



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR January 26, 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>6</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<u>7</u>





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
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: 1-3973

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Armando De Leon Jr.

Address: 1915 W. with 13 1/2 W  
WESLACO TX 78599.

Water Supplier: North Alamo water

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

Phone: 956-472-5529

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

regarding the land described as:

Frontera Heights Ph II lot 6

on Jan. 26, 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 6-23-09;

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

\_\_\_\_\_  
Planning Department Authorized Signature

Rolando F. Lopez  
Hidalgo County Judge

1/26/21  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/27/21

ATTEST:

Antonio Serrano Jr.  
Hidalgo County Clerk

1/27/21  
Date

# PLANNING DEPARTMENT

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956-318-2844

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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 1234

**T.J. Arredondo, CFM**  
Director of Planning

Application No: 1-3973

### 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: Armando De Leon

Address: 1915 W. Mike 13 1/2 N.  
Weslaco TX 78599

Phone: 956-472-5529

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

Frontera heights ph 11 lot 6

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

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

Armando De Leon  
Requesting Party (Signature)

1-14-21  
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:**

1/14/21  
Date

[Signature]  
County Official

Recording requested by:

ARMANDO DE LEON JR  
1915 W. MILE 13 ½ N  
WESLACO, TX 78599

2577906

and when recorded, please return this deed  
and tax statements to:

ARMANDO DE LEON JR  
1915 W. MILE 13 ½ N  
WESLACO, TX 78599

Above reserved for official use only

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## GENERAL GIFT WARRANTY DEED

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**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**

The State of TEXAS,

County of HIDALGO

KNOW ALL MEN BY THESE PRESENTS, That I, ARMANDO DE LEON OF 1915 W. MILE 13 ½ N WESLACO, TX 78599 , of the COUNTY OF HIDALGO, STATE OF TEXAS, in the state aforesaid, for and in consideration of GIFT, to me in hand paid by ARMAMDO DE LEON JR.

Have granted, sold, and conveyed, and by these presents do I grant, sell, and convey unto the said ARMANDO DE LEON JR, whose mailing address is 1915 W. MILE 13 ½ N WESLACO, TX 78599, COUNTY OF HIDALGO STATE OF TEXAS, all that certain:

LOT SIX (6), FRONTERA HEIGHTS PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN INSTRUMENT NO. 2009780, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SUBJECT TO SAID RESTRICTIONS

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTOR'S, his heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this day of 9TH DAY OF JANUARY, 2015

Armando De Leon  
ARMANDO DE LEON

STATE OF TEXAS

COUNTY OF HIDALGO ) ss

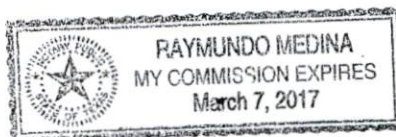
This instrument was acknowledged before me on 9TH DAY OF JANUARY 2015 by  
ARMANDO DE LEON

Raymundo Medina

Notary Public

Printed Name: RAYMUNDO MEDINA

My Commission Expires: 03-07-2017



**CERTIFICATE OF ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, RAYMUNDO MEDINA ON THIS DAY PERSONALLY APPEARED  
ARMANDO DE LEON, KNOWN TO ME PROVED TO ME THROUGH TEXAS DRIVERS  
LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTIED THE SAME  
FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

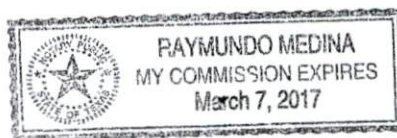
GIVEN UNDER MY HAND AND SEAL OF OFFICE TH'S 9TH DAY OF JANUARY 2015.

Raymundo Medina

RAYMUNDO MEDINA

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES 03-07-2017





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

1/14/2021 9:45:08 AM

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

Permit No.: Permit 1-3973  
Receipt No.: 016074  
F7660-02-000-0006-00

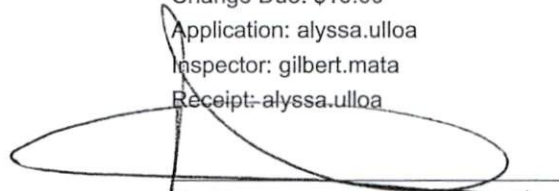
DE LEON JR ARMANDO  
1915 W MILE 13 1/2 N  
WESLACO, TX 78599  
(956) 560-7117  
(956) 560-7117

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1500Sq.Ft.
- [5] Legal Description: FRONTERA HEIGHTS PH II LOT 6
- [6] Location: ML 6 W & ML 13 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$55000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear ', Side 6', Side N30', Corner 50'  
Special Conditions: must comply with all county setbacks and regulations  
Description: Permit 1-3973  
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

1/14/21  
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

1-14-21  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3978

### 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 Authorized Signature	Final Service Authorized Signature
_____	_____	_____
Inspection/Permit No: Date Approved:	_____/_____/_____ _____/_____/_____	_____/_____/_____ _____/_____/_____

Name: Cassandra Cantu  
Adan Herrera Jr.

