RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE
County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR February 16, 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	8
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	5
TOTAL CERTIFICATES	13

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT		APPLICATION NO.
1.	Jose L. Hernandez Marquez		4-4303
2.	EML Family Investments		4-4328
3.	Leonard Morales III		4-4320
4.	Lopez BC Inc.		4-4329
5.	Cricelda Hinojosa	HIGHLAND MANOR SUBDIVISION, Lots 1-11	BLANKET COVER
6.	The Three Grandes, LTD/Richard Ruppert	WHALEN SPRINGS SUBDIVISION, LOTS 1-57	BLANKET COVER
	COMM. COURT: FEBRUARY 16, 2021		

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4303

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:	sewer	
	Date Approved:	/ /	/ /

Name: Jose L. Hernandez - Marquez

Address: 2022 Reguña Drive
Edinburg, Texas 78541

Phone: (620)390-8773

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: La Quietud Lot #60,

on Feb 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 05-04-04);

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 _____);

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

NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

_____ Richard F Cortez 2/16/21
Planning Department Authorized Signature **Hidalgo County Judge** **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BHS

ATTEST: _____ 2/22/21
Hidalgo County Clerk **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4303

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

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

PARTY MAKING REQUEST:

Name: Jose L. Hernandez Marquez

Address: 2022 Pequeña Drive
Edinburg, Texas 78541

Phone: (620) 390-8773

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

Lot 6 La Quieta Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__/__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Jose L. Hernandez — Requesting Party (Signature)

2-10-21 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__/__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
_____ Other (describe) PMT

This part to be filled out by receiving county official:

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

02/10/2021 — **Date**

County Official

Chapter 232, Texas Local Government Code

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

2/2/2021 1:58:19 PM

Permit No.: Permit 4-4303
Receipt No.: 016370
L1780-00-000-0006-00

HERNANDEZ JOSE LUIS
2100 PEQUENA DRIVE
EDINBURG, TX 78541
(620) 390-8773
(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: 1840Sq.Ft.
[5] Legal Description: LA QUIETUD LOT 6
[6] Location: 2812 and kenyon
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $100000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4303
Price: $30.00

Total Amount.....$30.00

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

Cashier

02-02-21.
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

2/2/21
Date

Doc-3180830

SIERRA TITLE

STG MC GF# 388823

General Warranty Deed

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

Date: **December 30, 2020**

Grantor: **SAN JUANA RODRIGUEZ, a single person**

Grantor's Mailing Address: **P.O. Box 2934**
Edinburg, Texas 78540
Hidalgo County

Grantee: **JOSE LUIS HERNANDEZ MARQUEZ, a married person**

Grantee's Mailing Address: **2100 Pequena Drive**
Edinburg, Texas 78541
Hidalgo County

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

Property (including any improvements):
Lot 6, LA QUIETUD SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:
Subject To: None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 10, 2005, under Clerk's File No. 1507091, Correction filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 31, 2005, under Clerk's File No. 1515689, and Restrictions as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Eric I. Moum to The State of Texas, by instrument dated July 24, 1969, recorded in Volume 1237, Page 508, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Eric I. Moum to North Alamo Water Supply Corporation, by instrument dated June 13, 1973, recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the West side of subject property as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Swale Easement along the East fifteen feet (15') of the West thirty feet (30') of subject property as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

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

A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

A twenty five foot (25') Minimum Setback Line along the rear or easement, whichever is greater, of said property as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals other than one-eighth of one-eighth (1/8th of 1/8th) non-participating royalty interest reserved in Deed recorded in Volume 786, Page 153, Deed Records of Hidalgo County, Texas and in Deed dated April 2, 2003, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 17, 2003, under Clerk's File No. 1189661.

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

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

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

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

San Juana Rodriguez
SAN JUANA RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 30 day of December, 2020, by **SAN JUANA RODRIGUEZ.**

(SEAL)

YASMIN LOPEZ
Notary Public, State of Texas
Comm. Expires 08-28-2021
NOTARY ID#: 13126178-4

Yasmin Lopez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE LUIS HERNANDEZ MARQUEZ
2100 Pequena Drive
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF#3188823;YL/ch**

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4328

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Approved by Environmental Health:	Temporary Service Light only	Final Service
		MRamirez	
		Authorized Signature	Authorized Signature
	Inspection/Permit No:	No sewer yet	
	Date Approved:	02/09/21	/ /

Name: EML FAMILY INV.

Address: 2027 E. GRIFFIN Pkwy
MISSION TX. 78572

Water Supplier: North Alamo Water

Utility Provider: [ ]M.V.E.C. [✓]AEP

Phone: 956 458-2008

Account/ESI No.: 100327894 82789001
[✓]Temporary Pole [ ] Permanent Service

regarding the land described as: Caledonia Est. Ph III Lot #3

on Feb. 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 10-15-20);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by);

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

No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by);

Planning Department Authorized Signature

Eddie Trevino 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21

ATTEST: Laura Guajardo 2/22/21
Hidalgo County Clerk **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
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956-318-2844

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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: 4-4328

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: EML FAMILY INVESTMENTS

Address: 2017 E. GRIFFIN PKWY
MISSION TX 78572

Phone: 956-458-2008

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

LOT 3 CALEDONIA ESTATES PHASE 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Eliud Lopez 2-8-21.
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
_____ Other (describe) DMT

This part to be filled out by receiving county official:

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

02/10/2021
Date

County Official

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

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
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Fax: 956-973-7850

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

2/8/2021 10:47:22 AM

Permit No.: Permit 4-4328
Receipt No.: 016470
C0345-03-000-0003-00

EML FAMILY INVESTMENTS
2027 E GRIFFIN PKWY
MISSION , TX 78572
(956) 458-2008
(956) 458-2008

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 2157Sq.Ft.
[5] Legal Description: CALEDONIA ESTATES PH 3 LOT 3
[6] Location: 107 and cesar chavez rd
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: $70000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with hcpd setbacks and regulations
Description: Permit 4-4328
Price: $30.00

Total Amount.....$30.00

Method of Payment: Check
Check/M.O.#: 2759
Payment: $30
Change Due: $0.00
Application: peter.hernandez
Inspector: peter.hernandez
Receipt: peter.hernandez

Cashier

2/8/2021
Date

[NOTICE]

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

Signature of Owner or Applicant

2-8-21
Date

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.

DEED OF TRUST

Terms

Date: JANUARY 25, 2021

Grantor: EML FAMILY INVESTMENTS

Grantor's Mailing Address:

2027 EAST GRIFFIN PARKWAY
MISSION, TEXAS 78572

Trustee: LONE STAR NATIONAL BANK, a national banking corporation

Trustee's Mailing Address:

520 E. NOLANA AVE
McALLEN, TEXAS 78504
HIDALGO COUNTY

Lender: CALEDONIA ESTATES SUBDIVISION PH II dba CALEDONIA ESTATES SUBDIVISION PH III

Lender's Mailing Address:

2221 Daffodil Ave.
McAllen, Hidalgo County, Texas 78501

Obligation:

Note:

Date: AUGUST 02, 2019

Original principal amount: EIGHT HUNDRED FIVE THOUSAND THREE HUNDRED FORTY THREE and NO/100ths Dollars ($ 805, 343.00)

Borrower: EML FAMILY INVESTMETNS.

Lender: CALEDONIA ESTATES SUBDIVISION PH II dba CALEDONIA ESTATES SUBDIVISION PH III

Maturity date: January 25, 2021

Property (including any improvements):

Lot's 3, and 39, Caledonia Estates Subdivision Ph III, as shown by the map or plat thereof recorded on October 15, 2020 on instrument number 3157414, Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

Any and all restrictions, reservations, covenants, conditions, easements and other matters, if any, relating to the Property, but only to the extent they still are in effect and shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they still are in effect, relating to the hereinabove described Property.

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Prior Lien and Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

Clauses and Covenants

A. **Grantor's Obligations**:

Grantor agrees to:

1. keep the Property in good repair and condition;

2. pay all taxes and assessments on the Property before delinquency. Grantor further agrees to deliver evidence in a form acceptable to Lender on the fourth day of each month that Grantor has placed one-twelfth of the yearly ad valorem tax assessments into escrow to ensure full payment of all taxes and assessments on the Property before delinquency;

3. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;

4. maintain all insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires (**"Required Insurance Coverages"**), issued by insurers and written on policy forms acceptable to Lender, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender, which will include certified and endorsed copies of such insurance policies, at least ten (10) days before the expiration of the Required Insurance Coverages;

5. obey all laws, ordinances, and restrictive covenants applicable to the Property;

6. keep any buildings occupied as required by the Required Insurance Coverages;

7. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments;

8. notify Lender of any change of address; and

9. Grantor shall not obtain any tax lien loans, execute any tax lien security agreements or encumber the Property in any manner with respect to unpaid taxes or otherwise.

B. **Lender's Rights**:

1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

Executed effective as of the date first written above.

GRANTOR:

EML FAMILY INVESTMENTS

ELIUD LOPEZ

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 25th day January, 2021, by Eliud Lopez.

MONICA GUERRA
Notary Public, State of Texas
Comm. Expires 08-02-2023
Notary ID 11673539

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rick Salinas, Jr.
2221 Daffodil Ave.
McAllen, Texas 78501

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4320

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
		Light only	
		MRamirez	
		Authorized Signature	Authorized Signature
	Inspection/Permit No:	No septic yet	
	Date Approved:	02/04/21	/ /

Name: Leonard Morales III

Address: 5618 E. Richardson Rd
Apt 5
Edinburg Tx 78542

Phone: 713-677-9356

Water Supplier: N/A

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: 10032789472313345

[✓] Temporary Pole [ ] Permanent Service

regarding the land described as: Meadow Lands Lot #24,

on Feb 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 01/12/21);

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 ____);

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 ____);

Planning Department Authorized Signature

Richard F Cortez 2/16/21
Hidalgo County Judge **Date**

ATTEST: Laura Hinojosa 2/22/21
Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BAS

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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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: 4-4320

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: Leonard Morales III

Address: 5618 E. Richardson Rd Apt 5

Edinburg TX 78542

Phone: 713-677-9356

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

Meadow lands Lot 24

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Requesting Party (Signature) — Date: 2-4-21

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

_____ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) PMT

This part to be filled out by receiving county official:

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

02/10/2021
Date

County Official

Chapter 232, Texas Local Government Code

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

2/4/2021 3:58:17 PM

Permit No.: Permit 4-4320
Receipt No.: 016437
M3190-00-000-0024-00

MORALES LEONARD III
5618 E RICHARDSON RD APT #5
EDINBURG , TX 78542
(713) 677-9356
(713) 677-9356

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 330Sq.Ft.
[5] Legal Description: MEADOW LANDS LOT 24
[6] Location: DAVIS RD AND TERRY RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $36000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4320
Price: $30.00

Total Amount.....$30.00

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

Cashier

02/04/2021
Date

[NOTICE]

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

X

Signature of Owner or Applicant

2-4-21
Date

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

Conforms to State Bar of Texas Form

Date: November 06, 2020

Grantor: Leticia C. Virgen-Gomez, now known as Leticia Virgen, as her sole and separate property

Grantor's Mailing Address (including county):

Leticia C. Virgen- Gomez
1304 W. Maple Ave.
McAllen, TX 78501
Hidalgo County

Grantee: Leonard Morales III, A single man

Grantee's Mailing Address (including county):

Leonard Morales III
5618 E. Richardson Rd. Apt. # 5
Edinburg, TX 78542
Hidalgo County

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

Property (including any improvements):

All of Lot 24 Meadow Lands, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 21, Page 148, Map Records of Hidalgo County Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

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

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

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, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE STATED IN THIS DEED.

