



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR February 9, 2021

Approval of the following Certificates:

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

| | |
|--|-----------|
| CERTIFICATES OF PLAT & UTILITY STATUS | <u>6</u> |
| CERTIFICATES OF RESIDENCE CONSTRUCTION | <u>0</u> |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>4</u> |
| TOTAL CERTIFICATES | 10 |

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-4192

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Ximena Wilson

Address: 5009 Malaga Ln.
McAllen, TX 78504
Granada Estates Lot 18

Phone: (956) 867-3776

Water Supplier: Sharyland Water Corp.

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

Account/ESI No.: 1000016776
 Temporary Pole Permanent Service

regarding the land described as:

Granada Estates Lot 18

on Feb. 9, 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 2/20/21);
- 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;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge 2/9/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21

ATTEST: [Signature]
Hidalgo County Clerk 2/10/21
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-4192

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: Zimena Wilson

Address: 3101 Wistona Dr.
Mission, TX 78574

Phone: (956)867-3776 / (956)

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

Lot 18 Granada Estates / 5009 Malaga Ln. McAllen 78504

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Zimena Wilson
Requesting Party (Signature)

1/24/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/3/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4192
Receipt No.: 015964
G6800-00-000-0018-00

WILSON WILLIAM & XIMENA
3101 WISTERIA
MISSION, TX 78574
(956) 330-5508
(956) 867-3776

- [1] Contractor: RICARDO OCHOA
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3774Sq.Ft.
[5] Legal Description: GRANADA ESTATES LOT 18
[6] Location: mile 7 and Taylor rd
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$329000
[10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 10', Side WS55', Side ES6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4192
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Check
Check/M.O.#: 1001
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda

Cashier [Signature]

Date 01/05/2021

Prop ID# 181877

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

1/5/21
Date

EXCISE TITLE GF# 102162-YL

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: December 9, 2020

Grantor: Alfredo Saenz Jr. and wife, Ana Bertha Saenz

Grantor's Mailing Address:

316 B Le Grande Ave.
Austin, Texas 78704
Travis County

Grantee: Ximena Wilson and husband, William Wilson

Grantee's Mailing Address:

3101 Wisteria
Mission, Texas 78574
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of THREE HUNDRED SIXTY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$360,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas National Bank and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (including any improvements):

Lot 18, GRANADA ESTATES, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 18, Page 43, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Ten foot (10.0') Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 18, Page 43, Map Records Hidalgo County, Texas.
- B. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 18, Page 43, Map Records Hidalgo County, Texas.
- C. Easements, rights, rules and regulations in favor of United Irrigation District.
- D. Easements or claims of easements which are not a part of the public record.


- E. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Wilhelm F. Schnulle to The Midway Oil Corporation, dated November 7, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1910, Page 75, Official Records Hidalgo County, Texas.
- F. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Horace C. Davis and wife, Esther Davis to The Midway Oil Corporation, dated November 8, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1943, Page 270, Official Records Hidalgo County, Texas.
- G. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated March 10, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1314, Page 817 and dated May 9, 1973, recorded in Volume 1366, Page 947, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- H. Restrictions as recorded in Volume 1358, Page 495, Map Records, Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- I. Standby fees, taxes and assessments by any taxing authority for the year 2021 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.

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.

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

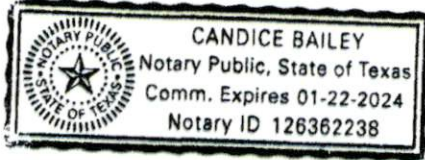
When the context requires, singular nouns and pronouns include the plural.


 Alfredo Saenz Jr.


 Ana Bertha Saenz

STATE OF TEXAS)
COUNTY OF Rampasas)

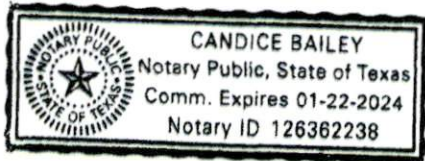
This instrument was acknowledged before me on December 10, 2020, by Alfredo Saenz Jr.



Candice Bailey
Notary Public, State of Texas
Candice Bailey
ex. 1/22/2024

STATE OF TEXAS)
COUNTY OF Rampasas)

This instrument was acknowledged before me on December 10, 2020, by Ana Bertha Saenz.



Candice Bailey
Notary Public, State of Texas
Candice Bailey
ex: 1/22/2024

PREPARED IN THE OFFICE OF:

GF#102162 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TTITLEDOCS)102162-WD(C5)

AFTER RECORDING RETURN TO:

Ximena Wilson
William Wilson
3101 Wisteria
Mission, Texas 78574

AI-79463

| PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS | | |
|--|-------------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | SALOME CASTILLO | 1-3954 |
| 2. | DANIEL ORTIZ | 1-4018 |
| 3. | JUAN LOPEZ | 1-4024 |
| 4. | SARAH HERNANDEZ | 1-4027 |
| 5. | ROBERT MUNOZ | 1-4029 |
| | | |
| | | |
| | | |
| | | |
| | COMM. COURT: FEBRUARY 9, 2021 | |



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3954

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:

x Name: Salomé Castillo

x Address: P.O. Box 2799
Elisa TX 78543

x Phone: (956) 373-0268

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

Water Supplier: NAWS

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

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

regarding the land described as:

Jadelynn lot 13 BIK 2

on Feb. 9, 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 2-18-97);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 2/9/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/10/21 [Signature]

ATTEST: [Signature] 2/10/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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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: 1-3954

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: Salomé Castillo
* Address: P.O. BOX 2799
Elsa TX 78543
* Phone: (956) 373-0268

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

* Jadelynn Subdivision Lot 13 B1k2

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)

* 2-2-2021
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:

2/2/21
Date

[Signature]
County Official

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: October 8, 2004

Grantor: Pedro De La Rosa and wife Angie De La Rosa, owning, occupying, and claiming other property as homestead

Grantor's Mailing Address: Pedro De La Rosa and wife Angie De La Rosa
3821 Oriole Avenue
McAllen, Texas 78504
Hidalgo County

Grantee: Salome Castillo; and Maria A. Moya

Grantee's Mailing Address: Salome Castillo
Post Office Box 4
Edcouch, Texas 78538
Hidalgo County

Maria A. Moya
Post Office Box 4
Edcouch, Texas 78538
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Van A. Hutchins, trustee.

Property (including any improvements):

All of Lot 13, Block 2, Jadelynn Subdivision, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 31-A, 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:

Blanket easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvements District NO. 9, if still effective.

Minimum floor elevations, 15 foot utility and drainage swallow easement along the rear, 25 foot frontyard setback, 10 foot sideyard setback, 20 foot rearyard setback and restrictions as shown on the map of Jadelynn Subdivision recorded in Volume 32, Page 31-A, Map Records of Hidalgo County, Texas, if still effective.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Domingo Alaniz and wife Delia Alaniz to William C. Cooley, Inc., dated June 27, 1984, recorded in Volume 2051, Page 877, Official Records of Hidalgo County, Texas, if still effective.

Rights of parties in possession, if still effective.

Visible and apparent easements on or across the property herein described, if still effective.

All other items of record.

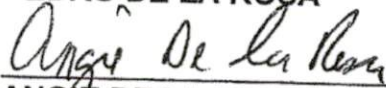
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

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.

