



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## **CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

### **COMMISSIONERS COURT AGENDA FOR April 6, 2021**

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>6</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
<b>TOTAL CERTIFICATES</b>	<b>8</b>



# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 2-130

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

Upon the application of:

Name: Natalia Manzanaves

Address: 1350 3<sup>rd</sup> st.  
Alamo Tx. 78516

Phone: 956-569-2813

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>MRamirez</u> Authorized Signature
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>1 / 1</u>	<u>3/24/21</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000020999  
 Temporary Pole     Permanent Service

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

Campo Alto Lot 129-131

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

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

04/06/21  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

04/07/21  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM

[Signature]



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 2-130

**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

Natalia Jaqueline Manzanara

Known to me [or proved to me in the oath of Texas 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:

Campo Alto 167 129-131, block 40."

[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]

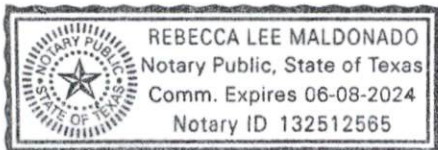
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Natalia Manzanara (Signature)

SUBSCRIBED AND SWORN TO before me on 19th March, 2021, to certify which, witnesses my hand and seal of office.



Rebecca Lee Maldonado  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

5/5/2020 8:32:04 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 2-130  
Receipt No.: 011903  
C0800-00-000-0129-00

MANZANARES NATALIA J  
1350 3RD ST  
ALAMO, TX 78516  
(956) 569-2813  
(956) 569-2813

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: CAMPO ALTO LOT 129 THRU 133
- [6] Location: cesar chavez and 495
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 2  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 10', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 2-130  
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 [Signature] Date 05-05-20

**Prop. ID# 130279**

[NOTICE]

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

[Signature]  
Signature of Owner or Applicant

5/5/20  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

**WARRANTY DEED**  
**Terms**

Date: **MARCH 23, 2020**

Grantor: **ELVIRA CANTU, A SINGLE PERSON**  
**733 E. AUSTIN AVE., APT. 3**  
**ALAMO, HIDALGO COUNTY, TEXAS 78516**

**HERLINDA MANZANARES, A SINGLE PERSON**  
**1350 3RD ST.**  
**ALAMO, HIDALGO COUNTY, TEXAS 78516**

**AND**

**MOISES CANTU, A SINGLE PERSON**  
**1350 3RD ST.**  
**ALAMO, HIDALGO COUNTY, TEXAS 78516**

Grantee: **NATALIA JAQUELINE MANZANARES, AS HER SEPARATE PROPERTY AND ESTATE**

Grantee's Mailing Address: **1350 3<sup>RD</sup> ST.**  
**ALAMO, HIDALGO COUNTY, TEXAS 78516**

Consideration: **For the love and affection that we bear unto and towards Grantee.**

Property (including any improvements):

**Lots Number 129, 130 and 131, in Campo Alto Subdivision of Lot 7, Block 40, Alamo Land And Sugar Company Subdivision and recorded in Map Book 11, Page 51, Map Records of Hidalgo County, Texas.**

Reservations from and Exception 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 any 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 Hidalgo County Water District, if any, in which the property is located; taxes for the year 2020 and subsequent years, the payment of which Grantee assumes; and subsequent assessments for that and for years due to change in land usage, ownership, or both the payment of which Grantee assumes.**

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE SALE AND PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

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

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

ant, 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 Conveyances and the Exceptions to Conveyance and Warranty.11

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

*Elvira Cantu*

ELVIRA CANTU

*Herlinda Manzanares*

HERLINDA MANZANARES

*Moises Cantu*

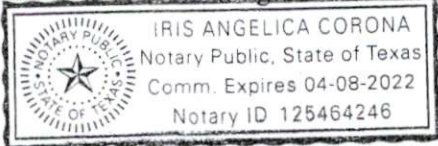
MOISES CANTU

\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of APRIL 2020 by **ELVIRA CANTU.**



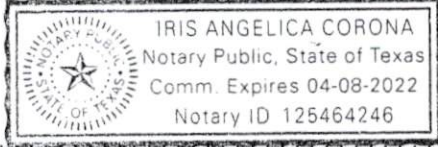
*[Signature]*  
Notary Public, State of Texas

\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of APRIL 2020 by **HERLINDA MANZANARES.**



