



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR February 2, 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>4</u>
TOTAL CERTIFICATES	7



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: 2-178

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	<u>MRamirez</u> Authorized Signature
Date Approved:	/ /	<u>Sewer Connected</u> 1 / 26 / 21

Name: Diana Sanjuanita
Cantu

Address: 805 San Miguel St.
San Juan TX
78589

Phone: 956-279-3574

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 1000016761
 Temporary Pole Permanent Service

regarding the land described as:

Eldora Heights M/H Ph. 3 lot 254

on Feb. 2, 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 1/20/21);
- 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 MRamirez);
- 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 MRamirez);
- 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 [Signature]);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS' COURT
ON: 2/2/21

ATTEST:

Rubén F. Cantu 2/2/21
Hidalgo County Judge Date
Anton Sanjuanita Jr. 2/2/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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1902 Joe Stephens Ave.
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 2-178

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: Diana Sanjuanita Cantú
Address: 805 San Miguel
St. San Juan TX 78589
Phone: 956-279-3574

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

Eldora Heights M/H Ph.3 lot 254

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Diana Sanjuanita Cantú 01-26-21
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:

1/27/21
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 2-178
Receipt No.: 016232
E5038-03-000-0254-00

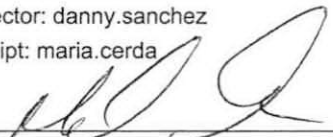
CANTU DIANA SANJUANITA
2701 IRIS DR
SAN JUAN, TX 78589
(956) 279-3574
(956) 279-3574

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: ELDORA HEIGHTS M/H PH 3 LOT 254
- [6] Location: raul longoria and eldora rd
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 2
Certification of Elevation Required: No
Setbacks: Front 20', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 2-178
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

01/26/2021
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.

+ fernando cantu
Signature of Owner or Applicant

1-26-21
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
YOUR DRIVER'S LICENSE NUMBER"

WARRANTY DEED WITH VENDOR'S LIEN

2205221

EA1254
Date: May 10, 2011

Grantor: MARCO A. RAMIREZ

Grantor's Mailing Address (including county):

312 17th Street (Rear)
McAllen, TX 78501

Hidalgo County

Grantee: DIANA SANJUANITA CANTU

Grantee's Mailing Address (including County):

22514 Uresti Street
Eldorado, TX 78542

Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated 12-6-2007 is in the principal amount of \$17,500.00, and is

executed by MARCO A. RAMIREZ payable to the order of ELDORA HEIGHTS, LLC a Texas Limited liability Company. It is secured by a deed of trust on that property recorded in Office of the County Clerk of Hidalgo County, Texas under Document# 1836357 Official Records of Hidalgo County, Texas. It is also secured by a Vendor's Lien retained in a deed conveying the property, dated 12-6-2007 recorded in the Office of the County Clerk of Hidalgo County, Texas under Document# 1836356 of the Official Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of grantor named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of its obligations under this assumption. Grantee's assumption of the first-lien note is also secured by a deed of trust to secure assumption of even date, from Grantee to JOHN G. PHILLIPS, Trustee.

Grantor transfers and assigns to Grantee the casualty insurance policy on the property and all funds on deposit with ELDORA HEIGHTS, L.L.C., A Texas Limited Liability Company or its assigns for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 254, Eldora Heights Mobile Home Subdivision, Phase III Hidalgo County, Texas according to the map or plat thereof recorded in Volume 44, pages 64 and 65 of the Map Records, Hidalgo County, Texas

WARRANTY DEED WITH VENDOR'S LIEN - PAGE 1

Taxes Paid
than 2010

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, 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 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.

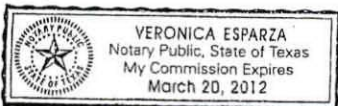
When the context requires, singular nouns and pronouns include the plural.

Marco Antonio Ramirez
MARCO A. RAMIREZ

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on 5-10-11,
by MARCO A RAMIREZ



Veronica Esparza
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: March 20, 2012



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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:

4-2730

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

Upon the application of:

Name: FABIAN D. GONZALEZ

Address: 2104 N. OPAL ST
EDINBURG, TX 78541

Phone: (956) 221-0669

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

Water Supplier: Sharyland Water

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

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

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

A 1.00 Acre tract of Lot # 8 Section # 238
Texas Mexican Railway Co. Survey

[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 Feb. 2, 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.

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz 2/2/21
Hidalgo County Judge Date

ATTEST: [Signature] 2/2/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/2/21



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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:

4-2730

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

Fabian Ocl Mar Gonzalez

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

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

A 1.00 Acre Tract of Lot # 08 Section # 23B.
Texas Mexican Railway Co. Survey
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

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

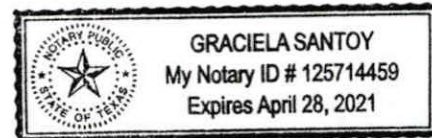
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on January 22, 2021, to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

2/20/2020 3:46:59 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 4-2730
Receipt No.: 010895
T2100-00-238-0008-06

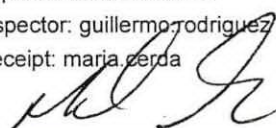
GONZALEZ FABIAN DELMAR
2104 N. OPAL ST
EDINBURG, TX 78541
(956) 221-0669
(956) 221-0669

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3482Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY W66'-E944'-S660' LOT 8
BLK 238 1.0AC GR 0.97AC NET
- [6] Location: Chapin & Monmack
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 4-2730
Price: \$30.00

Total Amount.....\$30.00

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




Cashier



Date

[NOTICE]

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Signature of Owner or Applicant

2/20/2020

Date

CHARGE: VLTC
GF# 164090/TS

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: November 13, 2019

Grantor: RBL RENTAL PROPERTIES LLC, a Texas limited liability company

Grantor's Mailing Address: 2017 W. Owassa Road
Edinburg, Texas 78540

Grantee: FABIAN DELMAR GONZALEZ and wife, GLORIA A. GONZALEZ

Grantee's Mailing Address: 2101 N. Opal Street
Edinburg, Texas 78541

Consideration:

TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS in the principal amount of SIXTY FOUR THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$64,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of VETERANS LAND BOARD OF THE STATE OF TEXAS, and by a first-lien deed of trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property (including any improvements):

A 1.00 acre tract of land, more or less, out of the East 330.0 feet of the West 640.0 feet of the South 20.0 acres of Lot 8, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the Map recorded in Volume 1, Page 12, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of W. Chapin Rd. and in the South line of Lot 8 for the Southeast corner hereof, said BEGINNING point lies West 878.0 feet from the Southeast corner of Lot 8. Said Southeast corner also being the Southwest corner of the Carlos and Norma L. Leal Tract (recorded in V. 3226, P. 766, O/R);

THENCE, West with the centerline of W. Chapin Rd. and along the South line of Lot 8, a distance of 66.0 feet to a point for the Southwest corner hereof. Said Southwest corner also being the Southeast corner of the Ramiro Gonzalez Tract (recorded in V. 2052, P. 108, O/R);

THENCE, North along a line parallel to the East line of Lot 8 and along the East line of the Ramiro Gonzalez Tract, a distance of 30.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a distance of 30.2 feet pass a found 1/2" iron rod in line for reference, at a total distance of 660.0 feet to a found 1/2" iron rod at the Northeast corner of Ramiro Gonzalez Tract and in the South line of the Monmack Development LLC Tract (recorded in Document No. 2690351, O/R) for the Northwest corner hereof;

THENCE, East along a line parallel to the South line of Lot 8 and along the South line of the Monmack Development LLC Tract, at a distance of 59.2 feet pass a found 1/2" iron rod in line for reference, at a total a distance of 66.0 feet to a set 1/2" iron rod at the Northwest corner of the Carlos and Norma L. Leal Tract for the Northeast corner of this tract;

1. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. 30 foot Road Right of Way along the South side, Right of Way to Sharyland Water Supply Corporation along the North 15 feet of the South 45 feet, as shown on the map and dedication of Texas Mexican Railway Company's Survey, recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas and as shown on survey prepared by Arturo A. Salinas, R.P.L.S., No. 4802, dated October 4, 2019, Job No. 19-56643.
3. Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and East property line, as shown on a survey dated October 4, 2019 by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
4. Easement for laterals, canals, roadways and other rights as shown by instrument dated October 24, 1919, recorded in Volume 95, Page 233, Deed Records of Hidalgo County, Texas.
5. Highway easement in favor of County of Hidalgo, Texas as shown by instrument dated October 8, 1974, recorded in Volume 1422, Page 127, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Sharyland Water Supply Corporation, as shown by instrument dated February 23, 2016, filed March 10, 2016 under Document Number 2693037 and dated February 23, 2016, filed March 10, 2016 under Document Number 2693038, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 26, 1955, recorded in Volume 166, Page 144; dated August 7, 1963, recorded in Volume 279, Page 92; dated September 2, 1963, recorded in Volume 280, Page 265; dated September 25, 1974, recorded in Volume 350, Page 665; and dated September 25, 1974, recorded in Volume 350, Page 671, Oil and Gas Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated April 26, 1965, recorded in Volume 297, Page 224, dated October 4, 1974, recorded in Volume 350, Page 611, dated December 15, 1974, recorded in Volume 352, Page 331, and dated March 21, 1975, recorded in Volume 352, Page 654, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Lone Wolf Petroleum Inc., dated August 29, 2000, filed on November 1, 2000 under Document Number 917502, Amendment filed August 26, 2003 under Document Number 1236422, Amendment filed September 30, 2003 under Document Number 1249029, and Amendment filed July 25, 2005, under Document Number 2005-1500014, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Lone Wolf Petroleum Inc., dated August 29, 2000, filed November 1, 2000 under Document Number 917515, Amendment filed December 10, 2003 under Document Number 1274710, and Amendment filed July 25, 2005 under Document Number 2005-1500015, Official Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Mariano Energy, LP, dated February 7, 2004, filed May 3, 2004 under Document Number 1329991; dated February 7, 2004, filed May 3, 2004 under Document Number 1329992; dated February 7, 2004, filed May 3, 2004 under Document Number 1329993 and dated February 7, 2004, filed May 3, 2004 under Document Number 1329994, all in the Official Records of Hidalgo County, Texas.

Exceptions from Conveyance and Warranty:

Reservations to Conveyance: NONE.

THE FENCE, South along a line parallel to the East line of Lot 8 and along the West line of the Carlos and Norma L. Leal Tract, a distance of 630.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a total distance of 660.0 feet to the PLACE OF BEGINNING.

12. Mineral and/or royalty interest granted in deed dated December 31, 1969, recorded in Volume 1248, Page 32, Deed Records of Hidalgo County, Texas.
13. Mineral and/or royalty interest granted in deed dated June 2, 1977, recorded in Volume 367, Page 143, Oil and Gas Records of Hidalgo County, Texas.
14. Mineral and/or royalty reservation contained in deed dated October 4, 1968, recorded in Volume 1214, Page 943; dated June 2, 1977, recorded in Volume 1535, Page 47; dated August 19, 1977, recorded in Volume 1545, Page 663 and dated May 26, 1978, recorded in Volume 1578, Page 641, all in the Deed Records of Hidalgo County, Texas
15. Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
16. Any portion of the property described herein within the limits or boundaries of W. Chapin Road as shown on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated October 4, 2019, Job No. 19-56643.
17. 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.

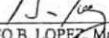
As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee 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.

VETERANS LAND BOARD OF THE STATE OF 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 VETERANS LAND BOARD OF THE STATE OF TEXAS, and are transferred to VETERANS LAND BOARD OF THE STATE OF TEXAS without recourse against Grantor.

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

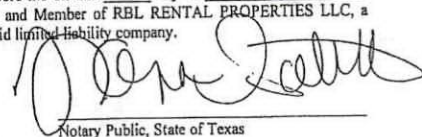
RBL RENTAL PROPERTIES LLC,
a Texas limited liability company

By: 
RODOLFO B. LOPEZ, Manager and
Member

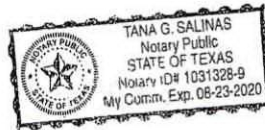
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 18th day of November, 2019, by RODOLFO B. LOPEZ, as Manager and Member of RBL RENTAL PROPERTIES LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:

JEFFERSON A. CRABB
6013 N. 10th Street
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

FABIAN DELMAR GONZALEZ
GLORIA A. GONZALEZ
2101 N. Opal Street
Edinburg, Texas 78541

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.

SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated September 6, 2011 on a certain judgment rendered in said Court on 8th day of June, 2011, in a certain suit **NUMBER T-444-09-G, Edinburg Consolidated Independent School District And South Texas College, Et Al vs. Ramiro Gonzalez, I, Guadalupe "Lupe" Trevino, Sheriff of said County**, did upon September 6, 2011, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Sunday, September 11, 2011, in The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in October, 2011, beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the East Side Doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE
P O BOX 178
EDINBURG, TX 78540**

for the use and benefit of itself and SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE, HIDALGO COUNTY IRRIGATION DISTRICT # 01, HIDALGO COUNTY, HIDALGO COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Guadalupe "Lupe" Trevino, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Edinburg Consolidated Independent School District, in trust, for the use and benefit of itself and SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE, HIDALGO COUNTY IRRIGATION DISTRICT # 01, HIDALGO COUNTY, HIDALGO COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01 and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

1.00 acre, more or less, situated in the Tex-Mex Railway Co. Surveys, Hidalgo County, Texas, as described in deed dated October 24, 1984, from Pedro Ramiro Adames etux, to Ramiro Gonzalez, in Volume 2052, Page 104, Official Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises unto the said Edinburg Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2011 and current year taxes should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTÍA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O APTITUD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MÁS INFORMACIÓN DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 14 day of November, 2011.

Lupe Trevino

Guadalupe "Lupe" Trevino
Sheriff, Hidalgo County, Texas

Jorge L. Garza #1059
By: Deputy

STATE OF TEXAS

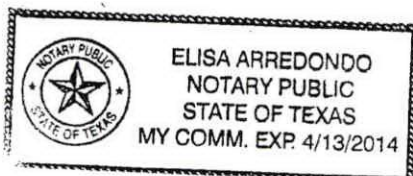
X

COUNTY OF HIDALGO

X

Before me, the undersigned authority, on this day personally appeared Jorge L. GARZA, Deputy Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF November, 2011.



Elisa Arredondo
Notary Public, State of Texas
My Commission Expires: 04/13/2014

After recording return to:

Linebarger Goggan Blair & Sampson, LLP
205 S. Pin Oak Avenue
Edinburg, Texas 78539