Address: 23607 Oak Knoll Dr.  
Monte Alto, TX  
Subdivision Oak Hill Ranch <sup>Lot #85</sup>

Phone: (956) 878-2768

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789440620564  
 Temporary Pole [ ] Permanent Service

regarding the land described as:

Oak Hill Ranch Ph 2 lot 85

on Jan 26, 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 4-21-08);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

1/26/21  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/26/21

ATTEST: [Signature]  
Hidalgo County Clerk

1/27/21  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3978

### 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: Cassandra Cantu / Adan Herrera Jr.

Address: 23607 Oak Knoll Dr.

Monte Alto, TX Lot #85 Oak Hill Ranch

Phone: (956) 878-2768

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

Oak Hill Ranch Ph 2 lot 85

#### 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)

1-14-21  
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:

1/14/21  
Date

[Signature]  
County Official

## SPECIAL 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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: December 20, 2016

Grantor: Jack McClelland  
Grantor's Mailing Address:  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539

Grantee: Adan Herrera Jr. and Cassandra Cantu

Grantee's Mailing Address (including county):  
3110 Chilton St.  
Weslaco, Texas 78596  
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 Fifty Thousand Six Hundred Eight Dollars and No Cents (\$50,608.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 85, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Phase II Subdivision, as shown on the plat thereof, recorded in Volume 55, Pages 41- 46, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas under clerk's document number 1882643;
13. A lien securing a promissory note (the "Prior Note"), dated December 19, 2007, 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 1839107. 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.

**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.

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 riparian, appropriative or otherwise) presently appended or annexed to said property.

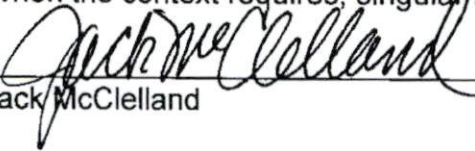
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

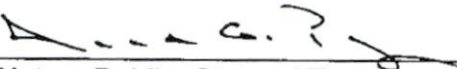
When the context requires, singular nouns and pronouns include the plural.

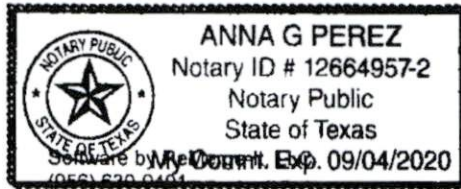
  
\_\_\_\_\_  
Jack McClelland

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 21 day of December, 2016, by Jack McClelland.

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



Sales@ReMerge-It.com

AFTER RECORDING RETURN TO:

Jack McClelland  
2614 West Freddy Gonzalez  
Edinburg, Texas 78539



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

1/14/2021 2:14:15 PM

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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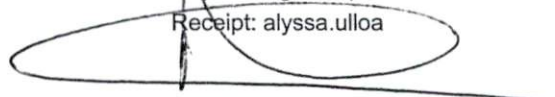
Permit No.: Permit 1-3978  
Receipt No.: 016094  
00557-02-000-0085-00

- HERRERA ADAN JR & CASSANDRA CANTU  
3110 CHILTON ST  
WESLACO, TX 78596  
(956) 534-4723  
(956) 534-4723
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 3115Sq.Ft.
  - [5] Legal Description: OAK HILL RANCH PH 2 LOT 85
  - [6] Location: FM 88 & MILE 20 N.
  - [7] Sewage: N/A
  - [8] Construction Type: Brick
  - [9] Est. Cost of Construction: \$2000000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3978  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1320  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

1/14/21  
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

1/14/21  
Date





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

*OSF's have been installed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: DIA

### 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
Name: <u>Kyndel W. Bennett, President</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: P.O. Box 305  
La Blanca, TX. 78558

Water Supplier: WAWSC

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

Phone: 464-4431

Account/ESI No.: DIA  
 Temporary Pole  Permanent Service

regarding the land described as:

Bon Viejo Phase 5 lots 1-42

on Jan. 26, 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;  
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;