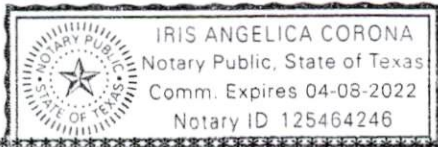
*[Signature]*  
Notary Public, State of Texas

\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of APRIL 2020 by **MOISES CANTU.**



*[Signature]*  
Notary Public, State of Texas

\*\*\*\*\*

After Recording Return To:  
Law Office Arturo Martinez  
414 S. Cage Blvd.  
Pharr, Texas 78577  
Ph:956-781-6203/Fax:956-781-6204

Prepared In The Law Office of  
Arturo Martinez, Attorney  
414 S. Cage Blvd.  
Pharr, Texas 78577

3328

FILED FOR RECORD THIS DATE  
M 2:00 P.M.  
FEB. 21 1956

2. R. ...

STATE OF TEXAS  
COUNTY OF HIDALGO

I, A.M. Cox Owner of the lands here in shown, having caused same to be subdivided do hereby accept adopt and approve the accompanying Map of said Subdivision of said lands and do hereby grant to the public the use of and an easement into the streets shown thereon. There are reserved over, under and across the streets, shown there on, easements for water lines, gas lines, sewer lines, telephone and telegraph lines, electric lines and other public utilities. Such easements are to be for the benefits of myself or those to whom I may here after grant franchise. In testimony whereof witness my hand this 22<sup>nd</sup> of January A.D. 1955.

A.M. Cox

MAP  
OF  
CAMPO ALTO SUBDIVISION

Being a revised Map of a Subdivision made in 1938 of the south 792 feet of the West 545 feet of Lot 7 Block 40 of the Alamo Land and Sugar Co's Subdivision of Lands in Hidalgo County Texas.  
Scale: 1"=100'

STATE OF TEXAS  
COUNTY OF HIDALGO

I, M.B. Gore a Civil Engineer & Surveyor do hereby certify that the accompanying Map is a true and correct representation of a survey made by me, on the ground, for the Owner in February A.D. 1955.

M.B. Gore

Subscribed and sworn to before the undersigned Authority by M.B. Gore on this the 30<sup>th</sup> day of January A.D. 1956.

Notary Public in and for Hidalgo County Texas

3760

FILED FOR RECORD THIS DATE  
M 10:00 P.M.  
FEB. 28 1956

MAP  
OF  
RETAMA TERRACE  
MSALLEN, TEXAS

BEING A RESUBDIVISION OF LOTS 21 & 30, BLOCK 2,  
C.E. HAMMOND'S SUBDIVISION OF PORCIONES 61,  
62, 63 & 64, HIDALGO COUNTY, TEXAS  
SCALE: 1"=100' DATE: 1-1-54

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS THAT SE. DAVID FARR AND MOE ABRAHAM, OWNERS OF THE PROPERTY HEREIN DESCRIBED, DO HEREBY ADMIT, RESIGNE AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN.

DAVID FARR  
MOE ABRAHAM

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID FARR AND MOE ABRAHAM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. I HAVE ISSUED MY MAP AND SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF JANUARY 1954.

STATE PUBLIC SURVEYOR  
HIDALGO COUNTY, TEXAS

THIS MAP APPROVED BY THE MSALLEN ZONING AND PLANNING BOARD  
ON THE 19<sup>th</sup> DAY OF FEBRUARY 1956.

MC ALLEN ZONING AND PLANNING BOARD  
V. E. COOK, JR. CHAIRMAN

I, C. L. FARBER, RESIDENT PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAST RESUBDIVISION AS PLATTED BY ME FROM A SURVEY OF THE ORIGINAL SUBDIVISION OF SAID...

C. L. FARBER  
RESIDENT PUBLIC SURVEYOR  
HIDALGO COUNTY, TEXAS

MSALLEN HOUSING AUTHORITY

FILE 4-2



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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956-968-4734  
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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4445

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

Upon the application of:

Name: Josefina Villalobos

Address: P.O. Box 1  
Hargill Tx 78549

Phone: 361-777-9320

Approved by Environmental Health:	Temporary Service <i>Light only</i> <u>WRamirez</u> Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>3/24/21</u>	<u>   /   /</u>

Water Supplier: Noah Alamo

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

Account/ESI No.: 10032789482728661  
[ ] Temporary Pole [  ] Permanent Service

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

- A 0.21 of an acre tract of land, more or less, being the west 90.00 feet of lots 1 and 2 Block 82, Original Town Townsite of Hargill.  
[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 \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

4/6/21

4/7/21



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4445

### 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

Josefina Villalobos

Known to me [or proved to me in the oath of Passport Mexico 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:

A 0.21 of an acre tract of land, more or less, being the west 90.00 feet of lots."  
land 2 block 8 Original townsite of Haverhill

[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]

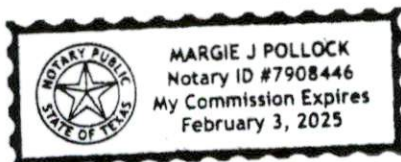
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Josefina Villalobos Castillo (Signature)

SUBSCRIBED AND SWORN TO before me on 3-20, 2021, to certify which, witnesses my hand and seal of office.