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


PEDRO DE LA ROSA


ANGIE DE LA ROSA

ACCEPTED:


SALOME CASTILLO

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-3954
Receipt No.: 016010
J2740-00-002-0013-00

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

CASTILLO SALOME & MARIA A MOYA
PO BOX 2799
ELSA, TX 78543
(956) 373-0268
(956) 373-0268

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3160Sq.Ft.
[5] Legal Description: JADELYNN LOT 13 BLK 2
[6] Location: FM 88 & ML 14
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$200000
[10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 10', Side ', Corner 25'
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3954
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 13527
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.mata
Receipt: leo.najera

Cashier [Signature]

Date 1/8/21

[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 [Signature]

Date 1/8/21



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4018

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: Date Approved: | Authorized Signature _____ / / | Authorized Signature _____ / / |

Name: Daniel Ortiz

Address: 2515 Cypress Dr.
Donna Tx. 78537

Phone: (956) 578-1710

Water Supplier: North Alamo Water Supply Co.

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

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

regarding the land described as:

Rancho Victoria Lot #19

on Feb. 9, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 10-20-97);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 2/9/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21 [Signature]

ATTEST: [Signature] 2/10/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
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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: 1-4018

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: Daniel Ortiz

Address: 2515 Cypress Dr. Donna, Tx.
78537

Phone: (956) 578-1710

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

Rancho Victoria Lot #19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Daniel Ortiz
Requesting Party (Signature)

2-2-21
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:

2/2/21
Date

[Signature]
County Official

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: September 27, 2018

Grantor: Daisy Gallardo, a single person

Grantor's Mailing Address (including county): 1207 Sun Valley
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: Daniel Ortiz and Corina Marlen Sanchez, husband and wife

Grantee's Mailing Address (including county): 513 N. 5th St.
Donna, Texas 78537
Hidalgo County, Texas

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

Property (including any improvements):

Lot 19, Rancho Victoria Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 190, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Restrictions dated September 1, 1999, filed September 9, 1999 under Document Number 805439, Official Records and Volume 32, Page 190, Map Records of Hidalgo County, Texas.

3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map or Rancho Victoria Subdivision, recorded in Volume 32, Page 190, Map Records of Hidalgo County, Texas.
5. Right of way easement in favor of Donna Irrigation District Hidalgo County No. 1 as shown by instrument dated January 17, 1961, recorded in Volume 1035, Page 554 Deed Records of Hidalgo County, Texas.
6. Visible and apparent easements on or across the property herein described.
8. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years.

Grantor, for the consideration and subject to the reservations from, 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.

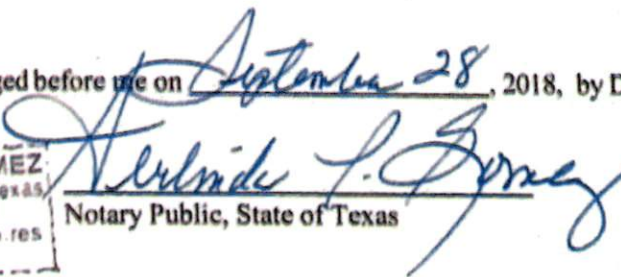

Daisy Gallardo

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on September 28, 2018, by Daisy Gallardo.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Daniel Ortiz
Corina Marlen Sanchez
513 N. 5th Street
Donna, Texas 78537

PREPARED BY:

Law Office of Patrick Moore, PLLC
1801 S. 2nd St., Suite 380
McAllen, Texas 78503

S:\WORK\FILES\Ortiz, D.Gallardo\cash deed.wpd



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 1-4018
Receipt No.: 016252
R1155-00-000-0019-00

ORTIZ DANIEL & CORINA M

513 N 5TH ST
DONNA, TX 78537
(956) 578-1710
(956) 960-4337

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2008Sq.Ft.
- [5] Legal Description: RANCHO VICTORIA LOT 19
- [6] Location: Victoria & ml 8 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 40', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-4018
Price: \$30.00

Total Amount.....\$30.00

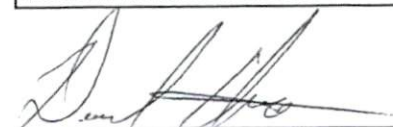
Method of Payment: Check
Check/M.O.#: 9022
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

1/27/21
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

1/27/21
Date



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: 1-4024

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: JUAN LOPEZ

Address: 1032 N. Border Rd.
Alamo TX 78516

Phone: (956) 223-9867
(956) 460-9205

regarding the land described as:

Table with 3 columns: Environmental Health, Temporary Service, Final Service. Rows for Authorized Signature and Date Approved.

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 1000014988
[] Temporary Pole [X] Permanent Service

Manya Pth LOT 7

on Feb. 9, 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 11/3/99);

(verified by [signature] (WENEE MADRS));

(verified by [signature]);

(verified by [signature]);

(verified by [signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21

[Signature]



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 2 3 4

Application No: 1-4024

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: JUAN LOPEZ
Address: 1032 N. Border Rd.
Alamo TX 78516
Phone: (956) 223-9867
(956) 460-9205

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

Maya PH1 LOT 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

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:

1/27/21
Date

[Signature]
County Official

WARRANTY DEED

DATE: MARCH 15, 2013

GRANTOR: BRISEYDA MENDIOLA

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):

**10806 NORMEADOW LN HOUSTON, TX 77076
HARRIS, COUNTY, 713-459-2610**

GRANTEE: JUAN LOPEZ & ROSALINDA LOPEZ (H&W)

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):

**1028 N BORDER RD ALAMO, TEXAS 78516
HIDALGO, COUNTY, TEXAS- 956-223-9867**

**CONSIDERATION: TEN AND 1/100 AND OTHER GOODS AND VALUABLE
CONSIERATION.**

PROPERTY (INCLUDING ANY IMPROVEMENTS):

**ALL OF LOT 7, MAYAN SUBDIVISION PHASE I, HIDALGO, COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT RECORDED IN VOL. 44, PG. 138, MAP
RECORDS IN THE OFFICE OF THE COUNTY OF HIDALGO COUNTY, 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 SCURITY NUMBER OR YOUR DRIVER'S LICENSE
NUMBER.**

RESERVATIONS FROM THE EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- 1: SUBJECT TO ALL MINERAL RESERVATIONS, IF ANY, OF RECORD;**
- 2: SUBJECT TO OIL AND GAS LEASES, IF ANY, OF RECORD;**
- 3: SUBJECT TO EASEMENTS AND BUILDING RESTRICTIONS AND
CONDITIONS, IF ANY, OF RECORD.**
- 4: SUBJECT TO ALL EASEMENTS, RULES, REGULATIONS AND RIGHTS IN
FAVOR OF WATER IMPOVEMENT DISTRICT IF ANY, OF RECORD.**
- 5: SUBJECT TO ALL VISIBLE EASEMENTS, IF ANY.**

COUNTY OF HIDALGO

SAVE AND EXCEPT: SELLER RESERVES ALL OIL GAS AND OTHER MINERALS IN, UNDER AND THAT THEY MAY BE ED PRODUCED FROM SAID PROPERTY AND NOT HERETOFORE RESERVED OR CONVEYED BY PREVIOUS GRANTORS

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

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANTS, SELLS, AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER TO ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLDING TO GRANTEE, GRANTEE HEIRS, EXECUTORS, ADMINISTRATORS SUCCESSORS, OR ASSIGNS FOREVER. GRANTOR BINDS GRANTOR AND GRANTORS HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTOR, 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 THE EXCEPTIONS TO CONVEYANCE THE WARRANTY.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

ADOLFO AGUIRRE

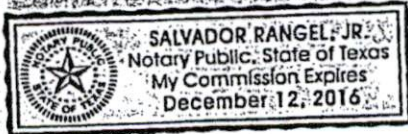
MY NAME IS NOT ON THIS WARRANTY DEED BUT BRISEYDA MENDIOLA HAS MY CONSENT TO SELL THIS PROPERTY (INCLUDING ANY IMPROVEMENTS):

Briseyda Mendiola
BRISEYDA MENDIOLA

Adolfo Aguirre
ADOLFO AGUIRRE

SUBSCRIBED TO BEFORE ME THIS 15th DAY OF MARCH OF THE YEAR 2013. A

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS OF HIDALGO COUNTY.