THE PROPERTY IS BEING CONVEYED TO GRANTEE IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. GRANTOR MAKES NO WARRANTY OF CONDITION, MERCHANTABILITY, OR SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE FIXTURES AND PERSONAL PROPERTY. ALL WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE STATED IN THIS DEED, ARE DISCLAIMED.

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

Leticia Virgen

LETICIA VIRGEN

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 06 day of NOVEMBER, 2020, by LETICIA VIRGEN

Notary Public, State of Texas

After Recording Return To:
Leonard Morales III
5618 E. Richardson Rd. Apt. # 5
Edinburg, TX 78542

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4329

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
		MRamirez Light only	
		Authorized Signature	Authorized Signature
	Inspection/Permit No:	No sewer yet	
	Date Approved:	02/09/21	/ /

Name: LOPEZ BIC INC.

Address: 2027 E. GRIFFIN PKWY
MISSION TX 78573

Water Supplier: North Alamo water

Utility Provider: [ ]M.V.E.C. [✓]AEP

Account/ESI No.: 100 327 894 3116 0690

Phone: 956-458-2008

[✓] Temporary Pole [ ] Permanent Service

regarding the land described as: Caladonia Est. Ph #3 Lot # 38

on Feb. 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 10-15-20);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by ____);

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

No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by ____);

Planning Department Authorized Signature

Eloy Cantu 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BRS

ATTEST: Laura Guajardo 2/22/21
Hidalgo County Clerk **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4329

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: LOPEZ B/C INC.

Address: 2077 E. GRIFFIN PKWY
MISSION TX 78572

Phone: 956-458-2008

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

LOT 38 CALEDONIA ESTATES PHASE 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Eduardo Lopez 2-8-21
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
_____ Other (describe) PMT

This part to be filled out by receiving county official:

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

02/10/2021 _____
Date **County Official**

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

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1902 Joe Stephens Ave.
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Ph: 956-968-4734
Fax: 956-973-7850

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

2/8/2021 10:51:38 AM

Permit No.: Permit 4-4329
Receipt No.: 016471
C0345-03-000-0038-00

LOPEZ BC INC
2027 E GRIFFIN PKWY
MISSION , TX 78572
(956) 458-2008
(956) 458-2008

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 2157Sq.Ft.
[5] Legal Description: CALEDONIA ESTATES PH 3 LOT 38
[6] Location: 107 and cesar chavez rd
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: $80000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 10', Side 6', Side 6', Corner '
Special Conditions: must comply with hcpd setbacks and regulations
Description: Permit 4-4329
Price: $30.00

Total Amount.....$30.00

Method of Payment: Check
Check/M.O.#: 26914
Payment: $30
Change Due: $0.00
Application: peter.hernandez
Inspector: peter.hernandez
Receipt: peter.hernandez

Cashier

2/8/2021
Date

[NOTICE]

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

Eduardo Lopez
Signature of Owner or Applicant

2-8-21
Date

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.

DEED OF TRUST

Terms

Date: JANUARY 25, 2021

Grantor: LOPEZ BC, INC

Grantor's Mailing Address:

2027 EAST GRIFFIN PARKWAY
MISSION, TEXAS 78572

Trustee: LONE STAR NATIONAL BANK, a national banking corporation

Trustee's Mailing Address:

520 E. NOLANA AVE
McALLEN, TEXAS 78504
HIDALGO COUNTY

Lender: CALEDONIA ESTATES SUBDIVISION PH II dba CALEDONIA ESTATES SUBDIVISION PH III

Lender's Mailing Address:

2221 Daffodil Ave.
McAllen, Hidalgo County, Texas 78501

Obligation:

Note:

Date: AUGUST 02, 2019

Original principal amount: EIGHT HUNDRED FIVE THOUSAND THREE HUNDRED FORTY THREE and NO/100ths Dollars ($ 805, 343.00)

Borrower: LOPEZ BC, INC.

Lender: CALEDONIA ESTATES SUBDIVISION PH II dba CALEDONIA ESTATES SUBDIVISION PH III

Maturity date: January 25, 2021

Property (including any improvements):

Lot's 2, and 38, Caledonia Estates Subdivision Ph III, as shown by the map or plat thereof recorded on October 15, 2020 on instrument number 3157414, Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

Any and all restrictions, reservations, covenants, conditions, easements and other matters, if any, relating to the Property, but only to the extent they still are in effect and shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they still are in effect, relating to the hereinabove described Property.

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Prior Lien and Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

Clauses and Covenants

A. **Grantor's Obligations**:

Grantor agrees to:

1. keep the Property in good repair and condition;

2. pay all taxes and assessments on the Property before delinquency. Grantor further agrees to deliver evidence in a form acceptable to Lender on the fourth day of each month that Grantor has placed one-twelfth of the yearly ad valorem tax assessments into escrow to ensure full payment of all taxes and assessments on the Property before delinquency;

3. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;

4. maintain all insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("**Required Insurance Coverages**"), issued by insurers and written on policy forms acceptable to Lender, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender, which will include certified and endorsed copies of such insurance policies, at least ten (10) days before the expiration of the Required Insurance Coverages;

5. obey all laws, ordinances, and restrictive covenants applicable to the Property;

6. keep any buildings occupied as required by the Required Insurance Coverages;

7. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments;

8. notify Lender of any change of address; and

9. Grantor shall not obtain any tax lien loans, execute any tax lien security agreements or encumber the Property in any manner with respect to unpaid taxes or otherwise.

B. **Lender's Rights**:

1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

Executed effective as of the date first written above.

GRANTOR:

LOPEZ BC, INC.

ELIUD LOPEZ

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 25th day January, 2021, by Eliud Lopez.

MONICA GUERRA
Notary Public, State of Texas
Comm. Expires 08-02-2023
Notary ID 11673539

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rick Salinas, Jr.
2221 Daffodil Ave.
McAllen, Texas 78501

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Cricelda Hinojosa

Address: 2130 W. Nile 11 North Weslaco, TX. 78596

Phone: (956) 351-7291

Water Supplier: NAWSC

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Highland Manor lots 1-11,

on Feb. 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 12-22-20);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by For Sesia);

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 _____);

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 _____);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by For Sesia);

Planning Department Authorized Signature

Eduardo Cortez 2/16/21
Hidalgo County Judge **Date**

ATTEST: Laura Hinojosa 2/22/21
Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BAS

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: DPA

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: CRICELDA HINOJOSA

Address: 2130 W. MILE 11 NORTH

WESLACO, TX. 78596

Phone: 956-351-7291

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

HIGHLAND MANOR SUBDIVISION lots 1-11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cricelda Hinojosa — Requesting Party (Signature)

10-5-2020 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- X Deed
- _____ Executory Contract
- _____ Lease
- _____ Rent Receipt
- _____ Affidavit
- ✓ Other (describe) copy of subd. plat

This part to be filled out by receiving county official:

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

2/3/2021 — **Date**

County Official

DATE OF PREPARATION: AUGUST, 2020

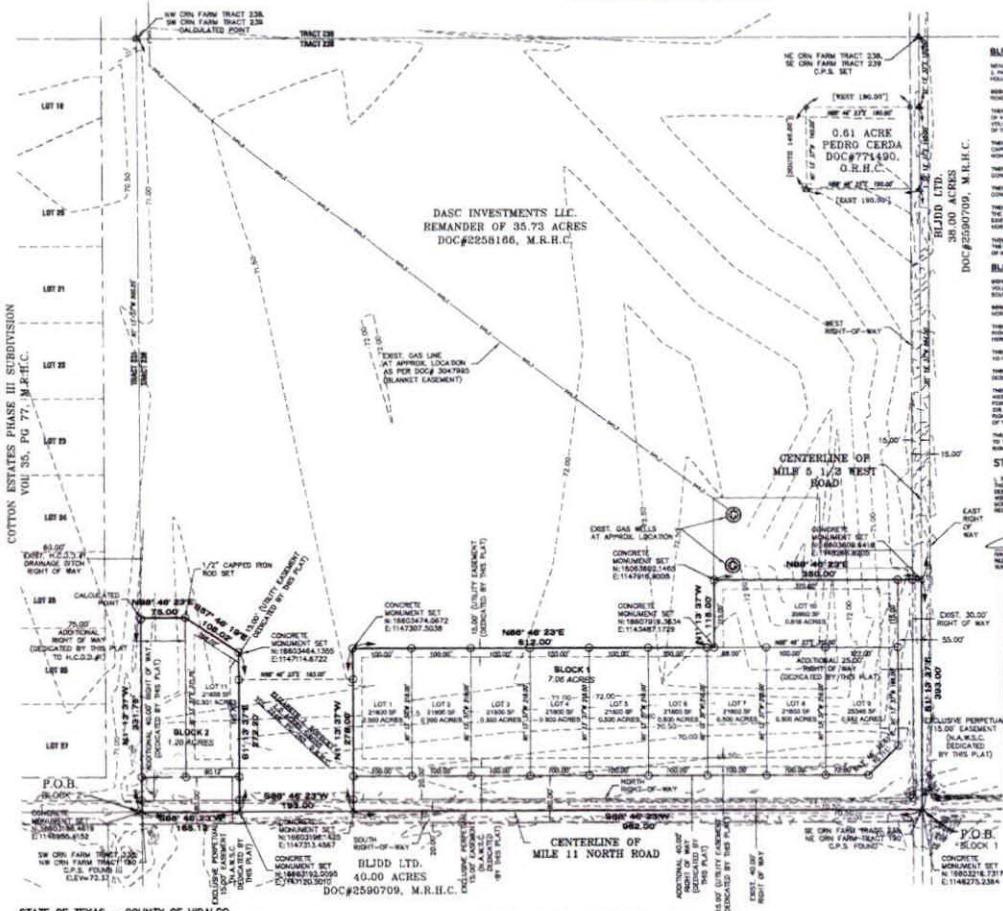
HIGHLAND MANOR SUBDIVISION

BLOCK 1 – BEING A 7.06 ACRES TRACT OF LAND OUT OF FARM TRACTS 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

BLOCK 2 – BEING A 1.19 ACRES TRACT OF LAND OUT OF FARM TRACTS 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND		LEGEND	
R.O.W.	RIGHT-OF-WAY	O	– SET 1/2 INCH IRON ROD
P.O.B.	POINT OF BEGINNING	+	– FOUND 1/2 INCH IRON ROD
P.O.C.	POINT OF COMMENCING		– FOUND COTTON PICKER SPINDLE
S.W.C.	SOUTHWEST CORNER		– CONCRETE MONUMENT SET
F.M.	FARM-TO-MARKET		– POWER POLE
F.R.	FARM-TO-MARKET		– RECORD CALL
U.E.	UTILITY EASEMENT		– NATURAL GROUND
C.L.	CENTER LINE		
L	LOT LINE		