(Date approved 12.22.20);

(verified by Flor Sejin);

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 Sejin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

1/26/21  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

1/27/21  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/26/21

# PLANNING DEPARTMENT

## County of Hidalgo



T.J. Arredondo, CFM  
Director of Planning

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

Precinct No.1 Substation  
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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

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: KYNDEL W. BENNETT, PRESIDENT

Address: P.O. BOX 365

LA BLANCA, TX. 78558

Phone: 464-4431

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

BON VIEJO PHASE 5 LOTS 1-42

**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)

06/29/19  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subdiv. 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:**

07-22-20  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
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Weslaco, TX 78596  
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956-973-7850

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

*sewer*

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:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>T+O Ranch Investments, LLC</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: T+O Ranch Investments, LLC  
Address: 1201 S. Huisache Ave.  
Pharm, TX. 78577

Water Supplier: Agua SUD.

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

Phone: 282-8135

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

regarding the land described as: T+O Ranch Subdivision lots 1-7

on Jan. 26, 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 12.22.20);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sejin);
- 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 Sejin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sejin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

1/26/21  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/26/21

ATTEST: [Signature]  
Hidalgo County Clerk

1/27/21  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### 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: T+O Ranch Investments, LLC.

Address: 1201 S. Huisache Ave.  
Pharr, TX. 78577

Phone: 282-8135

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

T+O Ranch Subdivision lots 1-7

#### 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)

12-15-20

Date

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

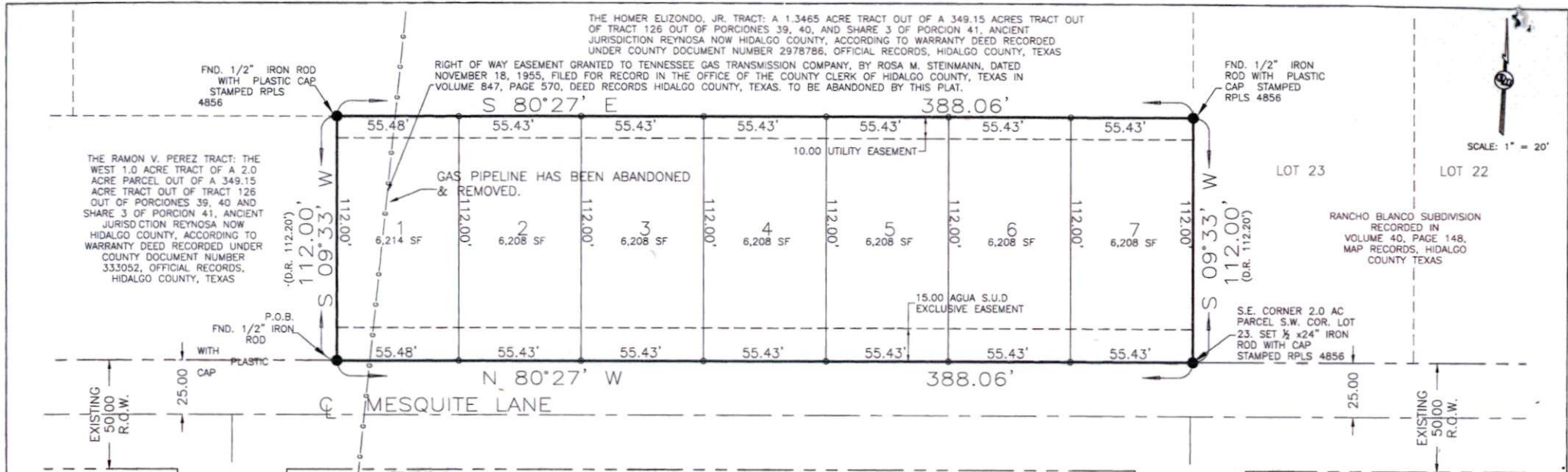
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

12/15/20  
Date

[Signature]  
County Official



- GENERAL NOTES:**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY HEIGHT AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) FROM FEMA COMMUNITY PANEL No. 480334 0273 B.
  - CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - SETBACKS:**  
FRONT: 20.00 FEET  
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - LEGEND:** - DENOTES 3/4" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
  - BENCHMARK NOTE:**  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM 1 - ELEV=2240.40 COTTON PICKER SPINDLE FOUND AT THE SOUTH CORNER OF THE SUBDIVISION ON NAVO 88 DATUM.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE SUBDIVISION SHALL BE REQUIRED TO DETERMINE A TOTAL OF 3,843.74 CUBIC FEET (3.84 ACRES) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: USE SHEET N-1 FOR STORM SEWER IMPROVEMENTS.)
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT SEGMENTS SHALL BE KEPT CLEAR OF BUSHES, SHRUBS, SHRUBS TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHICH WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE RULES REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.0% SLOPE TO ACCOMMODATE POSITIVE DRAINAGE.
  - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL SINKHOLE CURBLET REINFORCED CONCRETE PIPE OF 18" OR LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
  - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR WATER METERING. A SEWER TIE-IN CONTRACT SHALL BE PROVIDED FROM THE ENTITY SEWER PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERING.