Salvador Rangel Jr.
SALVADOR RANGEL JR
NOTARY PUBLIC - STATE OF TEXAS

MY COMMISSION EXPIRES 12-12-2016

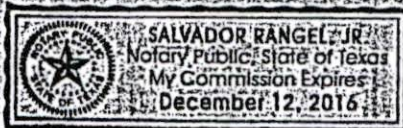
COUNTY OF HIDALGO

Certificate of acknowledgment

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, SALVADOR RANGEL JR A NOTARY PUBLIC ON THIS DAY
PERSONALLY APPEARED: BRISEYDA MENDIOLA & ADOLFO AGUIRRE KNOWN TO
ME (OR PROVED TO ME ON THE OATH OF DRIVER LIC. THROUGH
DESCRIPTION OF IDENTITY CARD OR OTHER DOCUMENT) TO BE THE WHOSE
TO ME THAT HE/SHE EXECUTED THE SAME PURPOSES AND CONSIDERATION
THEREIN EXPRESSED.

GIVEN UNDER HAND AND SEAL OF OFFICE THIS 15TH DAY OF MARCH 2013



[Handwritten Signature]
SALVADOR RANGEL JR
Notary Public - State Of Texas

My Commission Expires 12-12-2016

COUNTY OF HIDALGO



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542
Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572

Permit No.: Permit 1-4024
Receipt No.: 016265
M1840-01-000-0007-00

LOPEZ JUAN & ROSALINDA
1028 N BORDER RD
ALAMO, TX 78516
(956) 223-9867
(956) 223-9867

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 352Sq.Ft.
[5] Legal Description: MAYAN PH 1 LOT 7
[6] Location: border & sioux
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$3000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-4024
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

Date 1/27/21

[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 (Signature)

Date 1-27-21



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: 1-4027

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: Sarah Hernandez

Address: 23203 Oak Knoll Dr.
Monte Alto, Tx

Phone: 956-373-2520

Table with 3 columns: Approved by Environmental Health, Temporary Service, Final Service. Includes fields for Authorized Signature, Inspection/Permit No., and Date Approved.

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789413605213
[x] Temporary Pole [] Permanent Service

regarding the land described as:

Oak Hill Ranch lot 9 & ph 11

on Feb 9, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 4-21-08;
(verified by [signature]);
(verified by [signature]);
(verified by [signature]);
(verified by [signature]);

Planning Department Authorized Signature

Hidalgo County Judge Date 2/9/21

ATTEST: Hidalgo County Clerk Date 2/10/21

APPROVED BY
COMMISSIONERS COURT
ON: 2/9/21

[Signature]



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: 1-4027

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: Sarah Hernandez

Address: lot 96, oak Hill Ranch Phase II

Phone: 956-373-2520

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

lot 96 oak Hill Ranch 23203 oak knoll dr
PH II monte Alto, TX

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) 2-2-21
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:

2/2/21
Date

[Signature]
County Official

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 28, 2009

Grantor: JACK MCCLELLAND, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead.

Grantor's Mailing Address (including county): 2514 W. Freddy Gonzalez
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: ISMAEL CASTILLO and SARAH HERNANDEZ

Grantee's Mailing Address (including county): P.O. Box 4
Edcouch, Texas 78538
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of FORTY NINE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$49,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL V. McCARTHY, Trustee.

Property (including any improvements):

Lot Ninety-six (96), Oak Hill Ranch Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all water in and under and that may be produced from the Property whether riparian, appropriative or otherwise. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.

Restrictive covenants recorded in VOLUME 55, PAGES 41-46, MAP RECORDS, AND CLERK'S FILE NO. 1882643, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated January 14, 1974, recorded in Volume 1393, Page 821, Deed Records, and dated January 24, 2006, recorded under Clerk's File No. 1572966, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement for right-of-way granted to CENTRAL POWER AND LIGHT COMPANY, as set forth in instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records, Hidalgo County, Texas.

Rights in favor of OAK HILL RANCH HOMEOWNERS ASSOCIATION to secure payment of assessments for maintenance of common areas as set forth in instrument dated April 24, 2008, recorded under Clerk's File No 1882643, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of ENGELMAN IRRIGATION DISTRICT.

Minimum floor elevation; utility easement across the West fifteen (15) feet; irrigation and landscape easement across the West fifteen (15) feet of the East thirty (30) feet; exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION across the East fifteen (15) feet; one-hundred-foot (100') minimum setback line along the front; fifteen-foot (15') minimum setback line along the rear; and, twenty-foot (20') minimum setback line along the sides, as per map or plat recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2009 and subsequent years.

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

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

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

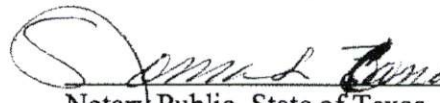
When the context requires, singular nouns and pronouns include the plural.


JACK MCCLELLAND

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 30th of July, 2009,
by JACK MCCLELLAND.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ISMAEL CASTILLO
SARAH HERNANDEZ
P.O. Box 4
Edcouch, Texas 78538

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 760892; NLC:CAM



Chapter 232, Texas Local Government Code

1/27/2021 2:43:18 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 1-4027
Receipt No.: 016273
00557-02-000-0096-00

- CASTILLO ISMAEL & SARAH HERNANDEZ
- PO BOX 4
- EDCOUCH, TX 78538
- (956) 373-2520
- (956) 373-2520
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3011Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 96
- [6] Location: FM 88 & MILE 20.N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$225000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 1-4027
 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

1/27/21
Date

[NOTICE]

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Signature of Owner or Applicant

1-27-21
Date



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: 1-4029

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: Robert Muñoz Jr.

Address: 18912 La Villita Dr.
Edinburg, TX, 78538

Phone: (956)975-6211

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

Water Supplier: NAWSC

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

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

regarding the land described as:

La Villita Meadows Ph I Lot 1

on Feb. 9, 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 4-7-2015)

(verified by _____);

(verified by _____);

(verified by _____);

(verified by _____);

Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

2/9/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

2/10/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/9/21



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: 1-4029

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: Robert Munoz Jr.
Address: ~~2222~~ 18912 La Villita Dr.
Edinburg, TX, 78538
Phone: (956) 975-6211

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

Lot # 1 la villita meadows ph 1

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)

1/28/21
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:

1/28/21
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: DECEMBER 29, 2020

Grantor: E.E.A.C., INC., A TEXAS CORPORATION

Grantor's Mailing Address (including county):

P.O. BOX 5454
MCALLEN, TEXAS 78502
HIDALGO COUNTY

Grantee: ROBERT MUNOZ JR

Grantee's Mailing Address (including County):

7818 YVETTE CIRCLE
MERCEDAS, TX 78570
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$36,000.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to , Trustee.