SW CRN FARM TRACT 238, SW CRN FARM TRACT 239 CALCULATED POINT
NE CRN FARM TRACT 238, SE CRN FARM TRACT 239 C.P.S. SET
0.61 ACRE PEDRO CERDA DOC#771490, O.R.H.C.
DASC INVESTMENTS LLC. REMANDER OF 35.73 ACRES DOC#2258166, M.R.H.C.
BLJDD LTD. 38.00 ACRES DOC#2580709, M.R.H.C.
COTTON ESTATES PHASE III SUBDIVISION VOL 35, PG 77, M.R.H.C.
EXIST. GAS LINE AT APPROX. LOCATION AS PER DOC# 3047985 (BLANKET EASEMENT)
CENTERLINE OF MILE 5 1/2 WEST ROAD
EXIST. GAS WELLS AT APPROX. LOCATION
CONCRETE MONUMENT SET N:16803609.6418 E:1749916.8020
CONCRETE MONUMENT SET N:16803609.1465 E:1749916.8008
CONCRETE MONUMENT SET N:16803474.0672 E:1747307.5038
CONCRETE MONUMENT SET N:16803474.1355 E:1747114.6722
CONCRETE MONUMENT SET N:16803319.3634 E:1747447.1729
CONCRETE MONUMENT SET N:16803319.0095 E:1747120.3005
CONCRETE MONUMENT SET N:16803195.4152 E:1746955.4152
CONCRETE MONUMENT SET N:16803195.1467 E:1747313.4967
CONCRETE MONUMENT SET N:16803216.7319 E:1746962.7276
CONCRETE MONUMENT SET N:16803216.7319 E:1746962.7276
CONCRETE MONUMENT SET N:16802273.2384 E:1746962.7276
BLOCK 1 7.06 ACRES
BLOCK 2 1.20 ACRES
LOT 1 2.500 ACRES
LOT 2 2.500 ACRES
LOT 3 2.500 ACRES
LOT 4 2.500 ACRES
LOT 5 2.500 ACRES
LOT 6 2.500 ACRES
LOT 7 2.500 ACRES
LOT 8 2.500 ACRES
LOT 9 2.500 ACRES
LOT 10 2.500 ACRES
LOT 11 2.500 ACRES
N89° 46' 23"E 612.00'
S89° 46' 23"W 193.00'
S89° 46' 23"W 165.13'
S89° 46' 23"W 660.00'
N89° 46' 23"E 660.00'
N89° 46' 23"E 330.00'
S89° 46' 23"W 330

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: The Three Grandes, LTD. By: Richard W. Ruppert

Address: 2810 N. Closner Blvd. Edinburg, Tx. 78540

Phone: (956) 383-0868

Water Supplier: DAWSC.

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Whalen Springs lots 1-57,

on Feb. 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 1-26-2021);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sosa);

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 _____);

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 _____);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sosa);

Planning Department Authorized Signature

Rubén 7 Cortez 2/16/21

Hidalgo County Judge **Date**

ATTEST: Laura Guajardo Jr. 2/22/21

Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BHS

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: The Three Grandes, Ltd
By: Richard W. Ruppert

Address: 2810 N. Closner Blvd

Edinburg, Texas 78540

Phone: (956) 383-0868

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Whalen Springs Subdivision: A 36.97 acre tract of land being a 0.49 of an acre tract out of Lot 229, Hall-Fifield Subdivison and all of Lots C, D, E & F, Alamo Groves Subdivision, Hidalgo County, Texas Whalen Springs. Lots 1-57

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

The Three Grandes, Ltd
By: Richard W. Ruppert

Requesting Party (Signature) — Date: 12-1-20

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

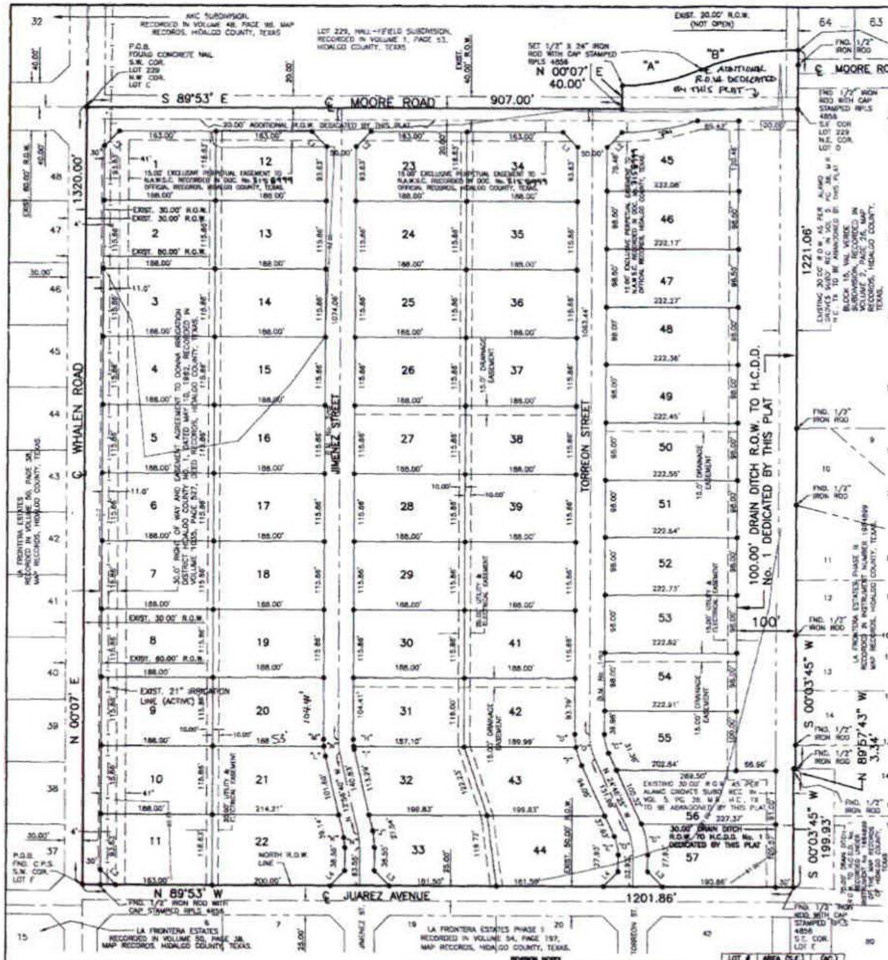
- ✓ Deed
- _____ Executory Contract
- _____ Lease
- _____ Rent Receipt
- _____ Affidavit
- ✓ Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

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

2/3/2021
Date

Leon Segovia
County Official



SUBDIVISION PLAT OF:
WHALEN SPRINGS SUBDIVISION

A 36.97 ACRE TRACT OF LAND BEING 0.49 OF AN ACRE OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C,D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3114009 AND 3114021, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 36.97 ACRE TRACT OF LAND BEING 0.49 OF AN ACRE OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C,D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3114009 AND 3114021, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF WHALEN ROAD AND MOORE ROAD FOR THE SOUTHWEST CORNER OF LOT 229, THE NORTHWEST CORNER OF LOT C AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°53' E, ALONG THE SOUTH LINE OF LOT 229, THE NORTH LINE OF LOTS C AND D, AND THE CENTERLINE OF MOORE ROAD, A DISTANCE OF 907.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°07' E, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG A CURVE TO THE LEFT (CURVE DATA: DELTA = 23°12'52", RADIUS = 336.68 FEET), A DISTANCE OF 136.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT

THENCE; ALONG A CURVE TO THE RIGHT (CURVE DATA: DELTA = 23°12'03", RADIUS = 416.68 FEET), A DISTANCE OF 168.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 229 FOR THE NORTHEAST CORNER OF THIS TRACT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'45" W, ALONG THE EAST LINE OF LOT 229, PASSING AT 40.00 FEET THE CENTERLINE OF MOORE ROAD, PASSING AT 100.89 FEET THE SOUTHEAST CORNER OF LOT 229, THE NORTHEAST CORNER OF LOT D, AND CONTINUING ALONG THE EAST LINE OF LOTS D AND E, A TOTAL DISTANCE OF 1,221.06 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°57'43" W, ALONG THE EAST LINE OF LOT D, A DISTANCE OF 3.34 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'45" W, ALONG THE EAST LINE OF LOT D, A DISTANCE OF 199.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH RIGHT OF WAY LINE OF JUAREZ AVENUE FOR THE SOUTHEAST CORNER OF LOT E AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 89°53' W, ALONG THE SOUTH LINE OF LOTS D AND E, AND THE NORTH RIGHT OF WAY LINE OF JUAREZ AVENUE, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,171.86 FEET FOR THE EAST RIGHT OF WAY LINE OF WHALEN ROAD, A TOTAL DISTANCE OF 1,201.86 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF WHALEN ROAD FOR THE SOUTHWEST CORNER OF LOT F AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°07' E, ALONG THE WEST LINE OF LOTS C AND F, AND THE CENTERLINE OF WHALEN ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.97 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA FRONTERA ESTATES PHASE II, RECORDED IN VOLUME 54, PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

SCALE 1" = 100'

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

2.- LEGEND ● - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.

3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE WILL BE ALLOWED ON LOTS 2-10 & LOTS 12-57. ONLY LOTS 1 & 11 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE WITH APPROVED SITE PLAN FROM HIDALGO COUNTY PLANNING DEPARTMENT.

4.- MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
REAR	15.00'
SIDE	6.00'
CORNER SIDE	10.00'
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.0'	20.00'

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

5.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 121,579.53 CUBIC-FEET (2.79 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 4

6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1: ELEV. 90.80 TOP OF TYPE "A" INLET LOCATED AT THE NORTHWEST CORNER OF LOT 34 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
B.M. No. 2: ELEV. 91.00 TOP OF TYPE "A" INLET LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.

8.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

11.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

12.- LOTS 1, 12, 23, 34 AND 45 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MOORE ROAD AND LOTS 11, 22, 33, 44 AND 57 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO JUAREZ AVENUE.