**MEAS AND BOUNDINGS**

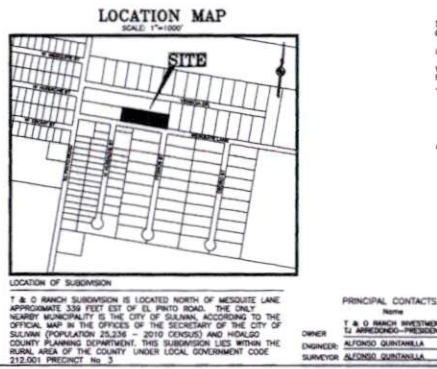
A 1.00 ACRE TRACT OF LAND BEING THE EAST 1.00 ACRE OF A 2.00 ACRE PARCEL, OUT OF A 349.15 ACRE TRACT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA NOW HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE FOR THE SOUTHWEST CORNER OF THE TRACT 1/8 ACRES BEING THE WEST 1.00 ACRE TRACT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA, MEXICO NOW HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

THENCE, S 80°27' E, ALONG THE EAST LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 112.00 FEET; THENCE, S 80°27' E, ALONG THE EAST LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 388.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 388.06 FEET; THENCE, S 80°27' E, ALONG THE SOUTH LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 112.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE FOR THE SOUTHWEST CORNER OF THE TRACT 1/8 ACRES BEING THE WEST 1.00 ACRE TRACT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA, MEXICO NOW HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

THENCE, S 80°27' E, ALONG THE SOUTH LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 112.00 FEET; THENCE, S 80°27' E, ALONG THE SOUTH LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 388.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE FOR THE SOUTHWEST CORNER OF THE TRACT 1/8 ACRES BEING THE WEST 1.00 ACRE TRACT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA, MEXICO NOW HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

THENCE, S 80°27' E, ALONG THE SOUTH RIGHT OF WAY LINE OF MESQUITE LANE, A DISTANCE OF 388.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS, BEARING AS BE ACCORDANCE WITH RANCHO BLANCO SUBDIVISION, RECORDED IN VOLUME 48, PAGE 148, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: 08-12-2020

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 35584  
DATE: 11-25-2020

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 233.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE T & O RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

*Rachael D. Davis*  
RACHAEL D. DAVIS  
HIDALGO COUNTY JUDGE  
DATE: 12-23-2020

*Antonio S. Sanchez*  
ANTONIO S. SANCHEZ  
HIDALGO COUNTY CLERK  
DATE: 12-23-2020

APPROVED BY  
COMMISSIONERS COURT  
DATE: 12-23-2020

**INDEX TO SHEETS**

MEASUREMENT, LOCATION MAP, AND E.T.A. PRINCIPAL CONTACTS, PLAT WITH LOT, STREET, AND EASEMENT DESIGNATIONS, DRAINAGE (DITCHES AND ROADS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS.

SHEET 1: GENERAL CERTIFICATION AND ATTESTATION, COUNTY OF HIDALGO, RECORDING CERTIFICATE, HIDALGO COUNTY ADOPTED CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION AND SEPARATE THE PRESENT THE PROJECT IS SITUATED, P.C.S. NO. 1 CERTIFICATION.

SHEET 2: METES AND BOUNDINGS, DRAINAGE, UTILITY, WATER AND SEWER SERVICE CONNECTION, REGIONAL NOTES, ENGINEERING REPORT (DRAINAGE) AND DRAINAGE AREA, INCLUDING DESCRIPTION OF WATER AND WETLANDS, ENGINEER'S CERTIFICATION (DRAINAGE) AND SPANISH VERSION, ENGINEER'S QUALIFICATION, CERTIFICATION AND ATTESTATION, TRACT, WATER SERVICE AND CONNECTION DETAILS, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE HOW IT WILL BE DONE, THIS DOCUMENT, NAME OF TOPOGRAHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, INCLUDING NOTES, & CONSTRUCTION.