Margie Pollock  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

3/16/2021 3:28:09 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4445
Receipt No.: 017027
H1200-00-082-0001-01

- DAVILA PANTALEON JR & VILLALOBOS JOSEFINA
P.O. BOX 1
HARGILL, TX 78549
(956) 845-6895
(361) 777-9320
[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 05 Residential, Move In or relocated building
[4] Size of Structure: 1064Sq.Ft.
[5] Legal Description: HARGILL TOWNSITE LOTS 1 2 3 R/S OF LOTS 1 & 2 BLK 82
[6] Location: FM 490 & FM 493
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$2400
[10] Flood Zone: Zone C

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 4-4445
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: gilbert.mata
Receipt: maria.cerda

Cashier [Signature] Date 03/16/2021

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

3/16/2021
Date

Charge to VLTC  
GF#167609/MC

CORRECTION  
**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: October 20, 2020

Grantor: INA McMANUS a/k/a INA MARGOT McMANUS, a single person; VIRGINIA G. FLORES and husband, DOMINGO FLORES, JR.; ORALIA GONZALEZ, a single person, Individually and as Independent Executrix of the Estate of HUGO GONZALEZ, Deceased; HUGO D. GONZALEZ, a single person; VITO A. GONZALEZ and wife, HILDA GONZALEZ; and GIA M. McCLAIN f/k/a GIA M. GONZALEZ and husband, KENNETH W. McCLAIN

Grantor's Mailing Address:

INA McMANUS a/k/a INA MARGOT McMANUS 6528 Kiowa Court Plano, Texas 75023	VIRGINIA G. FLORES and DOMINGO FLORES, JR. 1937 Varsity Drive Grande Prairie, Texas 75051
ORALIA GONZALEZ, Individually and as Independent Executrix of the Estate of HUGO GONZALEZ, Deceased 6408 N. Taylor Road McAllen, Texas 78504	HUGO D. GONZALEZ 7802 Mullen Drive Austin, Texas 78757
VITO A. GONZALEZ and HILDA GONZALEZ 6408 N. Taylor Road McAllen, Texas 78504	GIA M. McCLAIN f/k/a GIA M. GONZALEZ and KENNETH W. McCLAIN 910 Johns Way Little Elm, Texas 75068

Grantee: PANTALEON DAVILA JR. AND WIFE, JOSEFINA VILLALOBOS

Grantee's Mailing Address: PO BOX 1  
Hargill, Texas 78549

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements): A 0.21 of an acre tract of land, more or less, being the west 90.00 feet of Lots 1 and 2, Block 82, Original Townsite of Hargill, as recorded in Volume 3, Page 45, Map Records, Hidalgo County, Texas, also know as Lots 1, 2 and 3, of the Re-Subdivision of Lots 1 and 2, Block 82, Original Townsite of Hargill, an unrecorded subdivision, also being that certain tract described in Warranty Deed recorded in Volume 1705, Page 643, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron rod with a cap labeled "RPLS 4204" on the south Right-of-Way line of Sixth Street (FM 490) being the northwest corner of said Lot 1, Block 82, Original Townsite of Hargill, for the northwest corner of herein described tract.