Property (including any improvements):

LOT 1, LA VILLITA MEADOWS, PHASE I, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

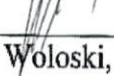
Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil , gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Declaration of Restrictive Covenants, if any, recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

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

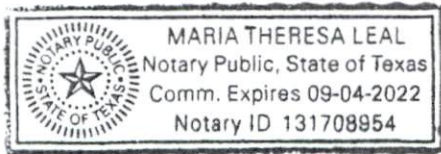
E.E.A.C., INC., A TEXAS CORPORATION


BY: 
Elias Woloski, President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on December 29, 2020 by Elias Woloski, President of E.E.A.C., INC., A TEXAS CORPORATION, on behalf of said Texas Corporation.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ROBERT MUNOZ JR
7818 YVETTE CIRCLE
MERCEDES, TX 78570



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

1/28/2021 1:07:55 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 1-4029
 Receipt No.: 016293
 L2102-01-000-0001-00

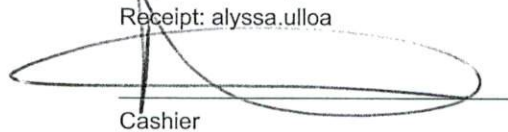
MUNOZ ROBERT JR
 PO BOX 248
 LA VILLA, TX 78562
 (956) 975-6211
 (956) 975-6211

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 300Sq.Ft.
- [5] Legal Description: LA VILLITA MEADOWS PH 1 LOT 1
- [6] Location: mile 2 & mile 17
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 30', Rear 35', Side 7', Side ', Corner 15'
 Special Conditions: must comply with all county setbacks & regulations
 Description: Permit 1-4029
 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: leo.najera
 Receipt: alyssa.ulloa


 Cashier

1/28/21
 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

1/28/21
 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: 1-3971

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

Upon the application of:

Name: JOSE CAMPOS

Address: 929 E. Esperanza
Suite 4

McAllen TX 78501

Phone: 956 624-8149

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

Water Supplier: NAWS

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

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

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

Piquito de oro lot 30

[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 9, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21

Rubén F. Cruz 2/9/21
Hidalgo County Judge Date

Antonio Guajardo Jr. 2/10/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
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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: 1-3971

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 A. Campos

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

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

piquito de oro lot 30"

[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]

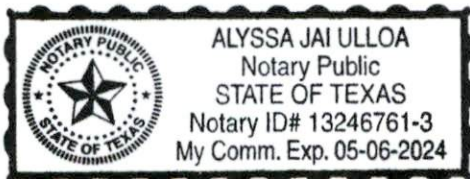
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 28, 2021, to certify which, witnesses my hand and seal of office.



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

Capital Title

GF# 20-466957-WC

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 with Vendor's Lien

Date: February 21, 2020

Grantor: RAMON AND TANYA PADILLA

Grantor's Mailing Address: 7805 Avers, Skokie, Illinois 60076

Grantee: CAMAGAR INVESTMENT GROUP, LLC,
a Texas limited liability company

Grantee's Mailing Address: 929 E. Esperanza Ave., Unit 5, McAllen, Texas 78501

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$59,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to Adelqui J. Boué, trustee.

Property (including any improvements):

Lots 30, 31 and 32, PIQUITO DE ORO, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from 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 IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF

AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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.

Grantor, 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 Grantor.

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

Executed to be effective as of this 21st day of February, 2020.

GRANTOR:

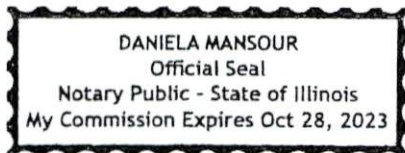
*RAMON PADILLA
Ramon Padilla

*Tanya Padilla
Tanya Padilla

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 21st day of February, 2020, by RAMON PADILLA and TANYA PADILLA, for the purposes herein set forth.



*Daniela M.
Notary Public, State of Illinois
My commission expires: Oct. 28th, 2023

AFTER RECORDING RETURN TO:
CAMAGAR INVESTMENT GROUP, LLC
929 E. Esperanza Ave., Unit 5
McAllen, Texas 78501



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 1-3971
Receipt No.: 016071
P6960-00-000-0030-00

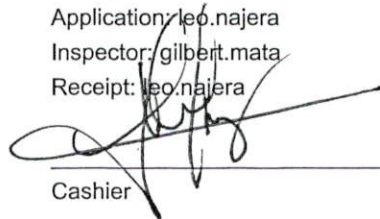
CAMAGAR INVESTMENT GROUP LLC
929 E ESPERANZA AVE UT 5
MCALLEN , TX 78501
(956) 245-0027
(956) 245-0027

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1512Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 30
- [6] Location: Sioux & Hutto
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$70000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
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 and regulations
Description: Permit 1-3971
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

1/13/21
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

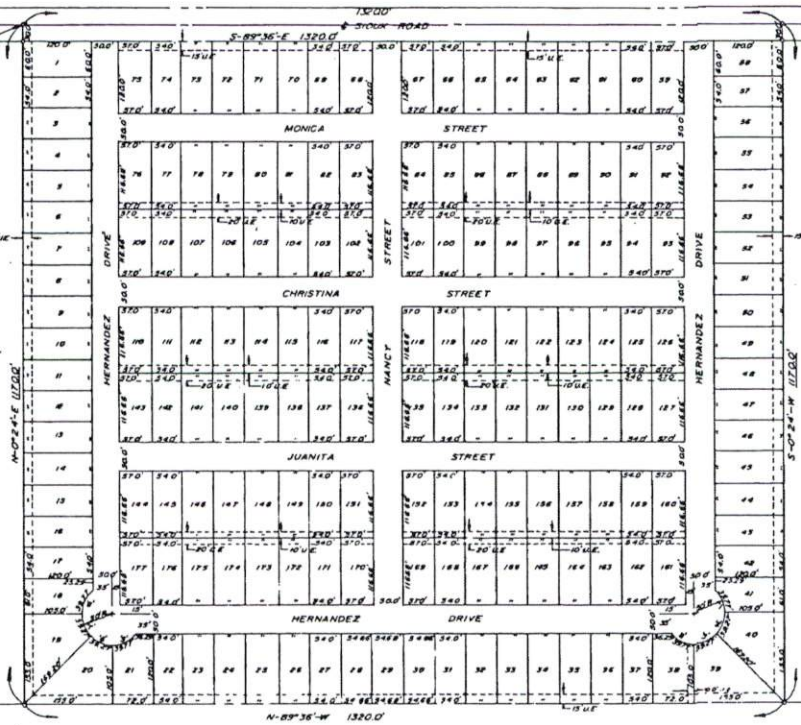
1-13-21
Date

SCALE: 1"=100.0'

NOTES

- 1. ONLY ONE REVISION HAS BEEN MADE.
- 2. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE STREET UNLESS OTHERWISE SPECIFIED.
- 3. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 4. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 5. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
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- 15. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 16. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 17. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 18. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 19. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
- 20. THE CENTER OF THE STREET SHALL BE THE CENTER OF THE RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.

| CURVE-DATA | | | | | |
|------------|-----------|--------|--------|--------|--------|
| STATION | DELTA | ANGLES | LENGTH | CHORD | RADIUS |
| 1.4 | 45°14'23" | 90° | 39.77' | 38.73' | 30.0' |
| 2.3 | 45°00' | 90° | 38.87' | 38.27' | 30.0' |
| 3.8 | 45°34'33" | 90° | 39.77' | 38.73' | 30.0' |
| 6.7 | 45°00' | 90° | 38.87' | 38.27' | 30.0' |



150.0' CANAL R.O.W.
DONNA IRRIGATION DISTRICT NO. 1 UPPER EAST MAIN

21757

PLAT OF
PIQUITO DE ORO
35.46 ACRE TRACT
OUT OF
BLOCK 182 OF THE MEL-HALBERT TRACT
EL GATO AND LA BLANCA GRANTS
MIDALGO COUNTY, TEXAS

FILED FOR RECORD THIS DATE
AT 2:27 P.M. JUN 2 1962
BY: [Signature]

APPROVED FOR RECORDING
MIDALGO COUNTY, TEXAS
BY: [Signature]

APPROVED FOR RECORDING
BY COMMISSIONER'S COURT
THIS 15th DAY OF MARCH 1962
BY: [Signature]

STATE OF TEXAS
COUNTY OF MIDALGO

KNOW TO ALL PERSONS BY THESE PRESENTS: THAT Jose A. Hernandez, UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADMIT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED

OWNER Jose A. Hernandez

STATE OF TEXAS
COUNTY OF MIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose A. Hernandez, 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 CONSIDERATIONS THEREIN STATED SHOWN BY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF MARCH A.D. 1962.