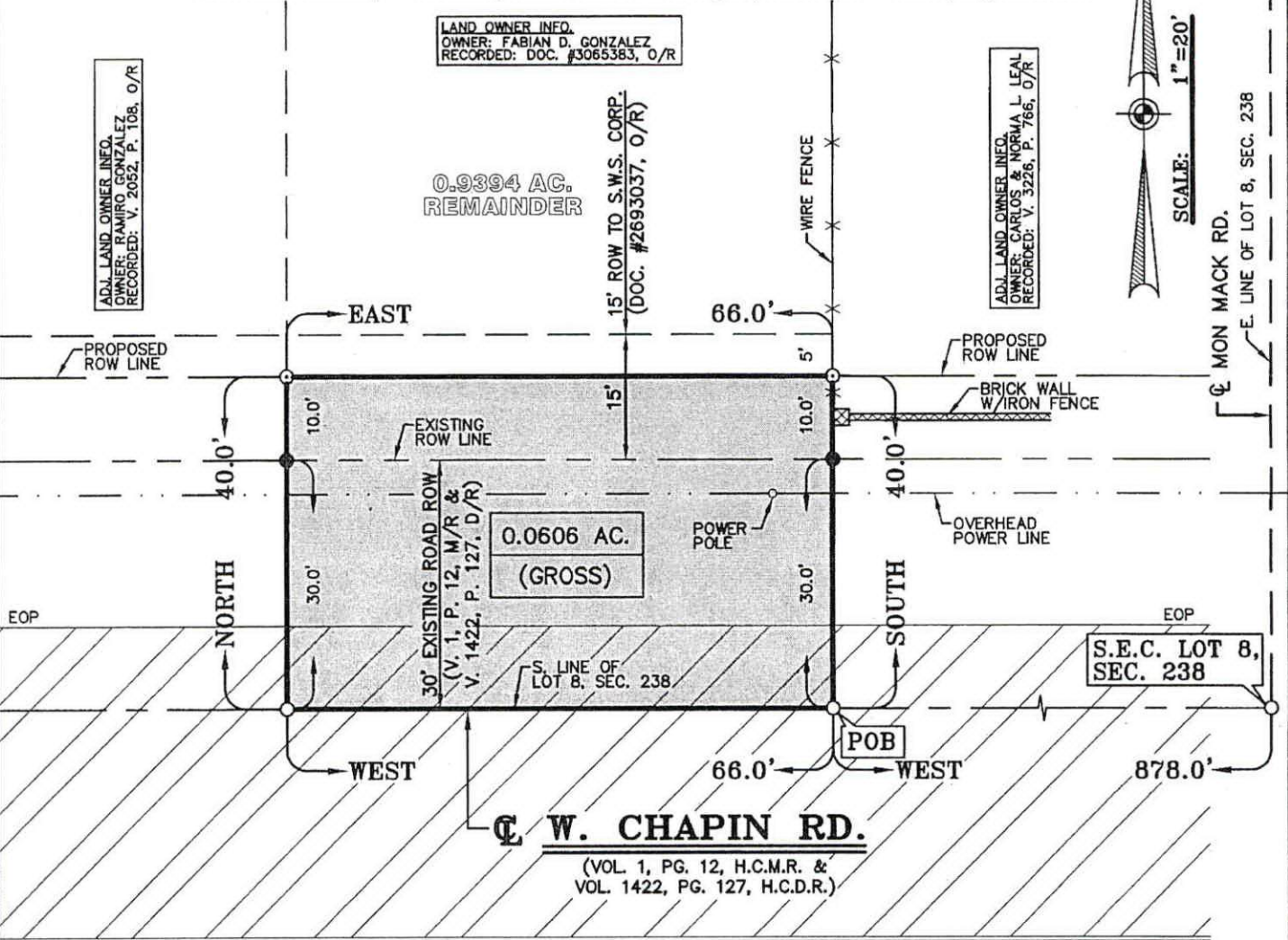
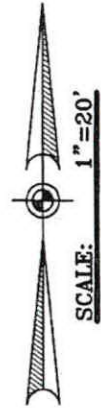
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (958) 618-5540

LAND OWNER INFO.
OWNER: FABIAN D. GONZALEZ
RECORDED: DOC. #3065383, O/R

ADJ. LAND OWNER INFO.
OWNER: RAMIRO GONZALEZ
RECORDED: V. 2062, P. 108, O/R

0.9394 AC.
REMAINDER

ADJ. LAND OWNER INFO.
OWNER: CARLOS & NORMA L. LEAL
RECORDED: V. 3226, P. 766, O/R



**SURVEY PLAT
OF**

A 0.0606 ACRE (2,640.0 S.F.) TRACT OF LAND, MORE OR LESS, OUT OF A 1.00 ACRE TRACT OUT OF THE EAST 330.0 FEET OF THE WEST 640.0 FEET OF THE SOUTH 20.0 ACRES OF LOT 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

LEGEND

- - DENOTES FOUND 1/2" ROD
- - DENOTES SET 1/2" ROD
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB
- EOP - DENOTES EDGE OF PAVEMENT
- POB - DENOTES POINT OF BEGINNING

Job No.: 19-56643A
Date: 01-02-20



Arturo A. Salinas

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

ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE

McALLEN, TX 78504

PH: (956) 618-556

FAX: (956) 618-5540

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

METES AND BOUNDS DESCRIPTION: 1.00 Gross Acre Tract

A 1.00 acre tract of land, more or less, out of the East 330.0 feet of the West 640.0 feet of the South 20.0 acres of Lot 8, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the Map recorded in Volume 1, Page 12, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of W. Chapin Rd. and in the South line of Lot 8 for the Southeast corner hereof, said **BEGINNING** point lies West 878.0 feet from the Southeast corner of Lot 8. Said Southeast corner also being the Southwest corner of the Carlos and Norma L. Leal Tract (recorded in V. 3226, P. 766, O/R);

THENCE, West with the centerline of W. Chapin Rd. and along the South line of Lot 8, a distance of 66.0 feet to a point for the Southwest corner hereof. Said Southwest corner also being the Southeast corner of the Ramiro Gonzalez Tract (recorded in V. 2052, P. 108, O/R);

THENCE, North along a line parallel to the East line of Lot 8 and along the East line of the Ramiro Gonzalez Tract, a distance of 30.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a distance of 30.2 feet pass a found 1/2" iron rod in line for reference, at a total distance of 660.0 feet to a found 1/2" iron rod at the Northeast corner of Ramiro Gonzalez Tract and in the South line of the Monmack Development LLC Tract (recorded in Document No. 2690351, O/R) for the Northwest corner hereof;

THENCE, East along a line parallel to the South line of Lot 8 and along the South line of the Monmack Development LLC Tract, at a distance of 59.2 feet pass a found 1/2" iron rod in line for reference, at a total a distance of 66.0 feet to a set 1/2" iron rod at the Northwest corner of the Carlos and Norma L. Leal Tract for the Northeast corner of this tract;

THENCE, South along a line parallel to the East line of Lot 8 and along the West line of the Carlos and Norma L. Leal Tract, a distance of 630.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a total distance of 660.0 feet to the PLACE OF BEGINNING.

Bearing Basis: "S. line of a 1.00 acre tract recorded in Doc. #2740771, O/R"

Job No. 19-56643

Date: 09-19-19

Revised: 10-04-19



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





PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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

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: 1-41006

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: Jaime Guerra

Address: 110 N. Utah
Weslaco, Texas
78596

Phone: 956 533-4807

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

Water Supplier: NAWS

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

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

regarding the land described as:

Cielo Azul UT 1 lot 33

on Feb. 2, 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 4-3-1997)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Lorna Celia Castillo
Planning Department Authorized Signature

David F. Carter 2/2/21
Hidalgo County Judge Date

ATTEST: [Signature] 2/2/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/2/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-10-20

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

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: 1-4006

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: Jaine Guerra
Address: 110 N. Utah
Westlaco, Texas 78596
Phone: ~~956~~ 956 533-4809

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

Cielo Azul U1 lot 33

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jaine Guerra
Requesting Party (Signature)

01-25-21
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 | 25 | 21
Date

[Signature]
County Official

Charge to: VLTC

GF# 169517

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

GENERAL WARRANTY DEED

Date: September 21, 2020

Grantor: DEWBRE PETROLEUM CORPORATION, a Texas corporation

Grantor's Mailing Address: 802 N. Carancahua, Suite 1800
Corpus Christi, Texas 78401
Nueces County

Grantee: LIGHTNING CONSTRUCTION, LLC, a Texas limited liability company

Grantee's Mailing Address: 110 N. Utah
Weslaco, Texas 78596
Hidalgo County

Consideration:

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

Property (including any improvements):

All of Lot 33, CIELO AZUL SUBDIVISION NO. 1, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 58, 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:

Restrictive covenants described in instrument dated April 11, 1997, filed April 15, 1997 under Document Number 591717 Official Records and Volume 32, Page 58, 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.

