLC dba G&G Contractors
By Rene Garza
Rene Garza, Grantee
Its: Owner

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Before me the undersigned authority, on this the 20 day of October, 2020 personally appeared Rene Garza to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Rene Garza executed the same as the act of RG Enterprises, LLC dba G&G Contractors, a Texas limited liability company, as its Owner, for the purposes and consideration therein expressed.

Irma H. Rodriguez
Notary Public



AFTER RECORDING, RETURN TO:
RG Enterprises, LLC dba G&G Contractors
711 E. Wisconsin Rd.
Edinburg, Tx 78539



Chapter 232, Texas Local Government Code

11/13/2020 11:01:15 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 1-3800
Receipt No.: 015274
R2057-00-000-0021-00

RG ENTERPRISES
711 E WISCONSIN RD
EDINBURG , TX 78539
(956) 283-7040
(956) 283-7040

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2769Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 21
- [6] Location: FM 88 & ML 14 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3800
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

11/13/20
Date

[NOTICE]

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Signature of Owner or Applicant

11-13-20
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: 1-3918

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: Joe Solis

Address: 2321 West Pike
Blvd lot #6
Weslaco TX 78596

Phone: 968-4323

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

Water Supplier: City of Weslaco

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

Account/ESI No.: 100-32789451148711
[] Temporary Pole [] Permanent Service

regarding the land described as: Archer oak Est lot 2

on Jan. 5, 2021, 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; (Date approved 8-3-20);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature] Hidalgo County Judge Date 1/5/21

APPROVED BY
COMMISSIONERS COURT
ON: 1/5/21 [Signature]

ATTEST: [Signature] Hidalgo County Clerk Date 1/5/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

1-3918

T.J. Arredondo, CFM
Director of Planning

Application No:

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: Joe Solis

Address: 2321 West Pike Blvd
lot # 6

Phone: 968-4323

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

Garcia oak Est lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joe Solis
Requesting Party (Signature)

12/21/20
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:

12/21/20
Date

[Signature]
County Official

SIERRA T.

CLOSER 3/8/20
GP#

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: **September 15, 2020**

Grantor: **Jose Luis Garcia and wife, Nora C. Garcia**

Grantor's Mailing Address (including county):

**P.O. Box 1709
Weslaco, Texas 78596
Hidalgo County, Texas**

Grantee: **Joe Armando Solis, a married man**

Grantee's Mailing Address (including county):

**2321 W. Pike Blvd., Lot #6
Weslaco, Texas 78596
Hidalgo County, Texas**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a Note of even date executed by Grantee and payable to the order of RIO BANK, 1655 N. 23rd Street, McAllen, Texas 78501-6736 in the principal amount of TWENTY THOUSAND DOLLARS AND NO CENTS (\$20,000.00) DOLLARS. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RIO BANK and by a first-lien Deed of Trust of even date from Grantee to Brian A. Humphreyes, Jr., Trustee.

Property (including any improvements):

Lot 2, GARCIA OAKS 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. Restrictive Covenants as contained in instrument filed for record on December 21, 1994, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 426570, and Restrictions as shown on plat filed for record on August 3, 2020, under Clerk's File No. 3135386.
2. Right of way easement granted to Central Power and Light Company, by Virginia Brown, et al, dated March 6, 1995, filed for record on June 12, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 457169.
3. Fifteen foot (15.0') utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
4. City of Weslaco utility easement along the West fifteen (15') feet of the East thirty (30') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
5. Easements and Conditions as shown on the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
6. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
7. Easements or claims of easements which are not a part of the public record.

8. Forty foot (40.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
9. Twenty five foot (25.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
10. Six foot (6.0') building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
11. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated April 1, 1971, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 332, Page 45, Oil and Gas Lease Records Hidalgo County, Texas.
12. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 30, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 407, Page 219, Oil and Gas Lease Records Hidalgo County, Texas.
13. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 22, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 406, Page 292, Oil and Gas Lease Records Hidalgo County, Texas.
14. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed dated January 17, 1950, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 679, Page 10, Deed Records Hidalgo County, Texas.
15. 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.

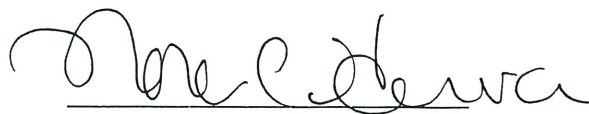
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

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 15th day of September, 2020, by Jose Luis Garcia.



Rebecca Acedo
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th day of September, 2020, by Nora C. Garcia.