13.- RICHARD W. RUPPERT, MANAGER
THE THREE GRANDES, LTD. THE OWNER & SUBDIVIDER OF WHALEN SPRINGS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

14.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

15.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET 18" ABOVE THE CENTER LINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

16.- THE PURCHASER FOR LOTS 1 THROUGH 11 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 16 FEET IN LENGTH

17.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS. IF A LOT IS APPROVED FOR COMMERCIAL USE, A 8.0' BUFFER FENCE WILL REQUIRED TO BE INSTALLED ALONG ALL ABUTTING RESIDENTIAL LOTS

LOT #	AREA (S.F.)	(AC.)
1	21989.94	0.50
2-10	21781.68	0.50
11-12	21989.94	0.50
13-19	21781.68	0.50
20	21793.68	0.50
21	23268.50	0.53
22	38125.74	0.88
23	21989.94	0.50
24-30	21781.68	0.50
31	21804.53	0.50
32	22398.02	0.51
33	23428.32	0.54
34	21989.44	0.50
35-41	22341.79	0.51
42	21822.88	0.50
43	22,391 SF	0.51
44	21989.94	0.50
45	14223.34	0.33
46	21879.57	0.50
47	21888.74	0.50
48	21788.74	0.50
49	21795.82	0.50
50	21804.91	0.50
51	21813.99	0.50
52	21823.07	0.50
53	21832.16	0.50
54	21841.24	0.50
55	21838.46	0.50
56	22607.67	0.52
57	22663.73	0.52

LINE DATA TABLE

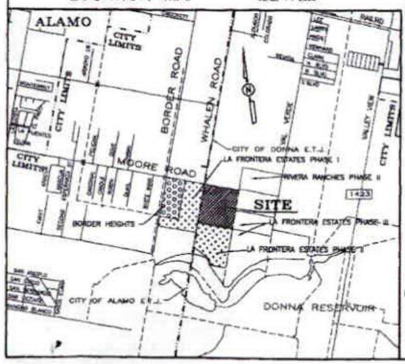
DATA	BEARING	LENGTH
L1	S 44°53' E	35.36
L2	N 45°07' E	35.36
L3	N 44°53' W	35.36
L4	S 45°07' W	35.36

CURVE DATA

CURVE	DELTA (Δ)	RADIUS	ARCH LENGTH	CHORD LENGTH	CHORD BEARING
"A"	23°12'52"	336.68	136.41	135.48	N 78°30'10" E
"B"	23°12'03"	416.68	168.73	167.58	N 78°30'10" E
"C"	24°53'25"	75.00	32.58	32.33	N 12°19'43" W
"D"	24°53'25"	75.00	32.58	32.33	S 12°19'43" E
"E"	14°30'22"	125.00	31.65	31.57	S 17°26'46" E
"F"	10°13'55"	125.00	22.32	22.30	S 05°09'05" E
"G"	08°52'18"	75.00	11.62	11.62	N 04°19'38" W
"H"	04°10'24"	75.00	5.46	5.46	N 10°51'28" W
"I"	17°02'40"	75.00	17.10	17.06	S 08°24'50" E
"J"	07°48'23"	125.00	17.03	17.02	S 09°02'28" E
"K"	05°15'18"	125.00	11.46	11.46	S 02°30'38" E
"L"	17°03'40"	100.00	22.80	22.75	N 09°24'30" W
"M"	24°53'07"	100.00	43.44	43.10	N 12°18'43" W

REVISION NOTES

No.	Date	Revision	Date	Approval



INDEX OF SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT: DESCRIPTION (METES AND BOUNDS): ENGINEER'S & SURVEYOR'S CERTIFICATION: NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION: COUNTY CLERK'S RECORDING CERTIFICATION: CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATION, REVISION NOTES.

SHEET 3.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATION, REVISION NOTES.

SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATION, REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

WHALEN SPRINGS SUBDIVISION, IS LOCATED IN SOUTH HIDALGO COUNTY SOUTH OF MOORE ROAD AND EAST SIDE OF WHALEN ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429), WHALEN SPRINGS SUBDIVISION, LIES APPROXIMATELY 1.31 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.001, AND LIES IN PCT. No. 1.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	THE THREE GRANDES, LTD. BY MANAGER RICHARD W. RUPPERT	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	(956)383-2301
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSO@QHA-ENG.COM

SHEET NO. 1 OF 4 SHEETS

DATE OF PREPARATION: APRIL 22, 2020

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
APRIL 22, 2020
DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 28th day of AUGUST, 2020.

THE THREE GRANDES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT
P.O. BOX 959
EDINBURG, TEXAS 78540
28 Aug 2020
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WHALEN SPRINGS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON January 29, 2021

ENVIRONMENTAL HEALTH DIVISION MANAGER
01/27/2021
DATE

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

I, RICHARD W. RUPPERT, MANAGER OF THE THREE GRANDES, LTD., AS OWNER OF THE 36.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WHALEN SPRINGS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

THE THREE GRANDES, LTD.
BY: RICHARD W. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540
28 Aug 2020
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared THE THREE GRANDES, LTD. BY: RICHARD W. RUPPERT, MANAGER proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this 28th day of AUGUST, 2020

CLARISSA ANNETTE QUINTANILLA, Notary Public, State of Texas, My Commission Expires November 04, 2021, NOTARY ID 128815205

CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the WHALEN SPRINGS SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on

APPROVED BY COMMISSIONERS COURT ON: 1-26-21 AM

Hidalgo County Judge 1/29/21 date

ATTEST: Hidalgo County Clerk 01/29/2021 date

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the WHALEN SPRINGS SUBDIVISION was received and approved by the city Council of the City of Donna on Sept 11, 2020

Mayor of the City of DONNA 11-19-2020 Date

ATTEST: Secretary of the City of DONNA 11-19-2020 Date

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT WHALEN SPRINGS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 2nd DAY OF November 2020

ATTEST: SECRETARY
BY: CHAIRMAN PLANNING COMMISSION

DONNA IRRIGATION DISTRICT
THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 18th DAY OF September 2020

SECRETARY
PRESIDENT

COUNTY OF HIDALGO
STATE OF TEXAS

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

P.E.
ALFONSO QUINTANILLA
P.E. No. 93534
8-26-2020
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
01-27-2021
DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 2/1/2021 AT 2:30 AM/PM
INSTRUMENT NUMBER 3189131
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

AI- 79565

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	AMADA DURAN	1-3864
	COMM. COURT: FEBRUARY 16, 2021	

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

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-3864

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: Amada Duran

Address: 22017 Oak Knoll Dr
Monte Alto TX 78538

Phone: 337 936 9688

Water Supplier: North Alamo

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

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

regarding the land described as: Oak Hill Ranch Ph2 lot 101,

on Feb 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 4-21-08);

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 _____);

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 _____);

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 _____);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

Planning Department Authorized Signature

Eddie Trevino 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BAS

ATTEST: Antonia Rodriguez Jr. 2/22/21
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.
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3864

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: Amada Duran

Address: ~~Oak Hill Ranch Ph 2 lot 101~~
23017 Oak Knoll Dr. Mont Alto 78538

Phone: 337-936-9688

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Oak Hill Ranch Ph 2 lot 101

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

2.8.2021
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

X 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:

2/9/21
Date

County Official

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

Warranty Deed with Vendor's Lien

Date: October 30, 2020

Grantor: PEDRO REYNA and ANGELICA PEREZ DE REYNA, a married couple

Grantor's Mailing Address:

144 N. Missouri Avenue
Weslaco, Texas 78596
Hidalgo County

Grantee: AMADA DURAN and CRISTIAN DURAN, a married couple

Grantee's Mailing Address:

220 De Los Santos Avenue
Weslaco, Texas 78599
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 TWO HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED THREE AND NO/100THS DOLLARS ($237,303.00) of which SEVENTY-THREE THOUSAND TWO HUNDRED TWENTY-EIGHT AND 70/100THS DOLLARS ($73,228.70) is being advanced for the purchase of the real property described below and the remaining balance will be utilized for improvements upon said real property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, trustee.

Property (including any improvements):

All of Lot 101, OAK HILL RANCH PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 55, Pages 41 thru 45, 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:

Restrictions dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated June 25, 2007, filed August 16, 2007, under Document Number 2007-1795479; dated December 5, 2007, filed December 5, 2007, under Document Number 2007-1833265; dated March 12, 2008, filed March 25, 2008 under Document Number 2008-1871706; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643; dated March 1, 2010, filed March 4, 2010 under Document Number 2010-2080709 and dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478, filed September 17, 2015 under Document Number 2015-2646737, filed September 17, 2015, under Document Number 2015-2646738, dated March 1, 2017, filed March 7, 2017 under Document Number 2793810; dated October 10, 2017, filed October 12, 2017 under Document Number 2857066 and Ninth Amendment dated April 16, 2018, filed April 19, 2018 under Document Number 2908621, all in the Official Records and Volume 55, Pages 41 thru 45, Map Records of Hidalgo County, Texas, but omitting any covenant or

restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated March 27, 2007, filed March 27, 2007 under Document Number 2007-1738991; dated April 24, 2008, filed April 24, 2008 under Document Number 2008-1882643, dated June 14, 2013, filed June 20, 2013 under Document Number 2013-2423478 and dated March 1, 2017, filed March 7, 2017 under Document Number 2793810, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Engelman Irrigation District.

Minimum floor elevations, setback lines, utility easement and restrictions as shown on the map of Oak Hill Ranch Phase II, recorded in Volume 55, Pages 41-45, Map Records of Hidalgo County, Texas.

Blanket Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Mestenas Water Company, a Corporation as shown by instrument dated November 16, 1929, recorded in Volume 320, Page 200 and dated April 25, 1930, Volume 325, Page 211, Deed Records of Hidalgo County, Texas.

Blanket Easement for right of way in favor of Central Power and Light Company as shown by instrument, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.

Order Closing, Abandoning and Vacating a 4.81 acre of Roadway being County Road out of Missouri Texas Land & Irrigation Company's Subdivision executed by The Commissioners Court of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, filed January 31, 2006 under Document Number 2006-1572966, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated September 12, 2016, filed September 26, 2016 under Document Number 2749607, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated September 12, 2016, filed September 26, 2016 under Document Number 2749607, Official Official Records of Hidalgo County, Texas.

Bylaws as shown by instrument dated March 3, 2017, filed March 7, 2017 under Document Number 2793811, Official Records of Hidalgo County, Texas.

Management Certificate as shown by instrument dated June 13, 2017, filed June 13, 2017 under Document Number 2823171, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authorities 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.

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.

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.

GRANTOR:

PEDRO REYNA

ANGELICA PEREZ DE REYNA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 30, 2020, by PEDRO REYNA.