FILED FOR RECORD IN  
HIDALGO COUNTY  
COUNTY OF HIDALGO, TEXAS  
ON 12-23-2020 AT 9:25 AM  
BY *Antonio S. Sanchez*  
HIDALGO COUNTY CLERK

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78839  
ENGINEERING REGISTRATION NUMBER 11-113  
SURVEYING REGISTRATION NUMBER 100411-03

**LAND SURVEYORS**  
858-381-8480  
FAX 956-381-0527  
ALPHONSO@QHA-INC.COM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION, COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
*Alfonso Quintanilla*  
R.P.L.S. No. 4856  
DATE: 12-08-2020

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SANCHEZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTENTIAL WATER SUPPLY FOR THE T & O RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONFORMANCE AND NECESSARY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET AND SERVICE ARE SCHEDULED AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

WITH AND WITHOUT WATER SERVICE DESIGN, UTILITY, WATER AND SEWER SERVICE CONNECTION, REGIONAL NOTES, ENGINEERING REPORT (DRAINAGE) AND DRAINAGE AREA, INCLUDING DESCRIPTION OF WATER AND WETLANDS, ENGINEER'S CERTIFICATION (DRAINAGE) AND SPANISH VERSION, ENGINEER'S QUALIFICATION, CERTIFICATION AND ATTESTATION, TRACT, WATER SERVICE AND CONNECTION DETAILS, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE HOW IT WILL BE DONE, THIS DOCUMENT, NAME OF TOPOGRAHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, INCLUDING NOTES, & CONSTRUCTION.

*Jose E. Sanchez*  
JOSE E. SANCHEZ  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT  
DATE: 12-07-2020

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **TONAS J. SANCHEZ** - PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE)Y DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF DECEMBER, 2020.

*Clarissa Annette Quintanilla*  
CLARISSA ANNETTE QUINTANILLA  
Notary Public in and for the State of Texas  
My Comm. Expires 08-18-2028

**TONAS J. SANCHEZ - PRESIDENT**  
DATE: 11-25-20

**T & O RANCH SUBDIVISION**

A 1.00 ACRE TRACT OF LAND BEING THE EAST 1.00 ACRE OF A 2.00 ACRE PARCEL, OUT OF A 349.15 ACRES TRACT IN TRACT 126 OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 48, PAGES 148-149, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

T & O RANCH INVESTMENTS LLC  
AS OWNER OF THE 1.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED T & O RANCH SUBDIVISION HEREBY SUBSCRIBE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 233.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*TONAS J. SANCHEZ*  
DATE: 11-25-20

**DATE OF PREPARATION: 08-18-2020**



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

*sewer*

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: Sed-Vic Investors, LP.

Address: 11410 N. F.M. 493  
Donna, Tx. 78537

Phone: (512) 400-3119

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

Water Supplier: NAWSC.

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

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

regarding the land described as:

Sedona Estates lots 1-135

on Jan 26, 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;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12-22-20);

(verified by Flor Seim);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Seim);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

1/26/21  
Date  
1/27/21  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/26/21

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 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: SED-VIC INVESTORS, LP

Address: 11410 NORTH F.M. 493

Donna, Texas 78537

Phone: (512) 600-3119

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

See Attached Warranty Deed Secdona Estates lots 1-135

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

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

Requesting Party (Signature)

11-18-20

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

Yvonne Sesia  
County Official







# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1449

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

Upon the application of:

Name: Maria Barrera Aguirre  
Address: 5602 E. Alberta Rd  
Edinburg Tx  
78542  
Phone: 956-292-6030

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Septic installed</u> <u>1/27/21</u>

Water Supplier: NAWS

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

Account/ESI No.: 1000015808  
 Temporary Pole  Permanent Service

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

Alberta Lot # 01

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Jan. 26, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/26/21 ms

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation  
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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: 4-1449

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

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

MARIA Barrera Aguirre

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

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

Alberta Lot #01

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

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

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

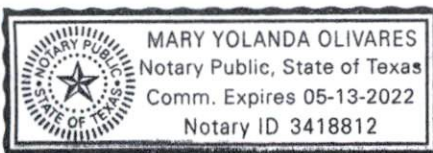
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Maria Barrera Aguirre (Signature)

SUBSCRIBED AND SWORN TO before me on JANUARY 6, 2021, to certify which, witnesses my hand and seal of office.