THENCE S 80° 30' 00" E 90.00 feet along said south Right-of-Way line of Sixth Street (FM 490) also being the north line of said Lot 1, Block 82, Original Townsite of Hargill, to a set one-half inch iron rod with a cap labeled "RPLS 4204" being the recognized northeast corner of said Lot 3, of the Re-Subdivision of Lots 1 and 2, Block 82, Original Townsite of Hargill, an unrecorded subdivision, also being the northwest corner of that certain tract described in Warranty Deed recorded in Volume 1608, Page 441, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 09° 30' 00" W along the east line of said Lot 3, of the Re-Subdivision of Lots 1 and 2, Block 82, Original Townsite of Hargill, an unrecorded subdivision, also being the west line of said certain tract described in Warranty Deed recorded in Volume 1608, Page 441, Deed Records, Hidalgo County, Texas, being parallel to the west line of said Lot 1, Block 82, Original Townsite of Hargill, pass at 50.00 feet a point being the south line of said Lot 1, Block 82, Original Townsite of Hargill, also being the north line of said Lot 2, Block 82, Original Townsite of Hargill, and continuing for a total distance of 100.00 feet to a set one-half inch iron rod with a cap labeled "RPLS 4204" on the south line of said Lot 2, Block 82, Original Townsite of Hargill, being the recognized southeast corner of said Lot 3, of the Re-Subdivision of Lots 1 and 2, Block 82, Original Townsite of Hargill, an unrecorded subdivision, also being the southwest corner of said tract described in Warranty Deed recorded in Volume 1608, Page 441, Deed Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 80° 30' 00" W 90.00 feet along said south line of Lot 2, Block 82, Original Townsite of Hargill, to a found one-half inch iron rod on the east Right-of-Way line of a 20.00 foot alley being the southwest corner of said Lot 2, Block 82, Original Townsite of Hargill, for the southwest corner of herein described tract.

THENCE N 09° 30' 00" E 100.00 feet along said east Right-of-Way line of a 20.00 foot alley being the west line of said Lot 2, Block 82, Original Townsite of Hargill, pass at 50.00 feet a point being the north line of said Lot 2, Block 82, Original Townsite of Hargill, also being the south line of said Lot 1, Block 82, Original Townsite of Hargill, and continuing for a total distance of 100.00 feet to the point of beginning.

Reservations from Conveyance: NONE

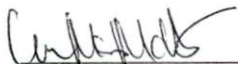
Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Roadways and reservations as shown on the map of Original Townsite of Hargill, recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas and as shown on the survey dated October 9, 2020, Job No. 2020-177 by Raul E. Garcia, R.P.L.S. No. 4204.
2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Sidney C. Lackland, as Lessor, and F.M. McGee, as Lessee, dated October 12, 1937, recorded in Volume 25, Page 171, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Humble Oil & Refining Company by instrument dated November 15, 1937, recorded in Volume 26, Page 392, Oil and Gas Records of Hidalgo County, Texas.
3. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

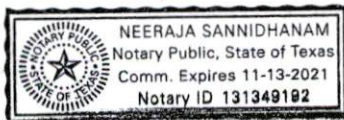
  
 INA McMANUS a/k/a  
 INA MARGOT McMANUS

(Acknowledgment)

STATE OF TEXAS \*

COUNTY OF Collin \*

This instrument was acknowledged before me on 28th, October, 2020 by INA McMANUS a/k/a INA MARGOT McMANUS.



  
 NOTARY PUBLIC, STATE OF TEXAS

GIA M. McClain  
GIA M. McClain f/k/a  
GIA M. GONZALEZ

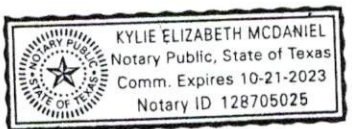
Kenneth W. McClain  
KENNETH W. McCLAIN

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF Denton \*

This instrument was acknowledged before me on November 5, 2020, 2020 by GIA M. McClain  
f/k/a GIA M. GONZALEZ.

Kylie Elizabeth McDaniel  
NOTARY PUBLIC, STATE OF TEXAS

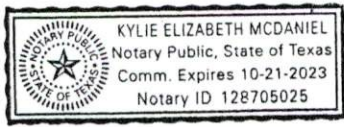


(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF Denton \*

This instrument was acknowledged before me on November 5, 2020 by KENNETH W.  
McCLAIN.

Kylie Elizabeth McDaniel  
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:  
PANTALEON DAVILA &  
JOSEFINA DAVILA  
1610 Coyote Apt. #4  
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
File No. 167609



# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4274

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria C. Cantu

Address: 519 Earling Rd.  
Hamo, TX 78510

Phone: 950-249-3989

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

Water Supplier: NAWS

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as:

Rancho EL Viejito Lot 3

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- YES A plat has been prepared; (Date approved 12/20/20);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