JUANA E RAMIREZ
Notary Public
STATE OF TEXAS
Notary ID# 372753-2
My Comm. Exp. 12-13-2021

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 30, 2020, by ANGELICA PEREZ DE REYNA.

JUANA E RAMIREZ
Notary Public
STATE OF TEXAS
Notary ID# 372753-2
My Comm. Exp. 12-13-2021

Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:
AMADA DURAN and CRISTIAN DURAN
220 De Los Santos Avenue
Weslaco, Texas 78599
File/GF: 45973-20/169183vltc

Chapter 232, Texas Local Government Code
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

12/3/2020 2:11:29 PM

Permit No.: Permit 1-3864
Receipt No.: 015570
O0557-02-000-0101-00

DURAN AMADA & CRISTIAN
220 DE LOS SANTOS AVE
WESLACO, TX 78599
(337) 936-9688
(956) 975-0917

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2554Sq.Ft.
[5] Legal Description: OAK HILL RANCH PH 2 LOT 101
[6] Location: mile 20 & fm 88
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $171400
[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 1-3864
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

12/3/20
Date

[NOTICE]

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

Signature of Owner or Applicant

12/3/20
Date

	PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	DAVID TAPIA JR	3-2708
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: FEBRUARY 16, 2021	

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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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: 3-2708

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
			R Rios
		Authorized Signature	Authorized Signature
	Inspection/Permit No:		53179
	Date Approved:	/ /	02/05/2021

Name: David Tapia Jr.

Address: 603 Chelsea Dr.

Mission, TX 78573

Phone: (956) 222-5800

Water Supplier: Sharyland

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

Account/ESI No.: NA

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as: Chelsea Estates Lot 8,

on Feb. 16, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 2/6/1996);

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 Sandra Cantu);

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 R Rios 02-05-2021);

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 R Rios 02-05-2021);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Sandra Cantu);

Sandra Cantu 2/5/21
Planning Department Authorized Signature

Eduardo J. Cortez 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BB

ATTEST: Laura Hinojosa Jr. 2/22/21
Hidalgo County Clerk **Date**

BB

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-2708

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: David Tapia Jr.

Address: 603 Chelsea Dr
Mission, TX 78573

Phone: (956) 222-5800

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

Chelsea Estates Lot 8

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Requesting Party (Signature) — Date: 2-5-21

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) copy of permit

This part to be filled out by receiving county official:

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

2/5/2021
Date

County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: February 12, 2018

Grantor: JUANITA PACHECO SANCHEZ, a single person

Grantor's Mailing Address: P.O. Box 4073
Mission, Texas 78573
Hidalgo County, Texas

Grantee: DAVID TAPIA, JR., a married person

Grantee's Mailing Address: 1809 W. 16th St.
Mission, Texas 78572
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 Sixty-Seven Thousand Five Hundred and 00/100 Dollars ($67,500.00) and is executed by Grantee, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY SERVICE FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (including any improvements):

Lot 8, CHELSEA ESTATES, an Addition to the City of Palmhurst, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Page 191, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and

operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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.

SECURITY SERVICE FEDERAL CREDIT UNION, 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 described. The vendor's lien and the superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse on Grantor.

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

JUANITA PACHECO SANCHEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 16 day of February, 2018, by Juanita Pacheco Sanchez.

LESSLIE LIZETTE EANES
Notary Public, State of Texas
Comm. Expires 08-27-2018
NOTARY ID#: 125753237

Notary Public, State of Texas

Doc-2892358

VG-120-2018-2892358

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2892358

Recorded On: February 27, 2018 04:01 PM

Billable Pages: 2

Number of Pages: 3

*******Examined and Charged as Follows*******

Total Recording: $ 40.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	2892358
Receipt No:	20180227000407
Recorded On:	February 27, 2018 04:01 PM
Deputy Clerk:	Pete Diaz
Station:	Mcallen-CC-K22.hccm.com

Record and Return To:

Lesslie L Eanes Attorney At Law

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

11/12/2020 8:31:59 AM

Permit No.: Permit 3-2708
Receipt No.: 015246
C4127-00-000-0008-00

TAPIA JR, DAVID
603 CHELSEA DR.
MISSION, TX 78573
(956) 393-1718
(956) 393-1718

[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4480Sq.Ft.
[5] Legal Description: CHELSEA ESTATES LOT 8
[6] Location: MAYBERRY RD AND 3 3/4 MILE
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: $349195
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 3-2708
Price: $30.00

Total Amount.....$30.00

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

Cashier

11-12-20
Date

[NOTICE]

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

Signature of Owner or Applicant

11-12-2020
Date

2-6-1996

	PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
	APPLICANT	APPLICATION NO.
1.	Javier E. Hernandez Paez	4-3817
2.	Francisco I. Rivera	4-4299
	COMM. COURT: FEBRUARY 16, 2021	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3817

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

Upon the application of:

Name: ~~Javier~~ Javier E HERNANDEZ Paez

Address: 6805 Palmera Circle
Edinburg Tx.
78542

Phone: 956-454-7684

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	MRamirez Authorized Signature
Inspection/Permit No:		existing septic
Date Approved:	/ /	2/8/21

Water Supplier: N/A

Utility Provider: [~~V~~] 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:

~~Javier E. Hernandez~~
Las Villas Del Valle Lot #5 Blk #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. 16 **, 20**21 **, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)**

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

-OR-

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

Planning Department Authorized Signature

Richard F Cortez 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BAS

ATTEST: Arturo Guajardo Jr. 2/22/21
Hidalgo County Clerk **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 43817

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

Javier E Hernandez Paez ,

Known to me [*or* proved to me in the oath of TX DL **or through** CDL **(*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:** Las Villas Del Valle Lot#5 ~~6609 Palmera Circle Edinburg, TX 78542~~ ." Block#0

[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."

Javier Hernandez. **(Signature)**

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REBECCA LEE MALDONADO
Notary Public, State of Texas
Comm. Expires 06-08-2024
Notary ID 132512565

Chapter 232, Texas Local Government Code

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

10/5/2020 9:11:52 AM

Permit No.: Permit 4-3817
Receipt No.: 014617
L3398-00-001-0005-00

PAEZ JAVIER E HERNANDEZ
6505 PALMERA CIRCLE
EDINBURG, TX 78542
(956) 789-1222
(956) 454-7684

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1000Sq.Ft.
[5] Legal Description: LAS VILLAS DEL VALLE LOT 5 BLK 1
[6] Location: TOWER RD AND ALBERTA RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $25000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 12', Side 12', Corner '
Special Conditions: must comply with hcpd setbacks and regulations
Description: Permit 4-3817
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $30.00
Change Due: $0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons

Cashier

10/5/20
Date

Prop. ID# 344032

[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

05/10/20
Date

EDWARDS ABSTRACT AND TITLE CO. GF # 103132

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: January 6, 2016

Grantor: MARIA ELENA VASQUEZ, a single person

Grantor's Mailing Address (including county): 3715 W. Faith Hill, Apt. 3
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: JAVIER E. HERNANDEZ PAEZ

Grantee's Mailing Address (including county): 6505 Palmera Circle
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-THREE THOUSAND AND NO/100THS DOLLARS ($23,000.00). 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Five (5), Block One (1), Las Villas Del Valle, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 26, Page 25B, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in VOLUME 26, PAGE 25B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated November 16, 1983, recorded in Volume 1906, Page 747, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instrument dated February 9, 1990, recorded in Volume 2884, Page 432, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twelve foot (12') minimum setback line along the sides; twenty foot (20') minimum setback line along the rear; and, twenty foot (20') utility easement along the rear; as per map or plat recorded in Volume 26, Page 25B, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2016 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 forever, 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.

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

EXCLUDED.

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

MARIA ELENA VASQUEZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 8th of January, 2016, by MARIA ELENA VASQUEZ.

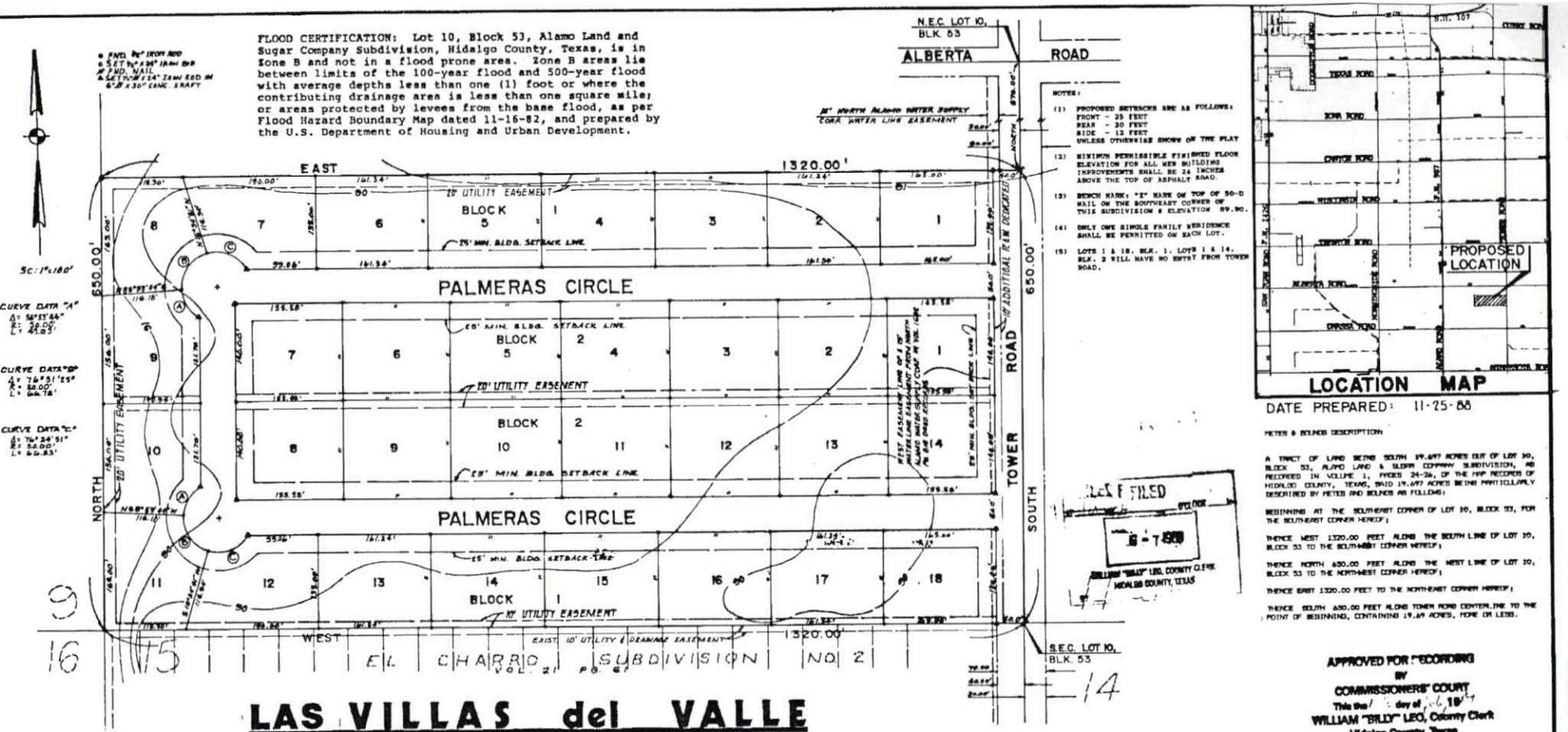
R. GALINDO
Notary Public
STATE OF TEXAS
Notary ID# 12601005-6
My Comm. Exp. 02/20/2019

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JAVIER E. HERNANDEZ PAEZ
6505 Palmera Circle
Edinburg, Texas 78539

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 903832;MR:bc

FLOOD CERTIFICATION: Lot 10, Block 53, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, is in Zone B and not in a flood prone area. Zone B areas lie between limits of the 100-year flood and 500-year flood with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per Flood Hazard Boundary Map dated 11-16-82, and prepared by the U.S. Department of Housing and Urban Development.