Mary Yolanda Olivares  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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

1/18/2019 1:38:22 PM

<b>Main Office</b> 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	<b>Precinct No. 1 Substation</b> 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	<b>Precinct No. 3 Substation</b> 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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Permit No.: Permit 4-1449  
Receipt No.: 005840  
A2400-00-000-0001-00

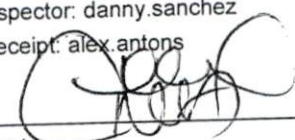
AGUIRRE MARY CUSTODIAN  
5602 E ALBERTA RDE  
EDINBURG, TX 78542  
(956) 292-6030  
(956) 292-6030

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: ALBERTA LOT 1
- [6] Location: alamo rd and alberta rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1449  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 623  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

1/18/19  
Date

PROP. ID# 116406

[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.

Genaro Barrera  
Signature of Owner or Applicant

1/18/19  
Date

**NOTICE OF CONFIDENTIALITY: 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.**

## **General Warranty Gift Deed**

**Date:** August 26, 2005

**Grantor:** ALEJANDRO LIMON

**Grantor's Mailing Address:**

1812 MAGDALENA AVENUE  
MISSION, TEXAS 78572  
HIDALGO COUNTY

**Grantee:** MARY AGUIRRE, custodian for NAOMY LIMON, a minor, under the Texas Uniform Transfers to Minors Act; and MARY AGUIRRE, custodian for ALEJANDRO LIMON JR., a minor, under the Texas Uniform Transfers to Minors Act

**Grantee's Mailing Address:**

135 HELEN STREET  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

**Consideration:**

Cash and other good and valuable consideration.

**Property (including any improvements):**

**TRACT I:** Lots One (1) and Two(2), Alberta Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 18, Page 30, Map Records, Hidalgo County, Texas.

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

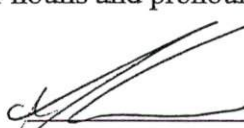
1. The Restrictive Covenants of record itemized in Volume 1387, Page 77, and Volume 1618, Page 842, Deed Records, Hidalgo County, Texas, deleting therefrom any

restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.

2. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated November 13, 1973, recorded in Volume 1387, Page 77, Deed Records, Hidalgo County, Texas. **(TRACT I)**.
3. Easement for RIGHT OF WAY granted to MAGIC VALLEY ELECTRIC COOPERATIVE, INC., A TEXAS CORPORATION, as set forth in instrument recorded in Volume 1798, Page 688, Deed Records, Hidalgo County, Texas.
4. Water Service Agreement dated February 29, 1980, between NORTH ALAMO WATER SUPPLY CORPORATION and MRS. WILMA L. WASSELL, recorded in Volume 1663, Page 989, Deed Records, Hidalgo County, Texas.
5. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.
6. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

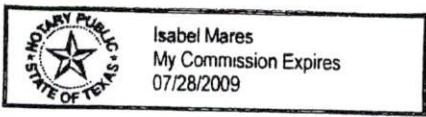
Grantor, for Consideration, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and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

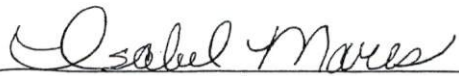
When the context requires, singular nouns and pronouns include the plural.

  
 \_\_\_\_\_  
**ALEJANDRO LIMON**

STATE OF TEXAS                    §  
    §  
 COUNTY OF HIDALGO           §

This instrument was acknowledged before me on August 26, 2005, by **ALEJANDRO LIMON**.



  
 \_\_\_\_\_  
**Notary Public, State of Texas**  
 My commission expires: 07/28/09