NOTARY PUBLIC Republic L. Mackenzie
COT. 11-11-61

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT MIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1963.

ATTEST: SECRETARY E. C. Gentry
RECORDS H. M. Winters

STATE OF TEXAS
COUNTY OF MIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3818 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
BY: Wad O. [Signature]

MANUEL H. FARRIS Samuel H. Farriss
REGISTERED PROFESSIONAL ENGINEER
NO. 3218

DATE 1-23-62
SCALE 1"=100.0'
JOB NO. E-62-103
CHECKED BY
DRAWN BY J.J.K.

Phase II ENGINEERING
PHONE (512) 781-8987
P.O. BOX 808 PHARR, TEXAS

PIQUITO DE ORO



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
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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: 1-3970

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

Upon the application of:

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

Name: JOSEPH CAMPOS

Address: 929 E. Esperanza
suite 4

McAllen, TX 78501

Phone: 956 624 8149

Water Supplier: NAWS

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:

Piquito de oro lot 31

[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. 9, 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

Ricardo F. Lopez
Hidalgo County Judge

2/9/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

2/10/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21 JRS



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3970

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

x JOSE A. CAMPOS

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

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

Piquito de oro lot 31

[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]

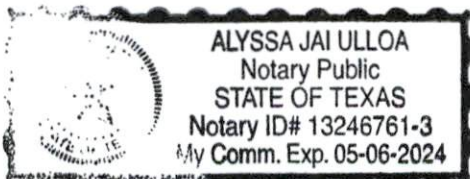
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 28, 2021, to certify which, witnesses my hand and seal of office.



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

Capital Title

GF# 20-466957-WC

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 with Vendor's Lien

Date: February 21, 2020

Grantor: RAMON AND TANYA PADILLA

Grantor's Mailing Address: 7805 Avers, Skokie, Illinois 60076

Grantee: CAMAGAR INVESTMENT GROUP, LLC,
a Texas limited liability company

Grantee's Mailing Address: 929 E. Esperanza Ave., Unit 5, McAllen, Texas 78501

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$59,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to Adelqui J. Boué, trustee.

Property (including any improvements):

Lots 30, 31 and 32, PIQUITO DE ORO, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from 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 IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF

AN "AS IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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.

Grantor, 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 Grantor.

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

Executed to be effective as of this 21st day of February, 2020.

GRANTOR:

*RAMON PADILLA
Ramon Padilla

*Tanya Padilla
Tanya Padilla

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 21st day of February, 2020, by RAMON PADILLA and TANYA PADILLA, for the purposes herein set forth.



*Daniela M.
Notary Public, State of Illinois
My commission expires: Oct. 28th, 2023

AFTER RECORDING RETURN TO:
CAMAGAR INVESTMENT GROUP, LLC
929 E. Esperanza Ave., Unit 5
McAllen, Texas 78501



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 1-3970
Receipt No.: 016070
P6960-00-000-0031-00

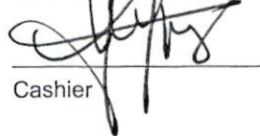
CAMAGAR INVESTMENT GROUP
929 E ESPERANZA AVE # 4
MCALLEN , TX 78501
(956) 245-0027
(956) 245-0027

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1512Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 31
- [6] Location: Sioux & Hutto
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$70000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
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 and regulations
Description: Permit 1-3970
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

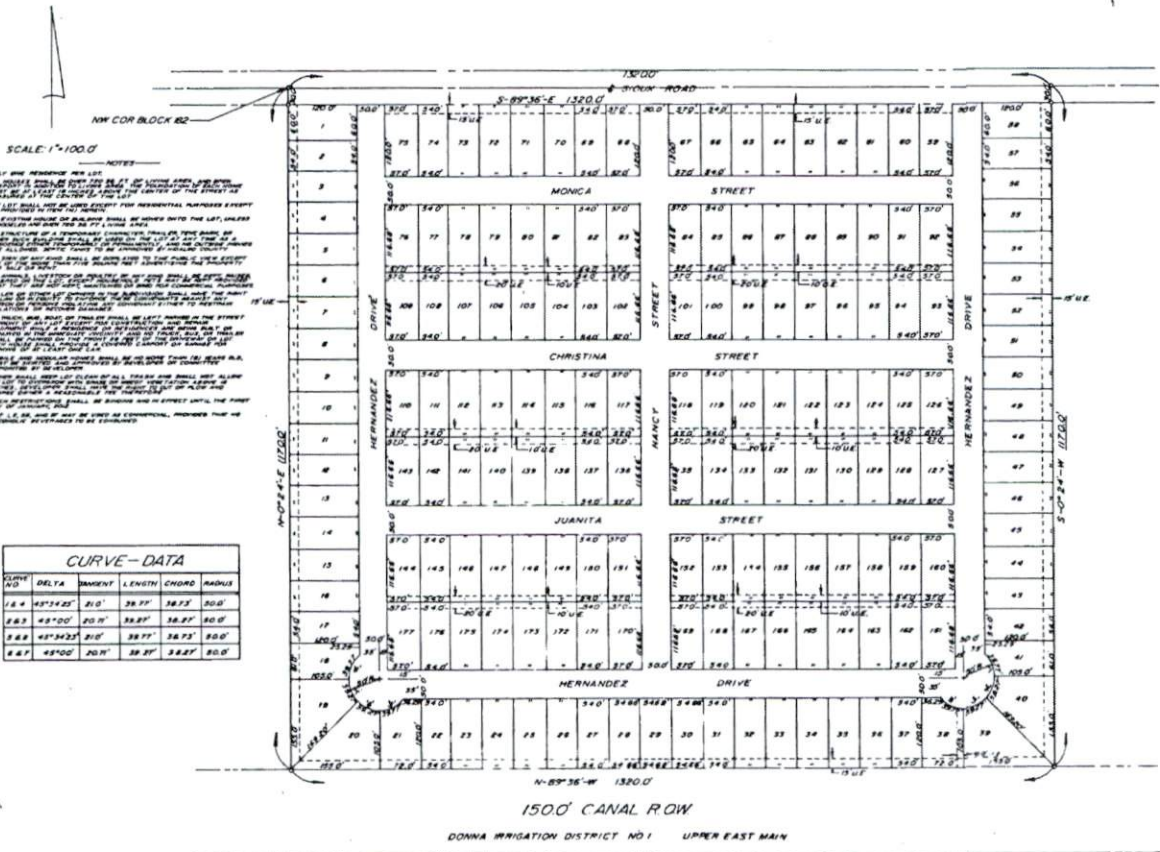
1/13/21
Date

[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

1-13-21
Date



CURVE DATA

| CURVE NO. | DELTA | TANGENT | LENGTH | CHORD | RADIUS |
|-----------|-----------|---------|--------|--------|--------|
| 18-1 | 45°34'23" | 210' | 38.77' | 38.73' | 300.0' |
| 18-2 | 45°34'23" | 210' | 38.77' | 38.73' | 300.0' |
| 18-3 | 45°34'23" | 210' | 38.77' | 38.73' | 300.0' |
| 18-4 | 45°34'23" | 210' | 38.77' | 38.73' | 300.0' |

- NOTES**
1. ONLY ONE REMAINING PER LOT.
 2. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1 AND THE HILL-HALBERT TRACT.
 3. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
 4. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
 5. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
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 16. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
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 18. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
 19. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.
 20. THE HILL-HALBERT TRACT IS SUBJECT TO THE RIGHTS OF THE DONNA IRRIGATION DISTRICT NO. 1.