NOTES:

(1) PROPOSED SETBACKS ARE AS FOLLOWS:
FRONT - 25 FEET
REAR - 20 FEET
SIDE - 12 FEET
UNLESS OTHERWISE SHOWN ON THE PLAT

(2) MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL NEW BUILDING IMPROVEMENTS SHALL BE 24 INCHES ABOVE THE TOP OF ASPHALT ROAD.

(3) BENCH MARK: "X" MARK ON TOP OF 50-D NAIL ON THE SOUTHEAST CORNER OF THIS SUBDIVISION & ELEVATION 89.90.

(4) ONLY ONE SINGLE FAMILY RESIDENCE SHALL BE PERMITTED ON EACH LOT.

(5) LOTS 1 & 10, BLK. 1, LOTS 1 & 14, BLK. 2 WILL HAVE NO ENTRY FROM TOWER ROAD.

LOCATION MAP

DATE PREPARED: 11-25-88

METES & BOUNDS DESCRIPTION

A TRACT OF LAND BEING SOUTH 19.697 ACRES OUT OF LOT 10, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.697 ACRES BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 53, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WEST 1320.00 FEET ALONG THE SOUTH LINE OF LOT 10, BLOCK 53 TO THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 650.00 FEET ALONG THE WEST LINE OF LOT 10, BLOCK 53 TO THE NORTHWEST CORNER HEREOF;

THENCE EAST 1320.00 FEET TO THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 650.00 FEET ALONG TOWER ROAD CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 19.69 ACRES, MORE OR LESS.

CURVE DATA "A"
Δ: 56°55'44"
R: 25.00'
L: 49.75'

CURVE DATA "B"
Δ: 76°51'25"
R: 50.00'
L: 66.78'

CURVE DATA "C"
Δ: 76°34'51"
R: 50.00'
L: 66.83'

LAS VILLAS del VALLE

HIDALGO COUNTY, TEXAS
A TRACT OF LAND BEING SOUTH 19.697 ACRES OUT OF LOT 10, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LAS VILLAS DEL VALLE SUBDIVISION AN ADDITION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: WILLIAM A. SCHWARZ, TRUSTEE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF DECEMBER 19 88.

Belia R. Solis
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS COUNTY OF HIDALGO, TEXAS

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

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 15th DAY OF Dec A.D. 19 88.

Bert Forthuber
SECRETARY

PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR #2909

STATE OF TEXAS RICARDO H. SALINAS 2909 REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REG. PROFESSIONAL ENGINEER

STATE OF TEXAS ARTURO A. SALINAS 86848 REGISTERED PROFESSIONAL ENGINEER

SALINAS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
956-682-3481
956-682-3481

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 2 day of Dec, 19 88
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.

CHECKED FOR DRAINAGE
BY:

County Surveyor

FILED
8:00 O'CLOCK
DEC 7 1988
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS

VOL 26 PG 25B

26 25B

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-4299

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

	Approved by Environmental Health:	Temporary Service	Final Service
		Light Only	
		MRamirez	
		Authorized Signature	Authorized Signature
	Inspection/Permit No:	No Septic Yet	
	Date Approved:	02/05/21	/ /

Upon the application of:

Name: Francisco J Rivera

Address: 7108 Primos Cir
Edinburg, TX
78542

Phone: (956) 714-9017

Water Supplier: North Alamo water

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

Account/ESI No.: 100001726O

[✓] Temporary Pole [ ] Permanent Service

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

lot 13 Green Valley Homes Lot #13

[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. 16, 20 21, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Richard F Cortez 2/16/21
Hidalgo County Judge — Date

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BRS

ATTEST: Norma Guajardo Jr. 2/22/21
Hidalgo County Clerk — Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4299

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

Francisco I Rneia ,

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:** Green Valley Acres 7108 Primos cir, Green Valley Lot 13 ."

[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-

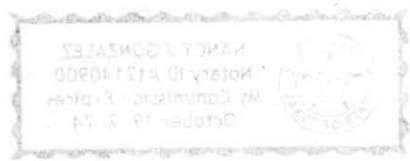
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

_____ **(Signature)**

SUBSCRIBED AND SWORN TO before me on February 3 , 2021 , **to certify which, witnesses my hand and seal of office.**

NOTARY PUBLIC STATE OF TEXAS
NANCY J GONZALEZ
Notary ID #12140900
My Commission Expires
October 19, 2024

Nancy J Gonzalez
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


NANCY J GONZALEZ
Notary ID #12140900
My Commission Expires
October 19, 2024

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
1304 South 25th Street
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

2/2/2021 11:59:25 AM

Permit No.: Permit 4-4299
Receipt No.: 016358
G7700-00-000-0013-00

RIVERA FRANSISCO I & CORAL RIVERA
7108 PRIMOS CIR
EDINBURG , TX 78542
(956) 800-7334
(956) 800-7334

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2360Sq.Ft.
[5] Legal Description: GREEN VALLEY ACRES LOT 13
[6] Location: CANTON RD AND TOWER RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $160000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4299
Price: $30.00

Total Amount.....$30.00

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

Cashier

02-02-21
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

2/2/21
Date

...ces-McAllen
Closer D-6

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 16, 2020

Grantor: ILLIANA VILLA and ROMAN VILLA

Grantor's Mailing Address: 7108 PRIMOS CIRCLE
ALAMO, TEXAS 78516
HIDALGO COUNTY

Grantee: FRANCISCO I. RIVERA and CORAL RIVERA, husband and wife

Grantee's Mailing Address: 1301 N. 13TH ST.
ALAMO, TEXAS 78516
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of FORTY-ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($41,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot Thirteen (13), GREEN VALLEY ACRES, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 19, Page 171, Map Records, 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 1561, Page 17, Deed Records and Volume 3082, Page 604, Official Records, Hidalgo County, Texas.

b. Standby fees, taxes and assessments by any taxing authority for the year 2021, 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 Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.

d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

e. Right of Way Easement dated February 14, 1985, in favor of Hidalgo County Drainage District Number One, recorded in Volume 2096, Page 231, Official Records of Hidalgo County, Texas.

f. Easements and reservations as shown according to the map or plat thereof recorded in Volume 19, Page 171, Map Records of Hidalgo County, Texas.

g. Water Service Agreement dated April 25, 1977, by and between North Alamo Water Supply Corporationa nd Adan Guzman and Raul Esparza, Jr., recorded in Volume 1537, Page 983, Deed Records, Hidalgo County, Texas.

...ces-McAllen
Closer D6

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 16, 2020

Grantor: ILLIANA VILLA and ROMAN VILLA

Grantor's Mailing Address: 7108 PRIMOS CIRCLE
ALAMO, TEXAS 78516
HIDALGO COUNTY

Grantee: FRANCISCO I. RIVERA and CORAL RIVERA, husband and wife

Grantee's Mailing Address: 1301 N. 13TH ST.
ALAMO, TEXAS 78516
HIDALGO COUNTY

Consideration:

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g. Water Service Agreement dated April 25, 1977, by and between North Alamo Water Supply Corporationa nd Adan Guzman and Raul Esparza, Jr., recorded in Volume 1537, Page 983, Deed Records, Hidalgo County, Texas.

h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 7, 1973, recorded in Volume 345, Page 576 and dated May 2, 1973, recorded in Volume 345, Page 634 and in Volume 345, Page 582, Oil and Gas Records of Hidalgo County, Texas.

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 20, 1985, recorded in Volume 2175, Page 204, Official Records of Hidalgo County, Texas.

j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 15, 1985, recorded in Volume 2239, Page 14, Official Records of Hidalgo County, Texas.

k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 25, 1985, recorded in Volume 2239, Page 54, Official Records of Hidalgo County, Texas.

l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1985, recorded in Volume 2239, Page 78, Official Records of Hidalgo County, Texas.

m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto contained in instrument dated September 7, 1950, recorded in Volume 699, Page 307, Deed Records of Hidalgo County, Texas.

n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument c, executed by P.D. Moore to Frank E. Osborn, Jr., recorded in Volume 1121, Page 697, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except Grantor's interest in and to all minerals which is hereby expressly reserved".

o. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated April 21, 1976, executed by Joaquin Villanueva and wife, Ruth Villanueva to Adan Guzman, recorded in Volume 1482, Page 63, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises".

p. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

q. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, 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 SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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

ILLIANA VILLA

ROMAN VILLA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of December, 2020, by ILLIANA VILLA.

ALEIDA Y. GARZA
Notary Public, State of Texas
Comm. Expires 06-06-2023
Notary ID 132041725

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of December, 2020, by ROMAN VILLA.

ALEIDA Y. GARZA
Notary Public, State of Texas
Comm. Expires 06-06-2023
Notary ID 132041725

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF#202439222

AFTER RECORDING RETURN TO:
FRANCISCO I. RIVERA and CORAL RIVERA
1301 N. 13TH ST.
ALAMO, TEXAS 78516

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

ILLIANA VILLA

ROMAN VILLA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

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COUNTY OF HIDALGO §

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GF#202439222

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FRANCISCO I. RIVERA and CORAL RIVERA
1301 N. 13TH ST.
ALAMO, TEXAS 78516

AI 79565

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	BENITO CARRILLO	1-2998
2.	MARIA PUENTES	1-3269
3.	RAUL GARCIA	1-4072
	COMM. COURT: FEBRUARY 16, 2021	

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: 1-2998

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:		53194
	Date Approved:	/ /	01/27/2021

Name: Benito Carrillo

Address: Rebeccca 1.06Ac Lot 8. mile 1½ & mile 10 N.