**PREPARED IN THE OFFICE OF:**

**Flores & Sanchez, P.C.  
124 East Cano Street  
Edinburg, Texas 78539  
Tel: (956) 289-1100  
Fax: (956) 289-1191**

**AFTER RECORDING RETURN TO:**

**Flores & Sanchez, P.C.  
124 East Cano Street  
Edinburg, Texas 78539  
Tel: (956) 289-1100  
Fax: (956) 289-1191**

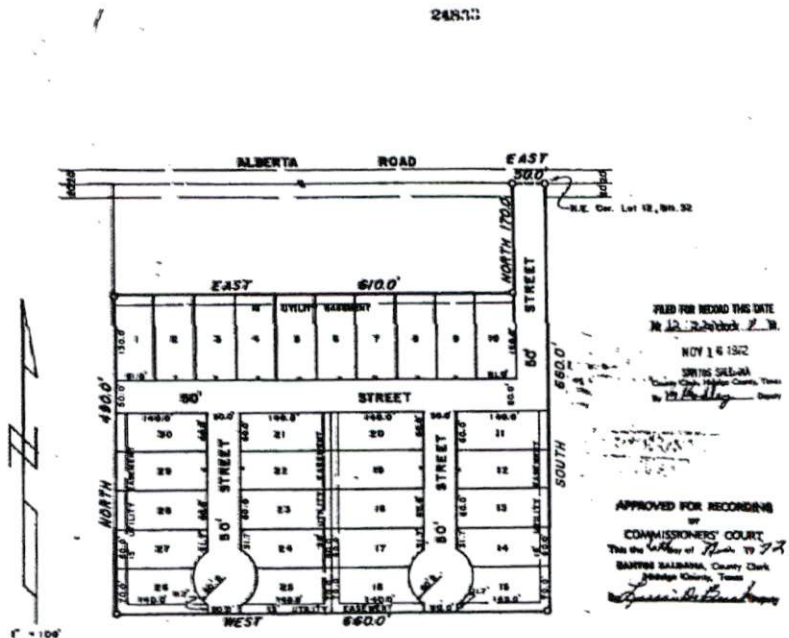
Filed for Record in:  
Hidalgo County  
by J. D. Salinas III  
County Clerk

On: Sep 01, 2005 at 04:26P

As a Recording

Document Number: 1516411  
Total Fees : 18.00

Receipt Number - 703356  
By:  
Victor DeLeon, Deputy



FILED FOR RECORD THIS DATE  
 IN 12-2-1972  
 NOV 16 1972  
 SHIRLEY SULLIVAN  
 County Clerk, Hidalgo County, Texas  
 By *[Signature]* Deputy

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the *11th* day of *November* 1972  
 SHIRLEY SULLIVAN, County Clerk  
 Hidalgo County, Texas  
*[Signature]*

APPROVED  
 FOR RECORDING  
 Made by *[Signature]*  
 On *11-6-72*

MAP OF  
**ALBERTA SUBDIVISION**

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 7.61 ACRES OUT OF THE EAST  
 ONE HALF OF THE NORTH ONE HALF OF LOT 12, BLOCK 32,  
 ALABAMA LAND AND SOGAM COMPANY SUBDIVISION,  
 HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS  
 HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

*[Signature]*  
 CHARLES L. MELDEN  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 OCTOBER 25, 1972



STATE OF TEXAS:  
 COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, MRS. WILMA L. WASSALL, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOP, DEDICATE, AND CONFIRM THE FOREGOING PLAT OR MAP AND DO  
 HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS, DESIGNATED THEREON.

*[Signature]*  
 MRS. WILMA L. WASSALL, OWNER

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDESIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MRS. WILMA L. WASSALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
 SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE  
*1st* DAY OF *November*, A.D., 1972

*[Signature]* MARIONA EBY  
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS



THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2, ON THIS THE *2nd* DAY OF *November*, A.D., 1972

*[Signature]*  
 PRESIDENT

*[Signature]*  
 SECRETARY

*Approved 11-6-72*

AI-79243

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	STEPHANIE BONILLA	3-2855
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JANUARY 26, 2021	



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 32855

### 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: Stephanie Bonilla

Address: 5709 Davis LN

Mission, TX 78574

Phone: (954) 827-8480

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. Pico</u> Authorized Signature	<u>INSTALLER</u> Authorized Signature	
Inspection/Permit No:	<u>01 / 19 / 2021</u>	/ /
Date Approved:		

Water Supplier: AGUA SUD

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

Account/ESI No.: 100327894  
[x] Temporary Pole [ ] Permanent Service

regarding the land described as:

Ellis No. 1 Lot 3

on Jan. 26, 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 7/23/19);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

1/26/21  
Date

ATTEST:

Antonio Brayjudo Jr.  
Hidalgo County Clerk

1/27/21  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 1/26/21 apb



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-2855

### 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: Stephanie Bonilla

Address: 5709 Davis LN  
Mission, TX 78574

Phone: (956) 599-8104

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

Ellis No. 1 Lot 3

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

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

[Signature]  
Requesting Party (Signature)

01/14/21  
Date

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

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

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

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

1/14/21  
Date

[Signature]  
County Official

Capital Title  
GF# 20-518933-M

**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: December 18, 2020

Grantor: **Connie Marie Ponce Espinoza, Philip S. Espinoza, Natalia R. Espinoza, and Rita Espinoza Aldana**

Grantor's Mailing Address: 307 Mary Dr. Santa Maria, Ca 93458

Grantee: **Stephanie Bonilla and husband, Selvin Geovany Bonilla Aguirre**

Grantee's Mailing Address: 1900 LA ESTRELLA ST. PALMVIEW, TX 78572

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of \$167,400.00 (One Hundred Sixty Seven Thousand Four Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas National Bank and by a first-lien deed of trust of even date from Grantee to Joe Quiroga, trustee.