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Minimum floor elevations; setback lines; 25 foot along the front, 40 foot along the front, 6 foot along the sides, drain ditch easement, 50 foot drainage swale easement along the West side, 15 foot utility easement along the rear, 15 foot easement to N.A.W.S.C. along the front and restrictions as shown on the map of Cielo Azul Subdivision Unit No. 1, recorded in Volume 32, Page 58, Map Records of Hidalgo County, Texas and as shown on survey prepared by Cody Michael Moore, RPLS No. 6370, dated September 15, 2020, Job No. 220024.

Encroachment and/or protrusion of fence and ditch bank, as shown on survey prepared by Cody Michael Moore, RPLS No. 6370, dated September 15, 2020, Job No. 220024.

Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and North, South, East and West property line, as shown on survey prepared by Cody Michael Moore, RPLS No. 6370, dated September 15, 2020, Job No. 220024.

Right of Way Easement in favor of American Rio Grande Land & Irrigation Company as shown

by instrument dated June 30, 1909, recorded in Volume 89, Page 23, Deed Records of Hidalgo County, Texas.

All water rights reserved as shown by instruments dated March 26, 1998, filed April 21, 1998 under Document Number 671300 and dated January 14, 1999, filed April 6, 1999 under Document Number 762268, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 12, 1971, recorded in Volume 335, Page 402, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 4, 1956, by and between Santos Valdez and wife, Nazaria Del Bosque Valdez, as Lessor, and Jack Butler, as Lessee, recorded in Volume 180, Page 542, Oil and Gas Records of Hidalgo County, Texas. Said Oil and Gas Lease were Assigned to Volume 187, Page 579, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 5, 1961, by and between, Nasaria Del Bosque Valdez as Lessor, and Tidewater Oil Co., as Lessee, recorded in Volume 257, Page 676, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 12, 1971, by and between Howard A. Puckett and wife, Pearl, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 335, Page 402 and dated November 19, 1971, recorded in Volume 336, Page 642, both in the Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 19, 2002, by and between Hilda Valdez, as Lessor, and Dewbre Petroleum Corporation, as Lessee, filed on May 8, 2002, under Document Number 1080830, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 2002, by and between Harold Munal and wife, Donna Munal and Charles B. Amyx, as Lessor, and Dewbre Petroleum Corporation, as Lessee, filed on January 23, 2003, under Document Number 1160232, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 2003, filed on April 10, 2003, under Document Number 1187188, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 2003, by and between Santos Valdez, Jr., and Magdalena Cortez as Lessor, and Dewbre Petroleum Corporation, as Lessee, filed on March 2, 2005, under Document Number 1441505 and Document Number 1441506, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 15, 2003, by and between Ninfa Valdez, as Lessor, and Dewbre Petroleum Corporation, as Lessee, filed on December 27, 2005, under Document Number 1559652 Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument, filed November 12, 2003 under Document Number 1265424 and dated August 13, 2003, filed March 29, 2004 under Document Number 1314941, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated March 2, 2006, filed August 3, 2006 under Document Number 2006-1647132, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds dated February 13, 1951, recorded in Volume 112, Page 479, Oil and Gas Records and dated May 16, 1955, recorded in Volume 170, Page 576, both Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated February 3, 1999, filed August 30,

1999 under Document Number 802529, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated February 3, 1999, filed August 30, 1999 under Document Number 802529, Official Records of Hidalgo County, Texas.

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.

Standby fees, taxes and assessments by any taxing authority 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.

GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS, WHERE IS" CONDITION. IT IS EXPRESSLY UNDERSTOOD, ACKNOWLEDGED AND AGREED THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, THE SUITABILITY OF THE PROPERTY FOR CONSTRUCTION OF IMPROVEMENTS OR THE AVAILABILITY OF UTILITIES TO THE PROPERTY, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING WITHOUT LIMITATION, ENVIRONMENTAL LAWS, BUILDING, FIRE AND SAFETY CODES, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE QUALITY, STATE OF REPAIR OR LACK OF REPAIR OR CONDITION OF THE PROPERTY, AND (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY OR THE AREA IN WHICH IT IS LOCATED. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED BY GRANTOR WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

GRANTEE EXPRESSLY WAIVES, TO THE EXTENT ALLOWED BY LAW, ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAWS THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE CONDITION OF THE PROPERTY. GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS RELEASES GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS FROM ANY AND ALL CLAIMS, CAUSES OF ACTION AND/OR LIABILITIES OF EVERY KIND AND CHARACTER ATTRIBUTABLE TO THE CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, PAST, PRESENT AND FUTURE, INCLUDING LIABILITIES, IF ANY, DUE TO THE EXISTENCE, NOW OR HEREAFTER, OF ANY HAZARDOUS MATERIALS OR

HAZARDOUS SUBSTANCES, ON THE PROPERTY AND/OR DUE TO THE EXISTENCE, NOW OR HEREAFTER, OF A VIOLATION, IF ANY, OF ANY LAWS, RULES AND/OR AND REGULATIONS.

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

DEWBRE PETROLEUM CORPORATION,
a Texas corporation

By: Jerry C. Dewbre
JERRY C. DEWBRE
Its: President

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared JERRY C. DEWBRE, proved to me through TX Drivers License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that JERRY C. DEWBRE executed the same as President of DEWBRE PETROLEUM CORPORATION, a Texas corporation, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of September, 2020.

Lisa Ann Bonneau
Notary Public, State of Texas
My commission expires: 10/06/2021
Notary Public ID: 10920934



PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Email: CantuR@valleylandtitleco.com
File/GF No.: 11704-20/169517vltc

AFTER RECORDING RETURN TO:
LIGHTNING CONSTRUCTION, LLC
110 N. Utah
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

1/25/2021 11:02:58 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 1-4006
Receipt No.: 016206
C4435-01-000-0033-00

LIGHTNING CONSTRUCTION

110 N UTAH
WESLACO, TX 78596
(956) 533-4807
(956) 533-4807

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 400Sq.Ft.
- [5] Legal Description: CIELO AZUL UT 1 LOT 33
- [6] Location: ML 2 1/2 & ML 12
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$500
- [10] Flood Zone: Zone X


Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 65', Side S6', Side N50', Corner '
 Special Conditions: must comply with all county setbacks and regulations
 Description: Permit 1-4006
 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.mata
 Receipt: alyssa.ulloa


Cashier

1/25/21
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

01-25-21
Date

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: 1-4005

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: Rolando + Monica Rodriguez

Address: 5512 W Pecan Drive, Donna Tx, 78537

Phone: 956-784-9027

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Pecan Valley Est. - U1 lot 36

on Feb. 2, 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 1-23-1990;

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

2/2/21
Date

APPROVED BY
COMMISSIONERS' COURT
N: [Signature]

ATTEST:

[Signature]
Hidalgo County Clerk

2/2/21
Date



PLANNING DEPARTMENT

County of Hidalgo

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Edinburg, Texas 78542
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4005

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: Rolando ~~Monica~~ Rodriguez

Address: 5512 W. Pecan Drive, Donna, TX, 78537

Phone: 956-784-9027

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

Pecan Valley Est. U4 1 lot 36

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)

1-27-21
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:

Date

[Signature]
County Official

Capital Title
GF#20-541532-WC

General Warranty Deed

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

Date: November 24, 2020

Grantor: **Jaime Salazar and Laura I. Salazar, a married couple**

Grantor's Mailing Address: 5506 W. Pecan Dr., Donna, TX 78537

Grantee: **Rolando Rodriguez and Monica S. Rodriguez**

Grantee's Mailing Address: P.O. Box 995, San Juan, TX 78589

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

Property (including any improvements):

Lot 36, PECAN VALLEY ESTATES, UNIT NO. 1, an Addition to the City of Donna, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Pages 187-188, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-4005
Receipt No.: 016201
P5320-01-000-0036-00

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

RODRIGUEZ ROLANDO & MONICA S

PO BOX 995

SAN JUAN, TX 78589

(956) 784-9027

(956) 784-9027

[1] Contractor: self

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 4619Sq.Ft.