4/6/21  
Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

4/7/21  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4274

### 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: Maria C. Cantu

Address: 519 Earling Rd  
Alamo TX 78514

Phone: 956-249-3989

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

Rancho El Virgito Lot 3

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

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

M. C.  
Requesting Party (Signature)

3/25/21  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

3/26/21  
Date

[Signature]  
County Official

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

---

**GIFT DEED**

**Date:** March 3, 2021

**Grantors:** Lucila Martinez De Cantu, a single woman

**Grantors' Mailing Address (including county):** 519 Earling  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** Maria C. Cantu, a single woman, as her sole and separate property

**Grantees' Mailing Address (including county):** 519 Earling  
Alamo, Texas 78516  
Hidalgo County

**Consideration:** For the love and affection Grantor has for Grantee herein, and other valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):** Lot 3, Rancho El Viejito Subdivision, as recorded in Instrument No. 3178840, Map Records, Hidalgo County, Texas.

**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, liens, validly existing easements, rights-of-way, and prescriptive rights, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate 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 that they are still in effect, relating to the hereinabove described property; any rights, easements, regulations from an irrigation district; and taxes from all prior and subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives 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, when the claim is by, through, or under Grantor, but not otherwise, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) whether the property being conveyed is in compliance with local, state and/or federal regulations or ordinances; (vi) all warranties created by any affirmation of fact or promise or by any description of the property; and (vii) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

**ATTORNEY HAS PREPARED THIS DEED WITH INFORMATION GIVEN BY GRANTOR AND GRANTEE, WITHOUT THE BENEFIT OF A SURVEY OR TAX INFORMATION. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

  
Lucila Martinez De Cantu

(Acknowledgment)

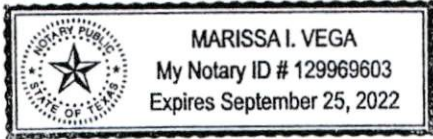
STATE OF TEXAS

§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on this the 3<sup>rd</sup> day of March, 2021 by Lucila Martinez De Cantu.



Marissa I. Vega  
Notary Public, State of Texas

After Recording, Return to:  
Maria C. Cantu  
519 Earling  
Alamo, Texas 78516



Chapter 232, Texas Local Government Code

3/25/2021 3:37:20 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-4274  
Receipt No.: 017193  
R1058-00-000-0003-00


CANTU MARIA C  
519 EARLING  
ALAMO, TX 78516  
(956) 249-3989  
(956) 249-3989

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: RANCHO EL VIEJITO LOT 3
- [6] Location: ANDERSON & DILLON
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone C

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 1-4274  
Price: \$30.00

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

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

  
\_\_\_\_\_  
Cashier

3/25/21  
Date

[NOTICE]

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

  
\_\_\_\_\_  
Signature of Owner or Applicant

3/25/21  
Date

AI-80222

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

APPLICANT		APPLICATION NO.
1.	Aldo Quintanilla	4-4479
2.	Red Rock Real Est. Dev Group, LTD/Manuel Cantu Jr. MIRA VISTA PHASE 2, LOTS 18-52	BLANKET COVER
3.	Girasol Development Group, LLC SUNSHINE ESTATES NO. 1, LOTS 1-58	BLANKET COVER
4.	Albert Hanks VIRIDIAN ESTATES, LOTS 1-30	BLANKET COVER
5.	PDP MILE 4, LTD A Texas Limited Partnership PUEBLO DE PALMAS PHASE 24, LOTS 211-320	BLANKET COVER
COMM. COURT: APRIL 6, 2021		



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-4479

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Aldo Quintanilla

Address: 10803 Cibola Dr  
Edinburg Tx.

Phone: 956 292-9888

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

Water Supplier: North ahan water

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

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

regarding the land described as:

La Queved Lot 42

on march 29, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 05-14-04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by M Ramirez);
- 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 M Ramirez);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz 4/6/21  
Hidalgo County Judge Date

ATTEST: [Signature] 4/7/21  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-4479

### 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: Aldo Quintanilla

Address: 10803 Cibola dr  
Edinburg tx

Phone: 956-292-9866

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

La Quetud Lot # 42

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

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

  
Requesting Party (Signature)

3-29-21  
Date

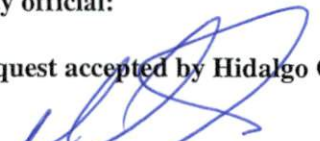
#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 4-4479

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

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

03/31/2021  
Date

  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
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Ph: 956-318-2840  
Fax: 956-318-2844

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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