Rebecca Acedo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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

PREPARED BY:

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

WDVL-THIRD PARTY.wpd



Chapter 232, Texas Local Government Code

12/21/2020 1:54:55 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-3918
Receipt No.: 015831
G062400-00-000-0002-00

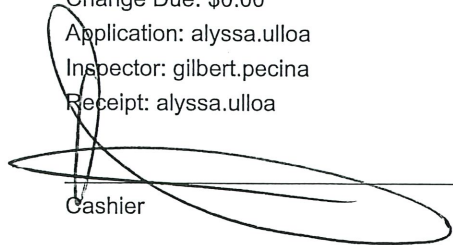
SOLIS JOE A
2321 W PIKE BLVD LOT #6
WESLACO , TX 78596
(956) 968-4323
(956) 969-6840

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 924Sq.Ft.
- [5] Legal Description: GARCIA OAK ESTATES LOT 2
- [6] Location: MILANOS & MILE 7 N.
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$6000
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
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 1-3918
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

12/21/20
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

12/21/20
Date

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

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	Alejandro Zamora	4-9498
2.	Hollywood Development and Construction, LLC	4-4056
3.	Llolanda Lopez	4-4036
	COMM. COURT: JANUARY 5, 2021	

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-9498

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: Alejandro Zamora

Address: 10712 Calle de Pita
MONTE ALTO, TX
78538

Phone: 956-533-8760

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

regarding the land described as:

LANTANA ACRES #6 LOT 16

on Jan. 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 11-14-07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
Date 1/5/21

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/5/21

APPROVED BY
COMMISSIONER
ON: 1/5/2021 gms

[Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-9498

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: Alejandro Zamora

Address: 10712 Calle De Plata
Monte Alto, TX 78538

Phone: 956-533-8260

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

LANTANA ACRES #6 LOT 16

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12/11/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/22/2020
Date

[Signature]
County Official

Hidalgo County Planning Department
Chapter 232, Texas Local Government Code

Application No. 4-9498 Date 3-29 20 10

Location F4 2812 Jesus Flores

Lot No. 16 Blk No. _____ Flood Zone: X-06

Subdivision Lantana Acres #6

Setbacks: Front: 25' Rear: 35' Side: 6' Side: 6' Corner Side: _____

Owner: Alejandro Zamora Received By: Same

**CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF
FOUNDATION FOR SETBACK INSPECTIONS**

**NOTIFICAR DEPARTAMENTO DE PLANACION 48 HRS. ANTES DE
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS**

APPROVED APPLICATION

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045

Note: This Must be Posted on the Structure not to be Removed Until Improvements are Completed

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: May 3, 2008

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540



Grantee: Alejandro Zamora and Noelia Zamora

Grantee's Mailing Address (including county):
23914 Alma Street
Edcouch, Texas 78538
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Four Thousand Five Hundred Fourteen Dollars and Seventy Cents (\$24,514.70), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) 16, Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 27, 2007, payable to the order of Texas State Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1806701. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Second Prior Note"), dated August 27, 2007, payable to the order of Santa Cruz Properties, Ltd., which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1806702. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Second Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;

13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Lantana Acres No. 6 Subdivision, as shown on the plat thereof, recorded in Volume 54, Pages 72-75, of the Map records of Hidalgo County, Texas; and
14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

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

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



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:

4-4054

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 Light only	Final Service
<u>WRamirez</u>	<u>WRamirez</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	No sewer yet	
	12/21/20	/ /

Name: Hollywood Development
and Construction LLC

Address: 2516 Buddy Owens Blvd
McAllen TX 78501

Water Supplier: North Alamo water

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

Phone: 956-803-0341

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

regarding the land described as:

La Quietud lot 9

on Jan 5, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 5/14/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 1/5/21

APPROVED BY
COMMISSIONER
ON: 1/5/21

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/5/21



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4056

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: Hollywood Development & Construction LLC

Address: 2516 Buddy Owens Blvd
McAllen TX, 78504

Phone: 956 - 803 - 0341

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

Lot 9, La Quietud

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)

12/21/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/22/2020
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4056
Receipt No.: 015430
L1780-00-000-0009-00

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

- HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC
2516 BUDDY OWENS BLVD
MCALLEN , TX 78504
(956) 808-0341
(956) 803-0341
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 01 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1606Sq.Ft.
 - [5] Legal Description: LA QUIETUD LOT 9
 - [6] Location: 2812 AND KENYON RD
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$80000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4056
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 002059
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda




Cashier

11/20/2020

Date

[NOTICE]

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



Signature of Owner or Applicant

11/20/20

Date

CHARGE RECORDING TO
VALLEY LAND TITLE CO
ALFC# 169697

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

WARRANTY DEED

Date: September 22, 2020

Grantor: **TREASURE BUILDERS, LLC, a Texas Limited Liability Company**

110 Becker Street, Alamo, Hidalgo County, Texas 78516

Grantee: **HOLLYWOOD DEVELOPMENT AND CONSTRUCTION, LLC, a Texas Limited Liability Company**