Phone: 9567786002

Water Supplier: North Alamo

Utility Provider: [4] M.V.E.C. [ ] 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:

Benito Carrillo, Residential Land
Location mile 1½ & mile 10 N. Rebecca 1.06Acre Lot 8.

[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. 16, 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

Eddie Trevino 2/16/21
Hidalgo County Judge **Date**

ATTEST: Arturo Guajardo Jr. 2/22/21
Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BHS

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: 1-2998

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

Benito Carrillo ,

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

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

   Rebecca 1.06AC Lot 8, Mile 1 1/2 & Mile 10 N ."

[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."

Benito Carrillo **(Signature)**

SUBSCRIBED AND SWORN TO before me on May 6 **, 20** 20 **to certify which, witnesses my hand and seal of office.**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CYNTHIA RIOS
Notary ID #10202229
My Commission Expires
June 9, 2023

Doc-2908711

CHARGE SIERRA TITLE
STC/LS GF#317657

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WARRANTY DEED

Date: **April 13, 2018**

Grantor: **JOLYNN VILLANUEVA, a single women**

Grantor's Mailing Address: **4206 Jose Eloy Pulido Street**
Mercedes, Texas 78570
Hidalgo County

Grantee: **BENITO CARRILLO**

Grantee's Mailing Address: **10800 Mile 2 West, Apt. No. 5**
Mercedes, Texas 78570
Hidalgo County

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 8, REBECCA SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 120, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

1. **Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.**

2. **Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed dated February 28, 1942, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 494, Page 178, Deed Records, Hidalgo County, Texas.**

3. **Taxes for 2018 and subsequent years, the payment of which Grantee assumes.**

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

claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Jolynn Villanueva
JOLYNN VILLANUEVA

STATE OF TEXAS §
§ **Acknowledgment**
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 13th day of April, 2018, by JOLYNN VILLANUEVA.

HILDA L. BARBOSA NOTARY PUBLIC STATE OF TEXAS ID 6167621 EXP. 02-20-2021

Hilda L Barbosa
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

BARRY E. JONES
324 W. 3rd Street
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:

BARRY E. JONES

BEJ#2018-037
G.F. 3176597

U:\REAL ESTATE\2018 RE Files\Carrillo, Benito purchase from Villanueva\WARRANTY DEED.wpd

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

4/27/2020 10:10:35 AM

Permit No.: Permit 1-2998
Receipt No.: 011741
R1350-00-000-0008-00

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

CARRILLO BENITO
10800 MILE 2 W APT NO. 5
MERCEDES, TX 78570
(956) 778-6002
(956) 778-6002

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2000Sq.Ft.
[5] Legal Description: REBECCA 1.06AC LOT 8
[6] Location: mile 1 1/2 & mile 10 n.
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: $60000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-2998
Price: $30.00

Total Amount.....$30.00

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

Cashier

4/27/20
Date

[NOTICE]

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

Benito Carrillo
Signature of Owner or Applicant

4-27-20
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
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: 1-3269

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

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

Upon the application of:

Name: Maria Del R. Fuentes

Address: ~~2017~~ MRP 2022 E. 26th St Weslaco, TX

Phone: ~~3~~ MRP 472-7669

Water Supplier: City of Weslaco

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:

Cuellar Ut 2 Lote 6 Blk. 6

[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. 16, 20 21, **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

Rolando Fuentes 2/16/21
Hidalgo County Judge **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BRS

ATTEST: Arturo Guajardo Jr. 2/22/21
Hidalgo County Clerk **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: I-3269

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Maria Del R. Puentes,

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

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

Ccellar 2, Lote 6, Blok 6."

[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."

X Maria Puentes **(Signature)**

SUBSCRIBED AND SWORN TO before me on FEB 8TH, 2021, **to certify which, witnesses my hand and seal of office.**

Leonel Najera
Notary Public
STATE OF TEXAS
Notary ID# 12888787-3
My Comm. Exp. 04-26-2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

2639903

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 OF YOUR DRIVER'S LICENSE NUMBER. CHAPTER 11 SECTION 1.008, TEXAS PROPERTY CODE.

General Warranty Deed

Date: August 20, 2015.

Grantor: MARIA DELCARMEN SAUCEDA and husband JUAN PABLO SAUCEDA.
Grantor's Mailing Address: 2017 E. 26th St., Weslaco, Hidalgo County, TX 78596.

Grantee: MARIA DEL ROSARIO PUENTES, a married woman as her sole and separate property.
Grantee's Mailing Address: 2017 E. 25th St., Weslaco, Hidalgo County, TX 78596.

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements): LOT 6, BLOCK 6, CUELLAR SUBDIVISION, UNIT 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:
Grantor acquired this property by Tax Resale Deed SUBJECT to covenat, condition and restrictions as recorded under Document Number 2086809, Hidalgo County, Texas.

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

GRANTORS:

Maria del Carmen Sauceda
MARIA DELCARMEN SAUCEDA

JUAN PABLO SAUCEDA

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on August 20, 2015, by MARIA DELCARMEN SAUCEDA and JUAN PABLO SAUCEDA.

LIZ MARTINEZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
3-24-2019

Liz Martinez
Notary Public for the State of TEXAS

VICINITY MAP

CUELLAR SUBDIVISION UNIT NO. 2

11557

APPROVED FOR RECORDING Hidalgo Co. Right of Way Dept. by Dora Walker Date 4-9-79

NOTE
1. SET BACK LINE FOR BUILDING 30' FRONT
2. MINIMUM FLOOR ELEVATION 73.00
3. TRAVEL TRAILER OR MOBILE HOMES WILL NOT BE PERMITTED IN THIS SUBDIVISION.

Minimum floor elevation must be 18 inches above maximum ground level

THE CUELLAR SUBDIVISION UNIT NO. 2 BEING A TRACT OR PARCEL OF LAND CONTAINING 24.66 GROSS ACRES, MORE OR LESS, SITUATED IN AND A PART OF FARM TRACT NO. 772, BLOCK 137, WEST ADAMS TRACT, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS.

BEGINNING AT THE NORTHEAST CORNER OF THIS CUELLAR SUBDIVISION UNIT NO. 2 WHICH IS 450.00 FEET SOUTH OF THE NORTHEAST CORNER OF CUELLAR SUBDIVISION UNIT NO. 1;

THENCE, SOUTH A DISTANCE OF 870.00 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION;

THENCE, WEST A DISTANCE OF 1069.43 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF FARM TRACT 772;

THENCE, N. 20° 47' 03" W. A DISTANCE OF 930.56 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF CUELLAR SUBDIVISION UNIT NO. 1;

THENCE, EAST A DISTANCE OF 1399.63 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS ARE 24.66 GROSS ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WILLIAM R. SHEA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

WITNESS MY HAND AND SEAL THIS 21st DAY OF September, 19 78

STATE OF TEXAS WILLIAM R. SHEA 24573 REGISTERED PROFESSIONAL ENGINEER

William R. Shea P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CUELLAR SUBDIVISION UNIT NO. 2 SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY APPROVE ACCEPT AND ADOPT THE ACCOMPANING MAP OF SAID SUBDIVISION AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND ALL PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

A. C. Cuellar
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. C. CUELLAR, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF October, 1978

Bessie L. Bell
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF THE CUELLAR SUBDIVISION UNIT NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF October, 1978

Riley R. Adams
BY CHAIRMAN

Emmett K. Smithville
ATTEST SECRETARY

THIS PLAT OF THE CUELLAR SUBDIVISION UNIT NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 17 DAY OF October, 1978

Joe V. Sanchez
MAYOR

Hilda Adame
SECRETARY

Recorded in Book 21 Page 7 of the map records of Hidalgo County, Texas
Charles L. Meldon
County Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO

AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS _____ DAY OF _____, 19__.

_____
COUNTY JUDGE

FILED FOR RECORD THIS DATE
At 1:46 o'clock P M
APR 9 1979
SANTOS SALDAÑA, County Clerk, Hidalgo County, Texas

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 4th day of April 1979
SANTOS SALDAÑA, County Clerk, Hidalgo County, Texas
By [illegible] Deputy

78-149

Chapter 232, Texas Local Government Code

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

6/30/2020 9:16:37 AM

Permit No.: Permit 1-3269
Receipt No.: 012978
C9600-02-006-0006-00

PUENTES MARIA DEL ROSARIO
2017 E 25TH ST
WESLACO, TX 78596
(956) 472-7669
(956) 472-7669

[1] Contractor: self
[2] Water System: City of Weslaco
[3] Class of Work: 05 Residential, Move In or relocated building
[4] Size of Structure: 1120Sq.Ft.
[5] Legal Description: CUELLAR UT NO. 2 LOT 6 BLK 6
[6] Location: Airport & ML 5 1/2
[7] Sewage: City of Weslaco
[8] Construction Type: Wood
[9] Est. Cost of Construction: $23900
[10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3269
Price: $30.00

Total Amount.....$30.00

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

Cashier

6/30/20
Date

Property ID# 1516340

[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.

Maria Puentes
Signature of Owner or Applicant

6/30/20
Date

Raul Garcia

Rev. 05-18-20

PLANNING DEPARTMENT

County of Hidalgo

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

Precinct No. 1 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: I-4072

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: Raul Garcia

Address: 512 W. Roosevelt Rd
Donna, Tx 78537

Phone: (956) 678-9627

Water Supplier: North Alamo W.S.C

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

HILL HALBERT E 182.24'-W482.24'-S400'-N807.91' BLK 104
0.84 AC A/K/A TRACT 4&5 1.68 AC NET ,

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Feb. 16, 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

Eloy Cantu 2/16/21
Hidalgo County Judge **Date**

ATTEST: Laura Hinojosa Jr. 2/22/21
Hidalgo County Clerk **Date**

APPROVED BY COMMISSIONERS' COURT ON: 2/16/21 BKS.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: I-4072

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

Raul Garcia ,

Known to me [*or* proved to me in the oath of _____ *or* through Tx DL # [redacted] **(*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:**

HILL HALBERT E. 182.24'-W 182.24'-S 400'-N 807.91' BLK 104 0.84AC AKA TRACT 4&5 1.68 AC NET ."

[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."

X _____ **(Signature)**

SUBSCRIBED AND SWORN TO before me on Feb. 8 **, 20**21**, to certify which, witnesses my hand and seal of office.**

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GRACIELA ALVAREZ
My Notary ID # 5102435
Expires April 2, 2023

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 GIFT DEED

Date: April 26, 2016

Grantor: ROGELIO GARCIA, as his sole and separate property

Grantor's Mailing Address: 512 W. ROOSEVELT RD., DONNA, TEXAS 78537
HIDALGO COUNTY

Grantee: RAUL GARCIA, as his sole and separate property

Grantee's Mailing Address: 706 E. 8TH STREET, WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

TRACT 4- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance:

None

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 prior and current years, 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, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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

Rogelio Garcia
ROGELIO GARCIA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 26th, 2016, by ROGELIO GARCIA.