Permit No.: 4-4479  
Receipt No.: 017141  
L1780-00-000-0042-00

QUINTANILLA ALDO & PEREZ VALERIA  
3325 TULIPAN AVE  
EDINBURG, TX 78542  
(956) 292-9888  
(956) 292-9888

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1715Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 42
- [6] Location: 2812 and doolittle
- [7] Sewage: City of Edinburg
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: No

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 4-4479  
Price: \$30.00

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

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

Cashier

03-23-21  
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]  
Signature of Owner or Applicant

3/23/21  
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**

Date: November 17, 2020

Grantor: Maria G. Cantu, also known as Maria Guadalupe Tamez de Cantu, Joined  
Herein by my Spouse, Sergio R. Cantu

Grantor's Mailing Address: 3309 Tulipan Avenue  
Edinburg, Texas 78542  
Hidalgo County

Grantee: Aldo Quintanilla and Valeria Perez (Husband and Wife)

Grantee's Mailing Address: 10803 Cibolo Dr.  
Edinburg, Texas 78542  
Hidalgo County

Consideration:

For the consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned paid by Grantees herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 42, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations and Exceptions to Conveyance and Warranty:

Restrictive covenants of record dated August 5, 2005, filed August 10, 2005 under Document Number 2005-1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 2005-1515689, both in the Official Records and Volume 45, Pages 41 thru 43, 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.

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

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

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

As a material part of the Consideration for this deed, Grantors and Grantees agree that Grantees are taking the Property "AS IS" "WHERE IS", AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTORS AND GRANTEEES TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE, OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTORS OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

Maria G. Cantu  
Maria G. Cantu  
Also known as Maria Guadalupe Tamez  
de Cantu

Sergio R. Cantu  
Sergio R. Cantu

-----  
(Acknowledgment)

THE STATE OF TEXAS ()

COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the **17th** day of **November 2020**  
by **Maria G. Cantu, also known as Maria Guadalupe Tamez de Cantu, and Sergio R.  
Cantu, (Husband and Wife), both.**



*Nelda Garcia*  
\_\_\_\_\_  
Notary Public, State of Texas

-----  
Prepared In The Law Office Of:  
Elliott & Ritch LLP  
P.O. Box 630  
125 E. Caffery  
Pharr, Texas 78577  
(956) 787-6261-Voice  
(956) 787-6395-Fax



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Hed Rock Road Estate  
Dev. Manuel Cantu Jr.

Address: 2912 S. Jackson Rd.  
N. Allen, TX 78503

Phone: 800-1333

Water Supplier: N/A

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

*phase*  
Miravista #2 lots 18-52

on \_\_\_\_\_, 20\_\_\_\_, 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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 3/23/2021);

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 Flor Sosa);

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 \_\_\_\_\_);

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

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

(verified by Flor Sosa);

[Signature]  
Planning Department Authorized Signature

[Signature] Hidalgo County Judge Date 4/6/21

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM

ATTEST: [Signature] Hidalgo County Clerk Date 4/7/21



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

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

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

#### PARTY MAKING REQUEST:

Red Rock Real Estate Development Group, LTD.

**Name:** By: Manuel Cantu, Jr.

**Address:** 2912 S. Jackson Road

Mcallen, TX 78503

**Phone:** (956) 800-1333

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

A 13.49 acre tract of land out of Farm Tract 1020, and out of Lots 11 and 12, Block 113, West and Adams Tract Subdivision, Hidalgo County, Texas. Miravista #2 lots 18-52

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

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

[Signature]  
Requesting Party (Signature)

2/5/21  
Date

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

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

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

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

3/30/2021  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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956-205-7045  
956-205-7049

*OSSE's installed*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Girasol Development Group, LLC.

Address: 2810 N. Closter Edinburg, TX 78541

Phone: 361-0969

Water Supplier: NAWSC

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

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

regarding the land described as: Sunshine Estates No. 1 Lots 1-58

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 2/23/21);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by For Senia);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by For Senia);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge Date 4/6/21

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM

ATTEST: [Signature]  
Hidalgo County Clerk Date 4/7/21



# PLANNING DEPARTMENT

Rev. 06-03-15

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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: NA

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

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

#### PARTY MAKING REQUEST:

Name: Girasol Development Group, LLC

Address: 2810 N. Closner

Edinburg, Texas 78541

Phone: (956) 386-0969

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

Sunshine Estates No. 1: A 67.51 acre tract of land out of Lots 15 and 16, Block 96, Missouri-Texas Land & Irrigation Company's Subdivision lots 1-58

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

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

[Signature]  
Requesting Party (Signature)