[5] Legal Description: PECAN VALLEY ESTATES UT 1 LOT 36

[6] Location: VICTORIA & MILE 11 N.

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$297000

[10] Flood Zone: Zone C

Community Panel Number: 4803340450C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 15', Side 15', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS

Description: Permit 1-4005

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

1/25/21
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

1-25-21
Date

PLANNING DEPARTMENT

County of Hidalgo



Main Office
1304 South 25th Street
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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: 1-3943

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

Upon the application of:

Name: Norma L. Flores
Mendoza
Address: 3814 Cheyenne
Mercedes, Texas
78570
Phone: 361-548-1331

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

Water Supplier: Hidalgo County
Utility Provider: [] M.V.E.C. [X] AEP
Account/ESI No.: N/A
[] Temporary Pole [X] Permanent Service

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

3814 Cheyenne, Mercedes Tx See attached for legal
description. Indian Hills lot ~~469~~⁴⁹⁴ BK1

[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 Feb. 2, 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.

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
2/2/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/2/21 gfb

ATTEST: Anton Hernandez Jr.
Hidalgo County Clerk
2/2/21
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.
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: 1-3943

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

Norma L. Flores Mendoza

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

1. "I am requesting utility service to the following described land: Indian Hills lot 496 Blk 1
3814 Cheyenne Mercedes, Texas."

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

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."

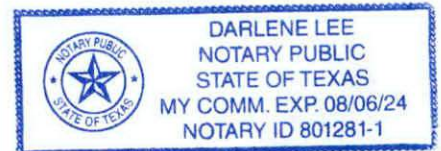
-OR-

- 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."

Norma L. Flores (Signature)

SUBSCRIBED AND SWORN TO before me on January 25, 2021, to certify which, witnesses my hand and seal of office.

Darlene Lee
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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.

WARRANTY DEED WITH VENDOR'S LIEN

DATE : August 01, 2005

GRANTOR : Indian Hills Partnership

1509569

GRANTOR'S MAILING ADDRESS : 800 N. McCall
McAllen, Hidalgo County, Texas 78501

GRANTEE : Norma L. Flores Mendoza

GRANTEE'S MAILING ADDRESS : 16290 E. Indian Hills
Mercedes, Texas 78570

CONSIDERATION : TEN AND NO/100 DOLLARS (\$10.00), and a note of even date that is in the principal amount of Five thousand Five hundred and NO/100 Dollars (\$5500.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien in this deed and by a deed of trust of even date from Grantee to Victor R. Perez, Trustee.

PROPERTY :

Lot Four hundred Ninety Six (496), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and further SAVE AND EXCEPT (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.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY :

Those reservations and exceptions on Exhibit "A" attached hereto and made a part hereto for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, 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, by, through and under Grantor and no further.

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.

Grantee accepts the herein described 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Indian Hills Partnership

STATE OF TEXAS)

COUNTY OF HIDALGO)

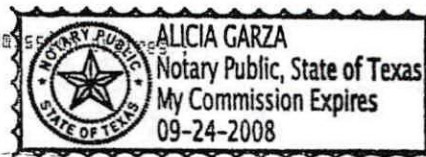
This instrument was acknowledged before me on the 8th day of August, 2005 by Robert L. Schwarz,
Partner

AFTER RECORDING RETURN TO :

Notary's name (printed) :

Alicia Garza
Notary Public, State of Texas

Notary's commission



BUYER'S ACCEPTANCE OF DEED
08-01-2005

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

NORMA L. FLORES MENDOZA
Norma L. Flores Mendoza

AFTER RECORDING RETURN TO :
Harold Munal
800 N. McCell
McAllen, Texas 78501

EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hezacourt Properties, Inc. to Southport Exploration, Inc., dated March 15, 1992, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2005, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hezacourt, Individually and as Independent Executor of the Estate of George A. D'Hezacourt, Deceased, to Karl Hohlitzelle, dated February 1, 1955, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 221859 in the office of the County Clerk of Hidalgo County, Texas.
14. Existing lien in favor of Texas State Ban, which grantor agrees to pay as same becomes due and payable.

AFTER RECORDING RETURN TO :

Harold Munal
800 North McColl
McAllen, Texas 78501

15. Any claim or allegation in bankruptcy proceedings filed by or on behalf of Filemon Salazar and Maria A. Morales within one year from April 5, 2005 that the Trustees Deed from Victor R. Perez, Trustee to Indian Hills Partnership recorded under Doc. #1454631 in the office of the County Clerk of Hidalgo County, Texas, was a fraudulent transfer. Effects of any attach under Creditor's Rights Law, State Insolvency Law or Federal Bankruptcy Law by Creditor Filemon Salazar and Maria A. Morales on the title or interest conveyed.
16. Rights of any party in and to the improvements located on the property.
17. Rights of parties in possession.

After Recording Return to:
Harold Munal
800 North McColl
McAllen, TX 78501

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

On: Aug 17, 2005 at 08:56A
As a Recording

Document Number: 1509569
Total Fees: 18.00

Receipt Number - 699150
By: Imelda Leal, Deputy

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED UNDER MY DIRECTION.



LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
HOUSTON, TEXAS
NO. 2184

STATE OF TEXAS:
COUNTY OF HIGHLAND:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING GOING MAP ON PLAT AND DEEDS DEDICATED TO THE PUBLIC THE SURFACE USE OF THE STREETS DESIGNATED THEREON.

STATE OF TEXAS:
COUNTY OF HIGHLAND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LONNY SUMERS, OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF July, A.D., 1984.

Lonny Sumers
LONNY SUMERS, FLOODEE

Notary Public
My Commission Expires 6-18-85
NOTARY PUBLIC FOR THE STATE OF TEXAS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCED, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Approved by the Planning and Zoning Commission
DATE

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MERCED, ON THIS 6th DAY OF January, A.D., 1984.

NOTE:

1. Minimum finished floor elevation west of FM 402 is elevation 59.5 feet. Minimum finished floor elevation east of FM 401 is elevation 59.5 feet or 18 inches above natural ground whichever is higher.
2. The area of the subdivision west of FM 402 is in FEMA Flood zone "C" indicating no flooding during a 100 year storm event. The area of this subdivision east of FM 402 is in FEMA Flood zone "B" indicating flooding depths of less than 2 feet during a 100 year storm event.
3. Benchmark - USGS BWM on RM 48 plate on the Southwest quadrant of the bridge on FM 493 spanning the North Floodway Pilot Channel approximately 1/4 mile North of Mile 10 Mark. Elevation = 62.15