Laura Flores
Notary Public, State of Texas
Expires:08-25-2018

Laura Flores
Notary Public, State of Texas
My commission expires: 08-25-2018

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

THE LAW OFFICE OF DAMIAN C. OROZCO, P.C.
1138 E. Expressway 83, Suite C.
Pharr, Texas 78577
Tel: (956) 782-5447
Fax: (956) 782-5448

METES AND BOUNDS DESCRIPTION:

TRACT 4 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 512.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

Rogelio Garcia

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 GIFT DEED

Date: April 26, 2016

Grantor: DAVID GARCIA, as his sole and separate property

Grantor's Mailing Address: 508 W. ROOSEVELT RD., DONNA, TEXAS 78537
HIDALGO COUNTY

Grantee: RAUL GARCIA, as his sole and separate property

Grantee's Mailing Address: 706 E. 8TH STREET, WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

TRACT 5- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance:

None

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 prior and current years, 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, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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

DAVID GARCIA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 27th, 2016, by DAVID GARCIA.

CRISTAL GONZALEZ
Notary Public, State of Texas
My Commission Expires
September 11, 2018

Notary Public, State of Texas
My commission expires: September 11, 2018

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

THE LAW OFFICE OF DAMIAN C. OROZCO, P.C.
1138 E. Expressway 83, Suite C.
Pharr, Texas 78577
Tel: (956) 782-5447
Fax: (956) 782-5448

METES AND BOUNDS DESCRIPTION:

TRACT 5 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 712.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

David Garcia

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.

LIFE ESTATE REMAINDERMAN AFFIDAVIT

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared **DAVID GARCIA** known to me to be the person who subscribed her name below, who, after having first been duly sworn by me, on oath deposes and says:

"I, **DAVID GARCIA**, reside at 508 W Roosevelt Road, Donna, Texas, 78537. I am over 18 years of age and competent to make this affidavit.

On November 20, 2014, **Benito Banda Garcia** and wife, **Juanita Jacinto Garcia** ("the Garcias") executed a Gift Deed and Reservation of Life Estate (the "Deed") conveying to David Garcia the real property located in Donna, Hidalgo County, Texas, and legally described on **Exhibit "A"** (the "Property").

The Deed was dated November 20, 2014, and recorded in Document number 2014-2565845, in the Official Records of Hidalgo County, Texas.

In the Deed, the Garcias reserved unto themselves a life estate (the "Life Estate") in the Property.

Benito Banda Garcia passed away on January 12, 2016, at eighty-six (86) years of age in McAllen, Hidalgo County, Texas, and a copy of his death certificate is attached to this Affidavit as **Exhibit "B"**.

Juanita Jacinto Garcia passed away on November 30, 2018, at eighty (80) years of age in McAllen, Hidalgo County, Texas, and a copy of her death certificate is attached to this Affidavit as **Exhibit "C"**.

WITNESS my hand this the 15 day of July, 2019.

DAVID GARCIA

SUBSCRIBED AND SWORN TO before me on July 15, 2019, by **DAVID GARCIA.**

Notary Public, State of Texas

LINDA J. GONZALEZ
Notary Public, State of Texas
Comm. Expires 02-17-2023
Notary ID 130119762

Acknowledgment

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 15 day of July, 2019, by **DAVID GARCIA.**

Notary Public, State of Texas

LINDA J. GONZALEZ
Notary Public, State of Texas
Comm. Expires 02-17-2023
Notary ID 130119762

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Rebecca Gay Jones
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
P.O. Drawer 1247
Weslaco, Texas 78599-1247

EXHIBIT "A"

A Tract of land out of a 5.0 acre tract out of the East 10.0 acres of the West 20.0 acres of Lot 104, Hill-Halbert Tract, Hidalgo County, Texas, according to the Plat Recorded in Volume 1 ,Page 35, of the Map records of Hidalgo County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a point on the South line of said Lot 104, for the Southwest corner hereof; said corner being located South 89 Degrees 38 Minutes East, 330.0 Feet from the Southwest corner of Lot 104;

Thence North 0 Degrees 24 Minutes East, Parallel to the West line of Lot 104, at 30.0 Feet pass a found 1/2 inch iron rod on the North Right-of-Way line of Roosevelt Road at 208.08 feet in all to a set 1/2 inch iron rod for the Northwest corner hereof;

Thence South 89 Degrees 38 Minutes east, parallel to the South line of Lot 104, 130.0 Feet to a set 1/2 inch iron rod for the Northeast corner hereof;

Thence South 0 degrees 24 Minutes west, parallel to the West line of Lot 104, at 178.08 Feet pass a found 1/2 inch iron rod on the North Right-of-Way line of Roosevelt Road at 208.08 Feet in all to a Point on the South line of Lot 104 for the Southeast corner hereof;

Thence North 89 degrees West, coincident with the South line of Lot 104, 130.0 Feet to the point of beginning containing 0.62 acres, more or less, of which the west 20.0 feet are reserved for an access road easement.

2251

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

WARRANTY DEED

Date: April 12, 1989

Grantor: Benito Garcia and Wife, Juanita Garcia

Grantor's Mailing Address (including county): Rt 1, Box 382-X, Donna, Hidalgo County, Texas 78537

Grantee: Benito Garcia, Jr.

Grantee's Mailing Address (including county): Rt 1, Box 382-X, Donna, Hidalgo County, Texas 78537

Consideration: FOR THE NATURAL LOVE AND AFFECTION FOR MY SON BENITO GARCIA, JR.

Property (including any improvements):

BEGINNING at a point 330 feet East and 208.06 feet North of the Southwest corner of Lot 104 Hill and Halbert Tract, Hidalgo County, Texas.

THENCE, 130 feet, South 89 degrees, 36 minutes East to a point for the Southeast corner of Tract herein described;

THENCE, North 0 degrees, 24 minutes East, 167.54 feet to a point for the Northeast corner of the Tract described;

THENCE, North 89 degrees, 36 minutes West, 130 feet to a point for the Northwest corner of the Tract described;

THENCE, South 0 degees, 24 minutes West, to a point for the Southwest corner of the Tract herein described and the point of beginning and containing .5 acres in total.

Reservations from and Exceptions to Conveyance and Warranty:

Subject to a reservation of the West 20 feet of this Tract which is reserved as an access road easement.

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 conveyance and warranty.

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

Benito Garcia
Benito Garcia, Grantor

Juanita Garcia
Juanita Garcia, Grantor

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of April , 19 89 .
by Benito Garcia and Juanita Garcia.

RACHEL TORRES
Notary Public
STATE OF TEXAS
My Commission Expires 4-30-89

Rachel Torres
Notary Public, State of Texas
Notary's name (printed): Rachel Torres

Notary's commission expires: 4-30-89

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

VANBERG & FLORES
Attorneys at Law
P. O. Box 1076
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:

VANBERG & FLORES
Attorneys at Law
P. O. Box 1076
Mercedes, Texas 78570

110932

FILED FOR RECORD
'89 APR 21 PM 12 37
WILLIAM DILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

FILED FOR RECORD
DOC# 359189 $13
12-16-1993 02:40:38
WILLIAM (BILLY) LEO
HIDALGO COUNTY

2251

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

G I F T

WARRANTY DEED

DOC# 359189

Date: DECEMBER 6, 1993

Grantor: BENITO B. GARCIA and wife, JUANITA J. GARCIA

Grantor's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537

Grantee: ROGELIO GARCIA, as his sole and separate property

Grantee's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537
Hidalgo County

Consideration:

The Love and Affection for our son, ROGELIO GARCIA

Property (including any improvements):

TRACT 4- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

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 conveyance and warranty.

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

Benito B. García
Benito B. Garcia

Juanita J. García
Juanita J. Garcia

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 8th day of December, 19 93
by Benito B. Garcia and Juanita J. Garcia.

CONNIE GONZALEZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-25-94

Connie Gonzalez
Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/94

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

Mr. Rogelio Garcia
Rt. 1 Box 382-X 5 1/2 N Val Verde Road
and 1/2 Mile E Roosevelt
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:

Ernesto Flores, Jr., Attorney
325 W. 2nd. Street
Mercedes, TX 78570

METES AND BOUNDS DESCRIPTION:

TRACT 4 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 512.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

Rogelio Garcia

2251

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.

© 1985 by the State Bar of Texas

G I F T

WARRANTY DEED

DOC# 359190

Date: DECEMBER 6, 1993

Grantor: BENITO B. GARCIA and wife, JUANITA J. GARCIA

Grantor's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road and 1/2 Mile E. Roosevelt Donna, Texas 78537

Grantee: DAVID GARCIA, as his sole and separate property

Grantee's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road and 1/2 Mile E. Roosevelt Donna, Texas 78537 Hidalgo County

Consideration:

The Love and Affection for our son, DAVID GARCIA

Property (including any improvements):

TRACT 5 - 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

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 conveyance and warranty.

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

Benito B. Garcia

Benito B. Garcia

Juanita J. Garcia

Juanita J. Garcia

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 8th day of December , 19 93
by Benito B. Garcia and Juanita J. Garcia

CONNIE GONZALEZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-25-94

Connie Gonzalez

Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/94

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

Notary's commission expires:

AFTER RECORDING RETURN TO:
Mr. David Garcia
Rt. 1 Box 382-X 5 1/2 N. Val Verde Rd.
and 1/2 Mile E. Roosevelt
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:
Ernesto Flores, Jr., Attorney
325 W. 2nd. Street
Mercedes, TX 78570

METES AND BOUNDS DESCRIPTION:

TRACT 5 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 712.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

David Garcia

FILED FOR RECORD
DOC# 359190 $13
12-16-1993 02:40:39
WILLIAM (BILLY) LEO
HIDALGO COUNTY

Chapter 232, Texas Local Government Code
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

2/5/2021 11:35:07 AM

Permit No.: Permit 1-4072
Receipt No.: 016451
H3475-00-104-0000-15

GARCIA RAUL
706 E 8TH ST
WESLACO, TX 78596
(956) 678-9627
(956) 342-7826

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2242Sq.Ft.
[5] Legal Description: HILL HALBERT E182.24'-W482.24'-S400'-N807.91' BLK 104 0.84AC A/K/A TRACT 4 & 5 1.68AC NET
[6] Location: ROOSEVELT & DILLON RD.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $146000
[10] Flood Zone: Zone X

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-4072
Price: $30.00

Total Amount.....$30.00

Method of Payment: Check
Check/M.O.#: 2081
Payment: $30.00
Change Due: $0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

2/5/21
Date

[NOTICE]

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

Signature of Owner or Applicant

2-4-21
Date