21757
 FILED FOR RECORD THIS DATE
 JUN 9 1962
 COUNTY OF HIDALGO TEXAS

PLAT OF
PIQUITO DE ORO
 3546 ACRE TRACT
 OUT OF
 BLOCK 182 OF THE HILL-HALBERT TRACT
 EL GATO AND LA BLANCA GRANTS
 HIDALGO COUNTY, TEXAS

APPROVED
 FOR RECORDING
 BY
 Notary Public
 J. L. [Signature]
 JUNE 8, 1962

APPROVED FOR RECORDING
 BY
 COMMISSIONERS COURT
 COUNTY OF HIDALGO TEXAS
 BAYLOR SALAS, Comm. Clerk
 HENRY COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 KNOW TO ALL PERSONS BY THESE PRESENTS
 THAT JOSE A. HERNANDEZ, UNASSISTED OWNER OF THE PROPERTY HEREBY DESCRIBED, DOES HEREBY ADMIT, DELEGATE AND CONFIRM THE FOREGOING MAP OF PLAT AND BOXES
 DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE OR CONSIDERATION THEREIN
 EXPRESSED.

OWNER Jose A. Hernandez

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE
 5th DAY OF MARCH A.D. 1962.

NOTARY PUBLIC Myrtle A. [Signature]
 E.P. 1-4-57

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1962.

ATTEST SECRETARY [Signature]
 PRESIDENT [Signature]

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3818 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT
 IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
 BY: [Signature]

AMUEL H. FAIRBANKS
Amuel H. Fairbanks
 REGISTERED PROFESSIONAL ENGINEER
 3218
 1-4-57

DATE 1-25-62
 REVISION
 SCALE 1"=100.0'
 JOB NO. E-62-103
 CHECKED BY
 DRAWN BY JJM

Phase II ENGINEERING
 PHONE (512) 781-8857
 P.O. BOX 806 PHARR, TEXAS

PIQUITO DE ORO

PIQUITO DE ORO

Phase II ENGINEERING
PHONE (817) 781-8887
P.O. BOX 808 PHARM, TEXAS

DATE 1-23-82
SCALE 1"=100'
SHEET 1 OF 1



CHECKED FOR DRAINAGE
BY: [Signature]

STATE OF TEXAS
COUNTY OF HIOALDO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE ABOVE DATE.

STATE OF TEXAS
COUNTY OF HIOALDO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE ABOVE DATE.

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT HIOALDO COUNTY, TEXAS, ON THIS 7th DAY OF JANUARY, 1982.

NOTARY PUBLIC
[Signature]

DATE OF ISSUE
JAN 7 1982

OWNER
[Signature]

DEDICATION TO THE PUBLIC POWER ALL STREETS, ALLEYS, PLAYS, WALKWAYS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN THAT [Signature] HAS HEREBY MADE, DOES HEREBY MAKE AND CONFIRMS THE FOREGOING MAP ON THIS DATE AND SOLELY FOR THE PURPOSE OF CONSIDERATION THEREIN.

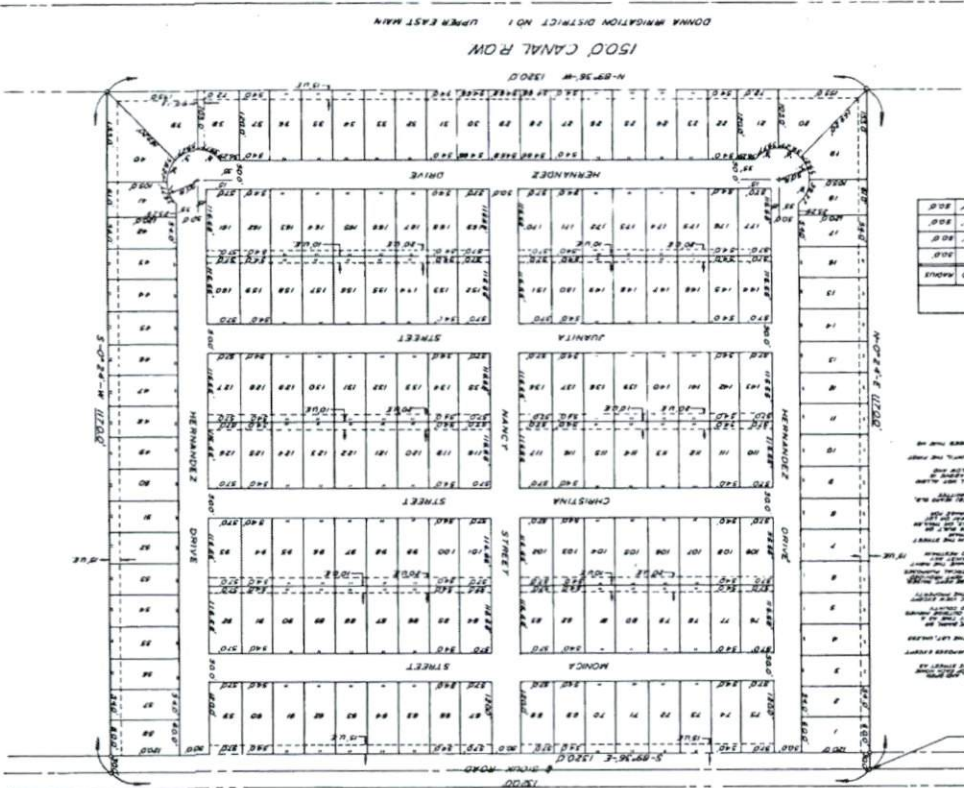
HOW TO ALL PERSONS BY THESE PRESENTS
STATE OF TEXAS
COUNTY OF HIOALDO

APPROVED FOR RECORDATION
COMMISSIONERS COURT
JAN 14 1982
COUNTY CLERK
HIOALDO COUNTY, TEXAS

APPROVED
FOR RECORDATION
BY [Signature]
JAN 14 1982
COUNTY CLERK
HIOALDO COUNTY, TEXAS

PIQUITO DE ORO
35.46 ACRES TRACT
OUT OF
BLOCK 182 OF THE HIL-HALBERT TRACT
E. 1/2 SEC 10 AND 1/2 SEC 11
HIOALDO COUNTY, TEXAS

JAN 14 1982
COUNTY CLERK
HIOALDO COUNTY, TEXAS



NOTES:
1. THIS PLAN IS SUBJECT TO THE RECORDATION OF THE ORIGINAL SURVEY MAP OF THE HIL-HALBERT TRACT, BLOCK 182, HIOALDO COUNTY, TEXAS, AND TO ANY SUBSEQUENT REVISIONS THEREOF.
2. THE DONNA IRRIGATION DISTRICT HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
3. THE DONNA IRRIGATION DISTRICT HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
4. THE DONNA IRRIGATION DISTRICT HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
5. THE DONNA IRRIGATION DISTRICT HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4039