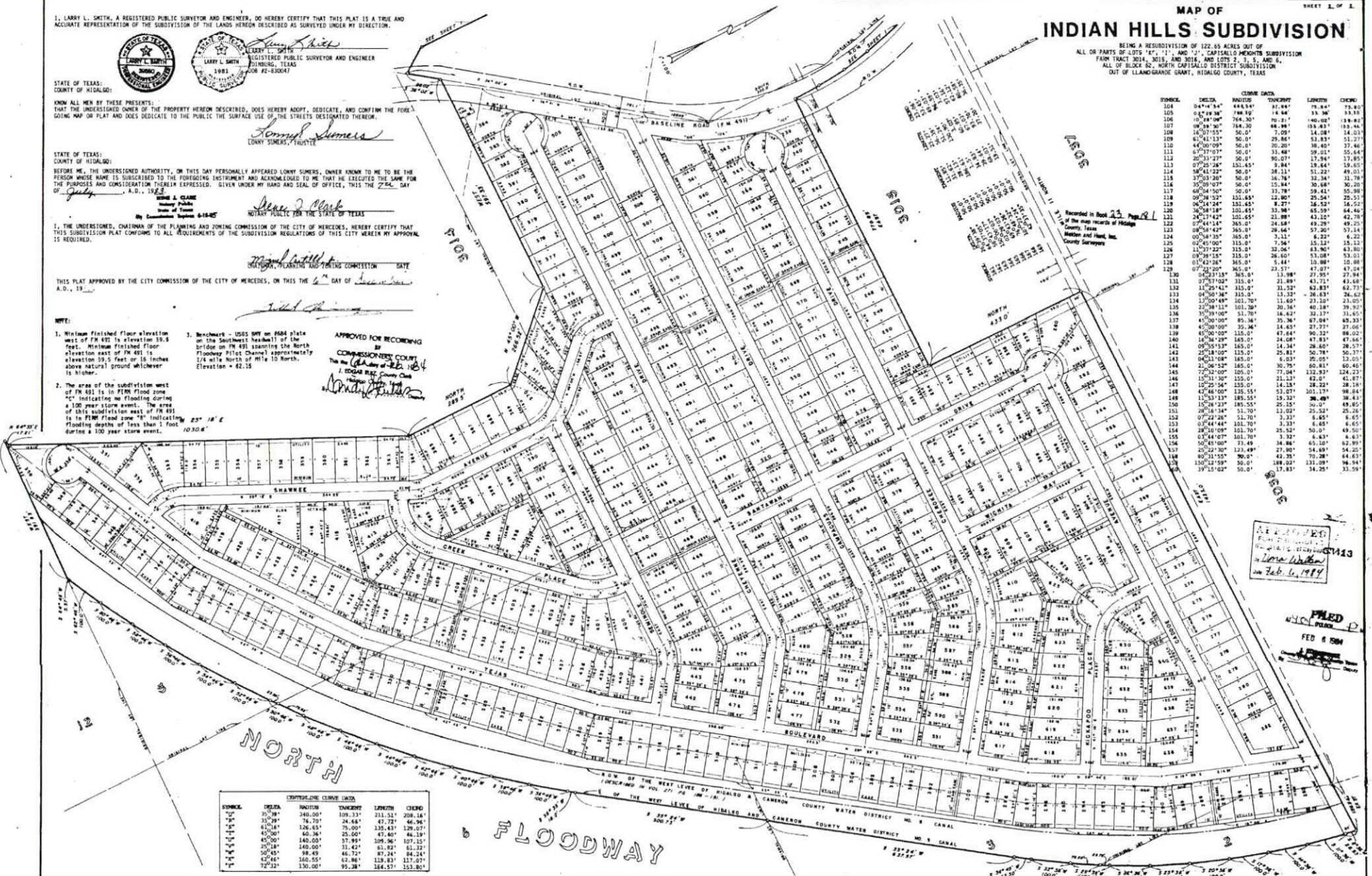
APPROVED FOR RECORDING BY COMMISSIONERS COURT This is the 1st day of Feb. 1984 J. Edgar Rice County Clerk

MAP OF INDIAN HILLS SUBDIVISION

BEING A RESUBDIVISION OF 122.65 ACRES OUT OF ALL OR PARTS OF LOTS 117, 111, AND 121, CARROLL MEMPHIS SUBDIVISION FARM TRACT 3014, 3015, AND 3016, AND LOTS 2, 3, 5, AND 6, ALL OF BLOCK 80, NORTH CANTON DISTRICT SUBDIVISION OUT OF HIGHLAND COUNTY, TEXAS

STATION	DEG.	MIN.	SEC.	LENGTH	CHORD
104	04°48'34"	48.83	37.88	75.84	75.85
105	04°48'34"	48.83	37.88	14.84	14.84
106	04°48'34"	48.83	37.88	92.17	92.17
107	04°48'34"	48.83	37.88	88.88	88.88
108	26°07'55"	50.07	7.09	14.08	14.03
109	41°41'32"	50.07	28.84	53.83	53.77
110	44°00'09"	50.07	30.20	38.40	37.46
111	67°07'07"	50.07	33.88	29.21	28.64
112	20°31'27"	50.07	30.07	17.94	17.85
113	07°25'24"	151.65	3.84	19.84	19.85
114	04°48'34"	50.07	28.21	51.22	49.03
115	37°03'20"	50.07	16.78	32.34	31.78
116	05°05'07"	50.07	15.84	30.68	30.20
117	60°04'50"	50.07	33.78	59.41	55.98
118	05°05'07"	151.65	22.80	36.52	36.25
119	04°14'24"	151.65	8.27	25.54	25.51
120	36°04'18"	101.65	33.88	65.59	64.46
121	04°48'34"	101.65	33.88	43.12	42.82
122	07°44'14"	365.07	24.88	49.28	49.25
123	08°54'42"	365.07	28.64	57.20	57.14
124	05°04'30"	365.07	3.11	6.22	6.22
125	02°45'00"	315.07	7.56	15.12	15.12
126	13°07'22"	315.07	32.64	43.90	43.86
127	08°38'15"	315.07	28.64	53.08	53.01
128	07°07'22"	315.07	5.44	10.88	10.88
129	07°23'29"	365.07	23.57	47.07	47.04
130	05°04'30"	365.07	13.88	27.95	27.94
131	07°07'02"	315.07	21.88	43.71	43.68
132	11°25'41"	315.07	31.52	62.83	62.73
133	04°00'00"	315.07	14.65	27.37	27.00
134	17°00'48"	361.70	11.60	23.10	23.05
135	23°08'11"	361.70	30.36	40.18	39.85
136	35°09'08"	31.70	18.62	32.17	31.65
137	45°00'00"	85.36	35.36	67.04	65.33
138	45°00'00"	85.36	14.65	32.05	32.05
139	45°00'00"	115.07	47.64	90.32	88.02
140	16°04'29"	185.55	24.08	47.83	47.64
141	09°55'53"	185.55	14.34	28.60	28.57
142	25°18'02"	115.07	25.81	50.78	50.77
143	04°48'34"	185.55	6.03	32.05	32.05
144	21°06'52"	185.55	30.75	60.81	60.45
145	22°02'00"	105.07	77.04	122.93	124.23
146	15°11'30"	155.07	21.33	42.07	41.87
147	10°25'56"	155.07	14.15	28.22	28.14
148	42°04'00"	135.55	53.07	101.17	98.84
149	11°53'13"	185.55	15.32	36.09	36.43
150	15°28'28"	185.55	25.15	50.07	49.85
151	28°18'34"	51.70	11.02	25.52	25.26
152	07°24'44"	101.70	3.32	6.65	6.65
153	07°24'44"	101.70	3.32	6.65	6.65
154	28°20'08"	101.70	25.52	50.07	49.50
155	43°54'07"	101.70	3.32	6.65	6.65
156	50°45'00"	71.49	34.86	65.10	62.99
157	25°23'20"	121.88	6.43	12.87	12.87
158	40°11'55"	90.07	42.35	70.28	64.63
159	13°02'59"	50.07	189.23	131.09	94.54
160	19°15'02"	50.07	34.25	68.57	68.57

Recorded in Book 23, Page 81 of the map records of Highland County, Texas. Mellen and Reed, Inc. County Surveyors



STATION	DEG.	MIN.	SEC.	LENGTH	CHORD
104	04°48'34"	48.83	37.88	75.84	75.85
105	04°48'34"	48.83	37.88	14.84	14.84
106	04°48'34"	48.83	37.88	92.17	92.17
107	04°48'34"	48.83	37.88	88.88	88.88
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119	04°14'24"	151.65	8.27	25.54	25.51
120	36°04'18"	101.65	33.88	65.59	64.46
121	04°48'34"	101.65	33.88	43.12	42.82
122	07°44'14"	365.07	24.88	49.28	49.25
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125	02°45'00"	315.07	7.56	15.12	15.12
126	13°07'22"	315.07	32.64	43.90	43.86
127	08°38'15"	315.07	28.64	53.08	53.01
128	07°07'22"	315.07	5.44	10.88	10.88
129	07°23'29"	365.07	23.57	47.07	47.04
130	05°04'30"	365.07	13.88	27.95	27.94
131	07°07'02"	315.07	21.88	43.71	43.68
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143	04°48'34"	185.55	6.03	32.05	32.05
144	21°06'52"	185.55	30.75	60.81	60.45
145	22°02'00"	105.07	77.04	122.93	124.23
146	15°11'30"	155.07	21.33	42.07	41.87
147	10°25'56"	155.07	14.15	28.22	28.14
148	42°04'00"	135.55	53.07	101.17	98.84
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150	15°28'28"	185.55	25.15	50.07	49.85
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152	07°24'44"	101.70	3.32	6.65	6.65
153	07°24'44"	101.70	3.32	6.65	6.65
154	28°20'08"	101.70	25.52	50.07	49.50
155	43°54'07"	101.70	3.32	6.65	6.65
156	50°45'00"	71.49	34.86	65.10	62.99
157	25°23'20"	121.88	6.43	12.87	12.87
158	40°11'55"	90.07	42.35	70.28	64.63
159	13°02'59"	50.07	189.23	131.09	94.54
160	19°15'02"	50.07	34.25	68.57	68.57