Property (including any improvements):

**Lot 3, Ellis Subdivision No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 31, Page 98, Map Records, Hidalgo County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

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 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 and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all

and singular the Property to Grantee and 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 the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 18th day of December, 2020.

SIGN  
HERE X

Connie Marie Ponce Espinoza  
Connie Marie Ponce Espinoza

SIGN  
HERE X

Philip S. Espinoza  
Philip S. Espinoza

SIGN  
HERE X

Natalia R. Espinoza  
Natalia R. Espinoza

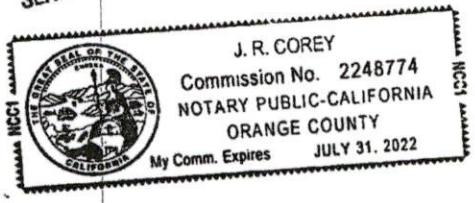
SIGN  
HERE X

Rita Espinoza Aldana  
Rita Espinoza Aldana

THE STATE OF CA §  
COUNTY OF SANTA BARBARA §

Before me, a Notary Public, the foregoing instrument was acknowledged on 18th day of December, 2020 by Connie Marie Ponce Espinoza, who personally appeared before me, and who is known to me through D.A. Lic to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY  
SEAL



[Signature]  
NOTARY PUBLIC, STATE OF CA

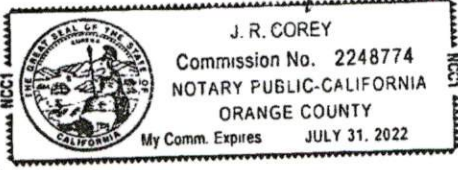
THE STATE OF CA  
COUNTY OF SANTA BARBARA

Before me, a Notary Public, the foregoing instrument was acknowledged on 18th day of December, 2020 by Philip S. Espinoza who personally appeared before me, and who is known to me through D.A. Lic to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY SEAL

[Signature]  
NOTARY PUBLIC, STATE OF CA

THE STATE OF CA  
COUNTY OF SANTA BARBARA

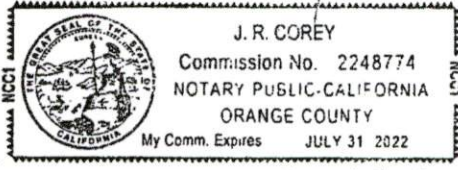


Before me, a Notary Public, the foregoing instrument was acknowledged on 18th day of December, 2020 by Natalia R. Espinoza who personally appeared before me, and who is known to me through D.A. Lic to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY SEAL

[Signature]  
NOTARY PUBLIC, STATE OF CA

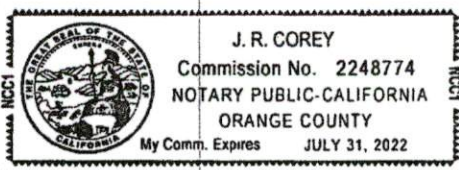
THE STATE OF CA  
COUNTY OF SANTA BARBARA



Before me, a Notary Public, the foregoing instrument was acknowledged on 18th day of December, 2020 by Rita Espinoza Aldana who personally appeared before me, and who is known to me through D.A. Lic to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY SEAL

[Signature]  
NOTARY PUBLIC, STATE OF CA





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 3-2855  
Receipt No.: 016044  
E6250-01-000-0003-00

- BONILLA STEPHANIE & SELVIN GEOVANY BONILLA AGUIRRE  
5709 DAVIS LANE  
MISSION, TX 78574  
(956) 827-8480  
(956) 827-8480
- [1] Contractor: self
  - [2] Water System: Agua S.U.D.
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 2510Sq.Ft.
  - [5] Legal Description: ELLIS NO. 1 LOT 3
  - [6] Location: ABRAM ROAD AND MILE 4
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$140000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side ', Corner 20'  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS  
Description: Permit 3-2855  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 1/12/2021  
Casher 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.

*[Handwritten Signature]*  
Signature of Owner or Applicant

1/12/2021  
Date