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

Upon the application of:

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

Name: Jesse Garcia

Address: 811 Boyce Boyce
Donna TX 78537

Phone: 956-246-0416

Water Supplier: North Alamo WSC

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:

Loft Town + Improvement sec A Block 99 1.02 Acre

[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. 9, 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

Ricardo F. Carter
Hidalgo County Judge

2/9/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/9/21

ATTEST:

Antonio Hernandez Jr.
Hidalgo County Clerk

2/10/21
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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1304 South 25th Street
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956-318-2844

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956-968-4734
956-973-7850

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

Precinct 1234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4039

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

Jesse Garcia

Known to me [or proved to me in the oath of ██████████ TXDL 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:

Left town + Improvement Sec A Block 9." 1.02 acre

[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]

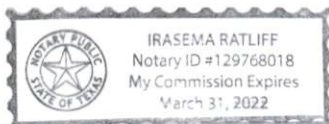
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 February 3rd, 2021, to certify which, witnesses my hand and seal of office.



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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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 28, 2020

Grantor: Agua Santa, LLC, Texas Limited Liability Company

Grantor's Mailing Address (including county): P.O. Box 959
Edinburg, Texas 78540-0959
Hidalgo County, Texas

Grantee: Jesse Lee Garcia, and Sharon Valerie Cortez

Grantee's Mailing Address (including county): 1701 Hester Ave
Donna, Tx 78537
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$59,000.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Catherine R. Helgeson, Trustee.

Property (including any improvements):

1.02 ACRE, MORE OR LESS, OUT OF LOT 9, LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS; BEING KNOWN AS TRACT A, A SHOWN ON AN UNRECORDED MAP, SAID 1.02 ACRES AS DESCRIBED IN DEED DATED JULY 10, 1986 FROM CARLOS RAMIREZ, ET UX TO CONSUELO M. MARTINEZ, IN VOLUME 2315, PAGE 157, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND CARRIED ON THE TAX ROLL AS 1.02 ACRES OUT OF THE SOUTH 20.27 ACRES, LOTT, TOWN & IMPROVEMENTS, SECTION A, BLOCK 9.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. Subject to any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.
2. Rights of parties in possession;
3. Rights of adjoining owners in any walls and fences situated on a common boundary;
4. Any discrepancies, conflicts or shortages of area or boundary lines;
5. Any encroachments or overlapping of improvements;
6. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any water improvement district, irrigation district, or other applicable governmental district, agency, or authority;
7. Subdivision restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, affecting the subject property;
8. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.

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

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

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

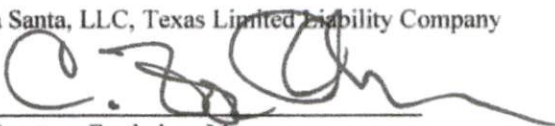
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and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

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

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

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

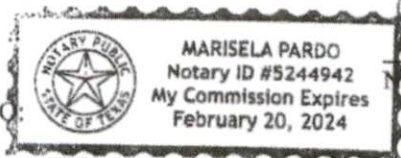
Agua Santa, LLC, Texas Limited Liability Company

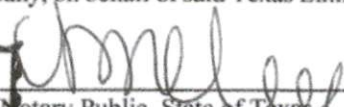
By: 
Courtney Forthuber, Manager

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on November 28, 2020, by Courtney Forthuber, Manager of Agua Santa, LLC, Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Agua Santa, LLC
P. O. Box 959
Edinburg, Texas 78540-0959

4
New

SPECIAL WARRANTY DEED

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

THAT we, CARLOS RAMIREZ and wife, LYDIA RAMIREZ, of the County of Hidalgo, State of Texas, for and in consideration of the love and affection which we have and bear unto and toward CONSUELO M. MARTINEZ, mother-in-law of CARLOS RAMIREZ and mother of LYDIA RAMIREZ, HAVE GIVEN, GRANTED, AND CONVEYED, and by these presents DO HEREBY GIVE, GRANT, AND CONVEY unto CONSUELO M. MARTINEZ, all of that certain real estate (the "Property") lying and being situated in Hidalgo County, Texas, more particularly described as follows:

A tract of land containing 1.02 acres out of Lot 9, Lott Town and Improvement Company Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a point which is North 00° 02' East 550.0 feet and North 89° 58' West 542.83 feet from the Southeast corner of Lot 9;

THENCE, North 89° 58' West a distance of 150.0 feet;

THENCE, North 00° 02' East a distance of 298.28 feet;

THENCE, South 88° 45' 04" East a distance of 150.03 feet;

THENCE, South 00° 02' West a distance of 205.10 feet to the corner of beginning, said tract containing 1.02 acres, more or less; and also being known as Tract (A) as shown on an unrecorded map attached and marked Exhibit "A"; SAVE AND EXCEPT all oil, gas and other minerals in and under said land.

This conveyance is expressly made subject to the following:

1. Easements and conditions as contained in the Dedication and Map of said subdivision.
2. Easements, rules, regulations and rights in favor of Donna Irrigation District, Hidalgo County, No. 1, and all visible easements.
3. Oil and Gas Lease dated February 13, 1971, from L. F. Martin, et ux, to Chas. A. Brandt recorded in Vol. 331, pg. 392, Oil & Gas Lease Records.
4. Ad valorem taxes of the years 1986 and subsequent thereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights

VOL 2315: 158

Property unto Grantee and her heirs, personal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject, however, as aforesaid.

EXECUTED this 10th day of July, 1986.

Carlos Ramirez
CARLOS RAMIREZ
Lydia Ramirez
LYDIA RAMIREZ

GRANTEES:

CONSUELO M. MARTINEZ
1906 E. Lissner
Donna, Texas 78537

STATE OF TEXAS *
COUNTY OF HIDALGO * ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared CARLOS RAMIREZ and wife, LYDIA RAMIREZ, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 10th day of July, 1986.



Emeraldo Garza
Notary Public, State of Texas
Notary's printed name:

My commission expires: 6-20-87

CHARGE & RETURN TO:

CARDENAS & HINOJOSA
P.O. Box 8456
Weslaco, Texas 78596

VOL 2315 PAGE 160

172831

FILED FOR RECORD
86 JUL 17 AM 10 51
J. ELGON RUIZ
COUNTY CLERK
DALGO COUNTY, TEXAS



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 1-4039
Receipt No.: 016320
L0250-00-009-0000-06

GARCIA JESSE L & SHARON V CORTEZ

1701 HESTER AVE
DONNA, TX 78537
(956) 246-0416
(956) 246-0416

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: LOTT TOWN & IMPROVEMENTS SEC A
BLK 9 1.02 AC - S 20.27 AC
- [6] Location: OLD LA BLANCA & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
Description: Permit 1-4039
Price: \$30.00

Total Amount.....\$30.00

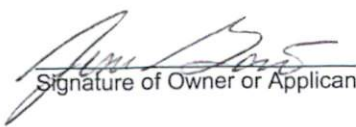
Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: leo najera
Inspector: gilbert pecina
Receipt: leo najera


Cashier

1/29/21
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

1-29-21
Date

| PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY | | |
|--|-------------------------------|------------------------|
| | | |
| | APPLICANT | APPLICATION NO. |
| 1. | ARNOLDO NARVAEZ | 3-2364 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| | | |
| | COMM. COURT: February 9, 2021 | |



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 ³ 4

Application No: 3-2364
7/7/2020

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

Upon the application of:

Name: Arnoldo Narvaez

Address: 2424 S. Orange
Dr.