FILED
FEB 6 1984

FILED
FEB 6 1984



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-3943

Receipt No.: 015970

12230-00-001-0496-00

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

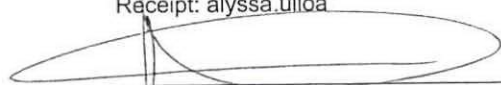
MENDOZA NORMA L FLORES
5221 SHASTA LN
CORPUS CHRISTI, TX 78415
(361) 548-1331
(361) 548-1331

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 492Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 496 BLK 1
- [6] Location: FM 491 & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3943
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

1/5/21
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

1-5-21
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.
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: 1-4014

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

Upon the application of:

Name: Maria D. Munoz

Address: 2716 Duke Ave
McAllen, Tx 78504

Phone: 956-648-1933

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

Water Supplier: North Alamo

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

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

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

MO-TEX 10T3BLK 54 1.06 AC

[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 Feb. 2, 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

Richard F. Carter
Hidalgo County Judge

2/2/21
Date

APPROVED BY
COMMISSIONERS' COURT
IN: 2/2/21 gms

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

2/2/21
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
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Precinct 12 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4014

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 D. MUÑOZ

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

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

MO-TEX LOT 3 Bk 54 1.06 AC."

[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]

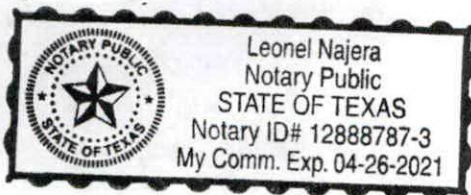
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Amaria Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on JAN. 26TH, 2021, to certify which, witnesses my hand and seal of office.



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

WARRANTY DEED

The State of Texas }

} *Known All Men by These Presents:*

County of Hidalgo }

Date: November 10, 2020

Grantor: CANDELARIO MARMOLEJO

Grantor's Mailing Address:

Rt. 1, Box 233
Edcouch, Hidalgo County, Texas

Grantee: Maria De Los Angeles Munoz
Gilberto B. Munoz 111

Grantee's Mailing Address:

2716 Duke Ave.
McAllen, Tx 78504

Consideration: Ten and no/100(\$10.00) dollars and other valuable consideration.

NOTICE OF CONFIDENTIALY RIGHTS:

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

**CHAPTER 11 SEC.11.008
TEXAS PROPERTY CODE**

Property (including any improvements)

TRACT NO. 2: A 1.064 acre tract of land out of the West 5.34 acres of the North 10.00 acres of Lot 3, Block 54, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County Texas, and according to Warranty Deed recorded in Volume 3360, Page 484, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northeast corner of this tract, said point bears N 80 deg. 45' W, 1039.00 feet from a 60 penny nail found at the intersection of the centerlines of Nittler Road, and a dedication 40.00 foot county road for the Northeast corner of Lot 3.

THENCE; S 09 deg. 15' W, passing a 1/2" iron rod 24" in length set at 30.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a 1/2" iron rod 24" in length set on the North line of the Rio Farms Inc. Tract (the South 30.00 acres of Lot 3, Block 54, Missouri-Texas Land and irrigation Company's Subdivision, according to deed recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas) for the Southeast corner of this tract.

THENCE; n 80 DEG. 45' W, along the North line of the Rio Farms Inc. Tract, a distance of 140.50 feet to a 1/2" iron rod 24" in length set for the Southwest corner of this tract.

THENCE; N 90 deg. 15' E, passing a 1/2" iron rod 24" in length set at 300.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northwest corner of this tract.

THENCE; S 80 deg. 45' E, along the North line of Lot 3, and the centerline of Nittler Road, a distance of 140.50 feet to the point of beginning, and containing 1.064 acres of land more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements, rights of way and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property;
2. Any and all oil, gas and other mineral on, in, under, or that may be produced from the subject property set forth in instrument dated October 20, 1930, recorded in Volume 463, Page 151, Deed Records, Hidalgo County, Texas.
3. Oil, Gas & Mineral Lease dated January 21, 1948, recorded in Volume 65, Page 505, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1029, Page 548, Deed Records, Hidalgo County, Texas.
5. Easement for RIGHT OF WAY granted to WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 as set forth in instrument recorded in Volume 438, Page 541, Deed Records, Hidalgo County, Texas.
6. Rules, regulations, rights of way and easements in favor of DELTA LAKE IRRIGATION DISTRICT.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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

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



CANDELARIO MARMOLEJO – Grantor

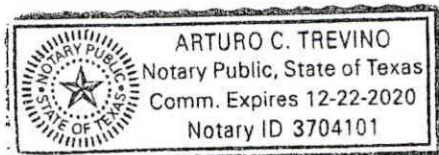
(ACKNOWLEDGMENT)

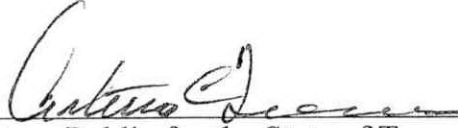
STATE OF TEXAS ***

COUNTY OF HIDALGO***

This instrument was acknowledged before me by Candelario Marmolejo on this the 12th day of November, 2020.

(SEAL)





Notary Public for the State of Texas
Notary Public Printed Name: Arturo C Trevino
My Commission Expires: 12-22-2020

Record and Return To:
Maria D. Munoz
2716 Duke Ave,
McAllen, Tx 78504

WARRANTY DEED

DOC# 411488

Date: September 28, 1994

Grantor: JOSE M. HERRERA and wife, MARIA ISABEL HERRERA

Grantor's Mailing Address (including county): Rt. 1, Box 233
Edcouch, Hidalgo County, Texas

Grantee: CANDELARIO MARMOLEJO

Grantee's Mailing Address (including county): Rt. 1, Box 233
Edcouch, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

Property (including any improvements):

TRACT NO. 2: A 1.064 acre tract of land out of the West 5.34 acres of the North 10.00 acres of Lot 3, Block 54, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded in Volume 3360, Page 484, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northeast corner of this tract, said point bears N 80 deg. 45' W, 1039.00 feet from a 60 penny nail found at the intersection of the centerlines of Nittler Road, and a dedicated 40.00 foot county road for the Northeast corner of Lot 3.
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When the context requires, singular nouns and pronouns include the plural.

Jose m. Herrera
JOSE M. HERRERA

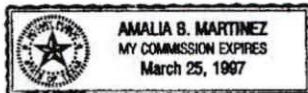
Maria Isabel Herrera
MARIA ISABEL HERRERA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

•
•

This instrument was acknowledged before me on the 28th day of September, 1994, by JOSE M. HERRERA.

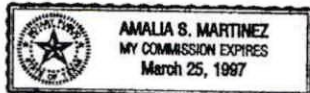


Amalia S. Martinez
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

•
•

This instrument was acknowledged before me on the 28th day of September, 1994, by MARIA ISABEL HERRERA.