5 Feb 2021  
Date

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

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

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

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

3/18/21  
Date

[Signature]  
County Official

SUBDIVISION PLAT OF:  
**SUNSHINE ESTATES No. 1**

A 67.52 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3061165, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR BY 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 Quintana*  
ALFONSO QUINTANA  
P.L.S. No. 4858  
DATE: NOVEMBER 25, 2019

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Alfonso Quintana P.E.*  
ALFONSO QUINTANA  
P.E. No. 1210  
DATE: 12-10-2020



SCALE 1" = 100'

AREA DATA TABLE

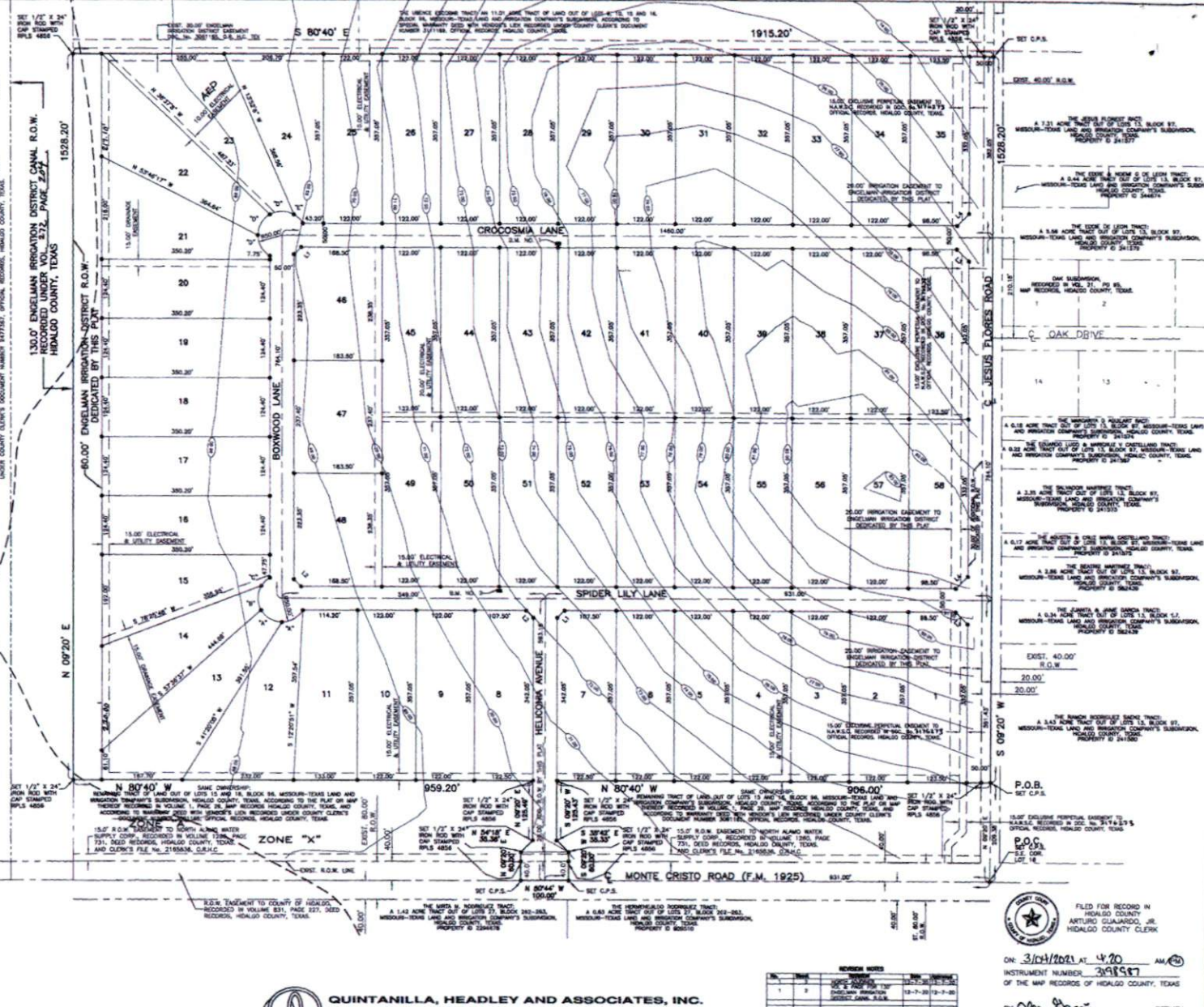
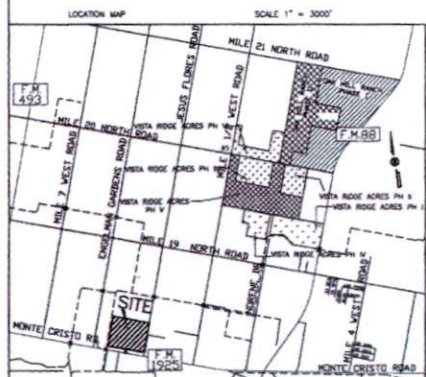
LOT	AC
1	43793.17
2-8	43562.16
9-10	43562.16
11	44131.15
12	43789.68
13	49243.53
14	44714.85
15	42708.08
16-20	43562.16
21	43562.16
22	41895.41
23	41432.72
24	48354.77
25-34	43562.16
35-36	43562.16
37-43	43562.16
44	43624.72
47	43562.90
48	43624.72
49-57	43562.10
58	43763.18