Alton, TX 78573

Phone: (954) 378-0511

| | | |
|--------------------------------------|-------------------------------|--|
| Approved by Environmental Health: | Temporary Service _____ | Final Service _____ |
| Inspection/Permit No: | Authorized Signature _____ | Authorized Signature <u>R. Pico</u> |
| Date Approved: | / / | <u>Sewer</u> <u>02/01/2020</u> |

Water Supplier: Sharyland

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

Account/ESI No.: 10000 154 84
[] Temporary Pole Permanent Service

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

Palm Unit No. 1 Lot 1

[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. 9, 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.~~

Sandra Cantu 2/1/21
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

2/9/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

2/10/21
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 2/1/21

[Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

32364
7/7/2020

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

Arnoldo Narvaez

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

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

Palm Unit No. 1 Lot 1"

[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."

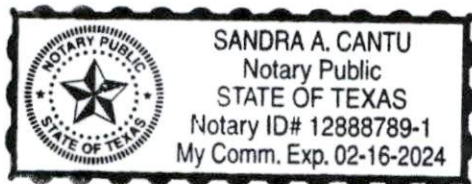
-OR-

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."

Arnoldo Narvaez (Signature)

SUBSCRIBED AND SWORN TO before me on February 1, 20 21, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SJTC/ YL GE # 132425809

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

Warranty Deed with Vendor's Lien

Date: OCTOBER 16, 2013

Grantor: NORMA O. SILVA aka NORMA IRENE SILVA

Grantor's Mailing Address: 3716 BOXWOOD
GARLAND, TEXAS 75040
DALLAS COUNTY

Grantee: ARNOLDO NARVAEZ

Grantee's Mailing Address: 107 N. LINDA
ALTON, TEXAS 78573
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of NORMA O. SILVA aka NORMA IRENE SILVA in the principal amount of THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot One (1), PALM SUBDIVISION, UNIT NO. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 127, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1587, Page 387 and Volume 2902, Page 214, Deed Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 20, Page 127, Map Records, Hidalgo County, Texas.
- e. A ten foot (10') Utility Easement along the rear as shown according to the map or plat thereof recorded in Volume 20, Page 127, Map Records, Hidalgo County, Texas..
- f. Right of way easement granted to Sharyland Water Supply Corporation, recorded in Volume 1589, Page 238, Deed Records, Hidalgo County, Texas.
- g. Memorandum and Amendment of Letter Agreement dated June 25, 2002, executed by and between Black Stone Minerals Company, L.P. and Smith Production, Inc., recorded under Document No. 1305006 and Second Amendment under Document No. 1482349,

Official Records, Hidalgo County, Texas.

- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as contained in Memorandum of Oil and Gas Lease dated September 29, 2005 from Black Stone Minerals Company, L.P. to Smith Production, Inc., filed under Clerk's File No. 1536441, Official Records of Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated July 6, 1946 from Mary O'Brien Shary to Rio Development Co., recorded in Volume 581, Page 262, Deed Records of Hidalgo County, Texas.
- j. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 10, 1989 from Martinez Investments and Chen Associates to Wayne Wilsher and wife, Cleo Wilsher, recorded in Volume 2873, Page 811, Official Records of Hidalgo County, Texas and Correction dated July 11, 1991, filed under Clerk's File No. 3117, Page 378, Oil and Gas Lease Records of Hidalgo County, Texas, which document contains the following language "Save and except all oil, gas and other minerals."
- k. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- l. Zoning and building ordinances in favor of the County of Hidalgo.

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

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

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

Norma Irene Silva
 NORMA O. SILVA aka NORMA IRENE SILVA

ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF § Dallas

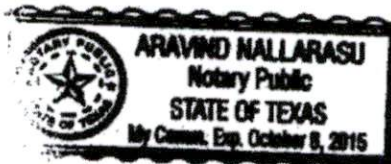
This instrument was acknowledged before me on the 17 day of October, 2013, by NORMA O. SILVA aka NORMA IRENE SILVA.

Aravind Nallarasu
 NOTARY PUBLIC, STATE OF TEXAS

10/08/2015

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH, STE. F-3
 McALLEN, TEXAS 78504
 GR#132425802

AFTER RECORDING, RETURN TO:
 ARNOLDO NARVAEZ
 107 N. LINDA
 ALTON, TEXAS 78573





Chapter 232, Texas Local Government Code

7/7/2020 10:58:25 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 3-2364
Receipt No.: 013110
P0100-01-000-0001-00

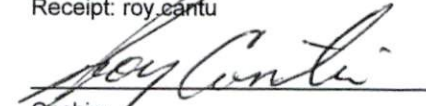
NARVAEZ ARNOLDO
2424 SOUTH ORANGE DRIVE
ALTON, TX 78573
(956) 780-3473
(956) 780-3473

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3343Sq.Ft.
- [5] Legal Description: PALM UT NO. 1 LOT 1
- [6] Location: 4 1/2 MILE AND STEWARDROAD
- [7] Sewage: City of Alton
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$290000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 20'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-2364
Price: \$30.00

Total Amount.....\$30.00

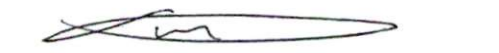
Method of Payment: Check
Check/M.O.#: 1031
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: javier.cerda
Receipt: roy.cantu

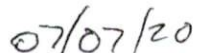

Cashier


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


Date

PALM SUBDIVISION
UNIT NO. 1
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE EAST 1.40 ACRES OF THE SOUTH 1/2, 1/4 ACRES OF LOT 11-12 AND THE EAST 1/4 ACRES OF THE NORTH 1/2, 1/4

CHASLES L. KELTON, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS SURVEYED AND SUB-

DIVIDED UNDER MY DIRECTION, A REGISTERED PUBLIC SURVEYOR, DO HEREBY KNOW ALL MEN BY THESE PRESENTS, GIVES OR THE FOREGOING DEED, DOES HEREBY HERETO, DEDICATE AND CONVEY TO THE PUBLIC THE STREETS AND EASEMENTS DE-

TERMINED HEREON.

HEREON MADE, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED WYNN WILKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

RECORDED TO THE RECORDS HEREIN AND ACKNOWLEDGED TO ME THAT SAYING WILKIN, OWNER OF THE FOREGOING PLAT OR MAP AND

THE PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IM-

PROVEMENT DISTRICT NO. 7, ON THIS THE _____ DAY OF _____ A. D. 19____

WYNN WILKIN
WYNN WILKIN
WYNN WILKIN

APPROVED FOR RECORDING
7/25/78

JUL 23 1978
N. B. BRYAN, CLERK

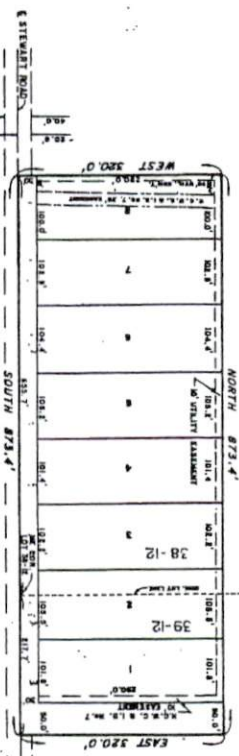
APPROVED FOR RECORDING
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STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED FOR RECORDING
7/25/78

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