5241 N. 23rd Street, McAllen, Hidalgo County, Texas 78504

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 9, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

TREASURE BUILDERS, LLC, a Texas Limited Liability Company

BY:

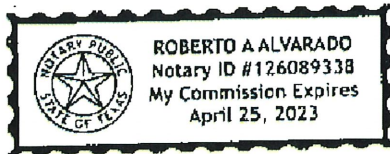


FELIX HERNANDEZ, Managing Member

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 22^d of September, 2020 by FELIX HERNANDEZ, Managing Member of TREASURE BUILDERS, LLC, a Texas Limited Liability Company, on behalf of same and in his capacity thereof.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HOLLYWOOD DEVELOPMENT &
CONSTRUCTION, LLC
5241 N. 23rd Street
McAllen, Texas 78504

PREPARED BY:
The Alvarado Law Firm, PC
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File/GF: 169691



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
4-4036

Application No:

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:

Lolanda Holand Lopez

Address:

101 Pennzoil Loop
Edinburg TX 78542

Phone:

956-227-2688

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

MRamirez
No septic
12/16/20

Water Supplier:

City of Edinburg

Utility Provider:

M.V.E.C. AEP

Account/ESI No.:

N/A

Temporary Pole

Permanent Service

regarding the land described as:

Los Cemitos Lot #03

on Apr. 5, 2021, 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
yes
yes

A plat has been prepared;

(Date approved 9/29/21);

A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(verified by [Signature]);

No

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by MRamirez);

yes

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by MRamirez);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

Planning Department Authorized Signature

[Signature]

Hidalgo County Judge

Richard F. Carter

Date

1/5/21

ATTEST:

Hidalgo County Clerk

[Signature]

Date

1/5/21

APPROVED BY
COMMISSIONER
ON: 1/5/21

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
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Edinburg, Texas 78542
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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:

4-4036

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: Lolanda Lopez

Address: 101 Penn 2011 Loop
Edinburg TX 78542

Phone: 956-227-2688

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

Los cementos 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

Lolanda Lopez 12/22/20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/22/2020
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

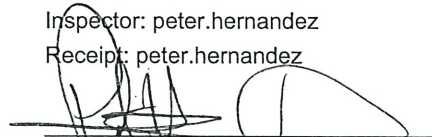
Permit No.: Permit 4-4036
Receipt No.: 015362
L5827-00-000-0003-00

- LOPEZ LLOLANDA
- 101 PENNZOIL LOOP
- EDINBURG, TX 78542
- (956) 227-2688
- (956) 227-2688
- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1247Sq.Ft.
- [5] Legal Description: LOS CERRITOS LOT 3
- [6] Location: 281 AND 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$26000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4036
Price: \$30.00

Total Amount.....\$30.00

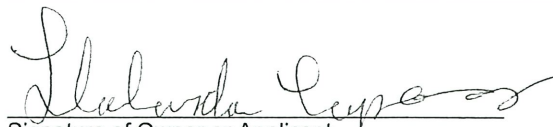
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: peter.hernandez
Inspector: peter.hernandez
Receipt: peter.hernandez


Cashier

11/18/2020
Date

[NOTICE]

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Signature of Owner or Applicant 11/18/2020
Date

EDWARDS ABSTRACT

GF# 930551.NIC

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

WARRANTY DEED

Date: September 29, 2020

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

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

Grantee: LLOLANDA LOPEZ

Grantee's Mailing Address (including county): 101 Pennzoil Loop
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots 2 and 3, LOS CERRITOS SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 138, Map Records, Hidalgo County, Texas.

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

Reservations from and Exceptions to Conveyance and Warranty:

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

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

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

Oil, Gas, and Mineral Lease dated March 18, 1946, recorded in Volume 60, Page 573 and dated June 18, 1956, recorded in Volume 189, Page 164, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

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

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

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

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

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

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

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

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

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

Taxes for the year 2020 and subsequent years.

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

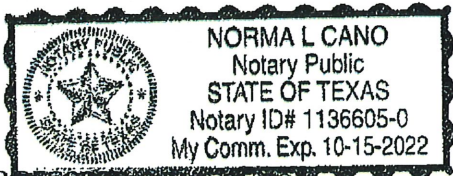

RAMIRO RAMIREZ


ORFELINA G. RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21st of September, 2020, by RAMIRO RAMIREZ and ORFELINA G. RODRIGUEZ, a married couple.




Notary Public, State of Texas

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

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