Amalia S. Martinez
Notary Public, State of Texas

FILED FOR RECORD
DOC# 411488 \$11
09-28-1994 03:58:18
WILLIAM (BILLY) LEO
HIDALGO COUNTY

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540-0876



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

1/26/2021 12:51:22 PM

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

Permit No.: Permit 1-4014
 Receipt No.: 016238
 M0150-00-054-0003-03

MUNOZ MARIA DE LOS ANGELES
 9833 NITTER RD.
 MONTE ALTO , TX 78538
 (956) 648-1933
 (956) 648-1933

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: M T L I W140.50'-E1179.50'-N330.03' LOT 3
BLK 54 1.06AC A/K/A TR 2
- [6] Location: NITTLER & JESUS FLORES
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 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 1-4014
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 525
 Payment: \$30.00
 Change Due: \$0.00
 Application: leo.najera
 Inspector: leo.najera
 Receipt: leo.najera

[Handwritten Signature]

 Cashier

1/26/21

 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.

[Handwritten Signature]

 Signature of Owner or Applicant

1/26/21

 Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
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Edinburg, Texas 78542
956-318-2840
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3981

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

Upon the application of:

Name: José G. De León

Address: 4568 Maple 12 1/2 N.
Mercedes Tx. 78570

Phone: 956-376-8485

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

Water Supplier: N.A.W.S

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

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

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

North Capisallo S 3.45AC - W 4.78AC - E 9.56AC T 8031
A/K/A TR F 3.45AC GR 3.35AC Net

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on Feb. 2, 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

APPROVED BY
COMMISSIONERS' COURT

IN: 2/2/21

Ricardo F. Cuatrecasas
Hidalgo County Judge

Date

2/2/21

Antonio Guajardo Jr.
Hidalgo County Clerk

Date

2/2/21



PLANNING DEPARTMENT

Rev. 05-18-20

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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 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3981

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

JOSE GUADALUPE DE LEON

Known to me [or proved to me in the oath of TX DRIVER LIC or through W. 39531652 (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: North Capisallo S34SAC W4.T8AC-E9.S6AC FT 2031 A/K/A TR F34SAC GR. 3.35AC Net 4568 MILE 12 1/2 N, MERCEDES, TX, 78570."

[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."

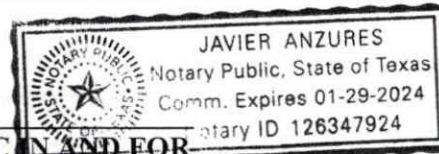
-OR-

- 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."

JOSE G DE LEON (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 25, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS §

COUNTY OF HIDALGO §

Date: February 17, 2015

Grantor: **Maria Elva Guajardo Wylie**, 1202 E. Pecan Ave, Pharr, Texas 78577

Grantee: **Jose G. DeLeon**, 2611 S. "H" St., Pharr, Texas 78577

Consideration: The amount agreed by the parties in the Real Property Contract and as further ordered by the Justice of the Peace of Precinct 2, Place 1 in its Final Judgment in C-1465-14-21, and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY: Grantor conveys and Grantee accepts the following property described below together with singular the rights and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to adjacent roads or rights-of-way, together with all improvements (including but not limited to: farm and ranch improvements, residential improvements, and accessories that may be permanently installed and built-in items) situated on and attached to the Property that are owned by the Grantor (all of such real property, rights and appurtenances being hereinafter referred to as the "Property") for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth:

A 4.78 acre (3.35 acres net) tract of land out of Farm Tract 2031, Capisallo District Subdivision, Hidalgo County, Texas, as per map or plat there of recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas.

After recording, return to:

Jose G. DeLeon, 2611 S. "H" St., Pharr, Texas 78577

RESERVATIONS: Grantor saves and excepts any and all mineral rights and interests located on or about the subject property as such were not included in the written agreement.

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

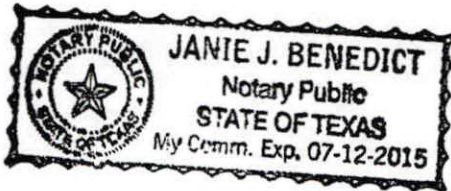
NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of February, 2015, by the undersigned person on behalf of the City of Pharr, Texas.



Janie J. Benedict
Notary Public *Janie J. Benedict*

Maria Elva Guajardo Wylie
Maria Elva Guajardo Wylie

"Grantor"

After recording, return to:

Jose G. DeLeon, 2611 S. "H" St., Pharr, Texas 78577

900
Chg

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-72.

#2382

157893

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That JULIA GUAJARDO GONZALEZ, as to an undivided 1/7 interest; RODOLFO GUAJARDO, as to an undivided 1/7 interest; JOSE GUAJARDO, as to an undivided 1/7 interest; PEDRO GUAJARDO, as to an undivided 2/7 interest; AND AIDA GUAJARDO, as to an undivided 1/7 interest;

of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100-----
-----(\$10.00)-----DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MARIA ELVA GUAJARDO WYLIE, as her sole and separate property whose address is Rt. 1, Box 118, Mercedes, Texas 78570

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Tract F:
A 4.78 acre tract of land out of Farm Tract 2031, Capisallo District Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas, and more fully described by metes and bounds as follows:

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BEGINNING at a point 828.82 feet East of the Southwest corner of Farm Tract 2031, the same being the Southwest corner of this Tract;

THENCE, North 1,036.95 feet to a point for the Northwest corner of this tract;

THENCE, South 52 degrees, 29 minutes, 45 seconds, East 275.60 feet to a point for the Northeast corner of this tract;

THENCE, South 1,036.95 feet to a point, for the Southeast corner of this tract;

THENCE, West 218.64 feet to a point for the Southwest corner of this tract; same being the point of beginning and containing in all 4.78 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 28th day of February, A. D. 19 86.

Julia Gonzalez
Julia Guajardo Gonzalez
Jose Guajardo
Jose Guajardo

Rodolfo Guajardo
Rodolfo Guajardo
Pedro Guajardo
Pedro Guajardo
Aida Guajardo
Aida Guajardo

Mailing address of each grantee:
Name: Maria Elva Guajardo Wylie
Address: Rt. 1, Box 118
Mercedes, Texas 78570

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February 1986, by Julia Guajardo Gonzalez and Rodolfo Guajardo

Teresita M. Garcia
Notary Public, State of Texas
Notary's name (printed): Teresita M. Garcia
Notary's commission expires: November 21, 1989

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(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February, 1986, by Jose Guajardo and Pedro Guajardo

Teresita M. Garcia

Notary Public, State of Texas
Notary's name (printed): Teresita M. Garcia
Notary's commission expires: November 21, 1989

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February, 1986, by Aida Guajardo

Teresita M. Garcia

Notary Public, State of Texas
Notary's name (printed): Teresita M. Garcia
Notary's commission expires: November 21, 1989

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

Choy

AFTER RECORDING RETURN TO:
VANBERG & FLORES
ATTORNEYS AT LAW
P.O. BOX 1076
MERCEDES, TEXAS 78570

PREPARED IN THE LAW OFFICE OF:
VANBERG & FLORES
ATTORNEYS AT LAW

157893

FILED
APR 1 1986
J. EDGAR RUIZ, Texas
County Clerk, Hidalgo County, Deputy
By *[Signature]*



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

1/15/2021 9:42:48 AM

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 1-3981
 Receipt No.: 016107
 N3400-00-000-2031-05

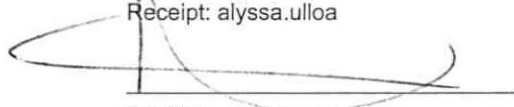
DE LEON JOSE G
 2611 S H RD
 PHARR, TX 78577
 (956) 376-8485
 (956) 376-8485

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 216Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO S3.45AC-W4.78AC-E9.56AC FT 2031 A/K/A TR F 3.45AC GR 3.35AC NET
- [6] Location: FM 491 & MILE 12 1/2 N.
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
 Description: Permit 1-3981
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier

1/15/21

 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

1-15-21

 Date