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
A	60°00'00"	50.00'	30.39'	43.30'
B	81°23'36"	50.00'	53.30'	51.00'
C	28°51'00"	50.00'	14.88'	24.75'
D	60°00'00"	50.00'	30.39'	43.30'
E	30°00'00"	50.00'	16.14'	25.88'

DIMENSIONS DATA

DATA	BURDEN	LENGTH
L1	S 24°30'00" E	25.81'
L2	S 30°40'00" E	21.21'
L3	S 20°40'00" E	26.30'
L4	N 24°00'00" E	25.81'



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: QUINTANA DEVELOPMENT GROUP, L.P.	3815 N. CLOVER BUL.	DALLAS, TX 75219	214-350-0888
ENGINEER: ALFONSO QUINTANA	224 E. STUBBS	DALLAS, TX 75201	972-351-8882
SURVEYOR: ALFONSO QUINTANA	224 E. STUBBS	DALLAS, TX 75201	972-351-8882

**QUINTANA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS      LAND SURVEYORS  
124 E. STUBBS ST.  
DALLAS, TEXAS 75201  
PHONE: 972-351-8880  
FAX: 972-351-0827  
ALFONSO@QHA-ENG.COM  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

REVISIONS

No.	Date	Description
1	12-10-2020	FINAL PLAT

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

ON: 3/04/2021 AT: 4:20 AM  
INSTRUMENT NUMBER: 349547  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
By: *Olga Garcia* DEPUTY

DATE OF EXPIRATION: APRIL 6, 2020

SHEET NO.  
2 of 5



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

OSSF'S  
Escrowed.

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Albert Hanks

Address: 502 E. Expressway 03 Ste. G  
Weslaco, TX. 78594

Water Supplier: NAWSC.

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

Phone: 030-0214

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

regarding the land described as:

Viridian Estates lots 1-30

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 2/23/21);  
Flor Serin  
 (verified by Flor Serin);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Flor Serin);

[Signature]  
Planning Department Authorized Signature

Rubén F. Cruz 4/6/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21 MM

ATTEST: [Signature] 4/7/21  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 0 2 3 4

Application No: DA

### 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: Albert Hanks

Address: 502 E. Expressway 83 Suite 6  
Weslaco Texas 78596

Phone: 956-630-0216

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

LOTS 1-30, VIRIDIAN ESTATES, HIDALGO COUNTY, TEXAS

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

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

[Signature]  
Requesting Party (Signature)

2/11/21  
Date

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

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

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

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

3/18/21  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: FDP NILEY, LTD a Texas  
Limited Partnership

Address: P.O. Box 1000  
Mission, TX. 78573

Phone: 583-1114

Water Supplier: MAWSC.

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

regarding the land described as: Pueblo De Palmas Ph. 24 lots 21-300

on \_\_\_\_\_, 20\_\_\_\_, 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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 1-20-21);

(verified by Flav. Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flav. Sesin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date 4/6/21

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 4/7/21

APPROVED BY  
COMMISSIONERS COURT  
ON: 4-6-21



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

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

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

#### PARTY MAKING REQUEST:

Name: PDP MILE 4, LTD, a Texas Limited Partnership

Address: P.O. BOX 1000  
MISSION, TX 78573

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED Pueblo De Palmas Phase 24 Subdivision  
lots 211-370

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

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

PDP Mile 4, LTD, a Texas Limited Partnership

[Signature], Attorney in Fact  
Requesting Party (Signature)

11-16-20  
Date

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

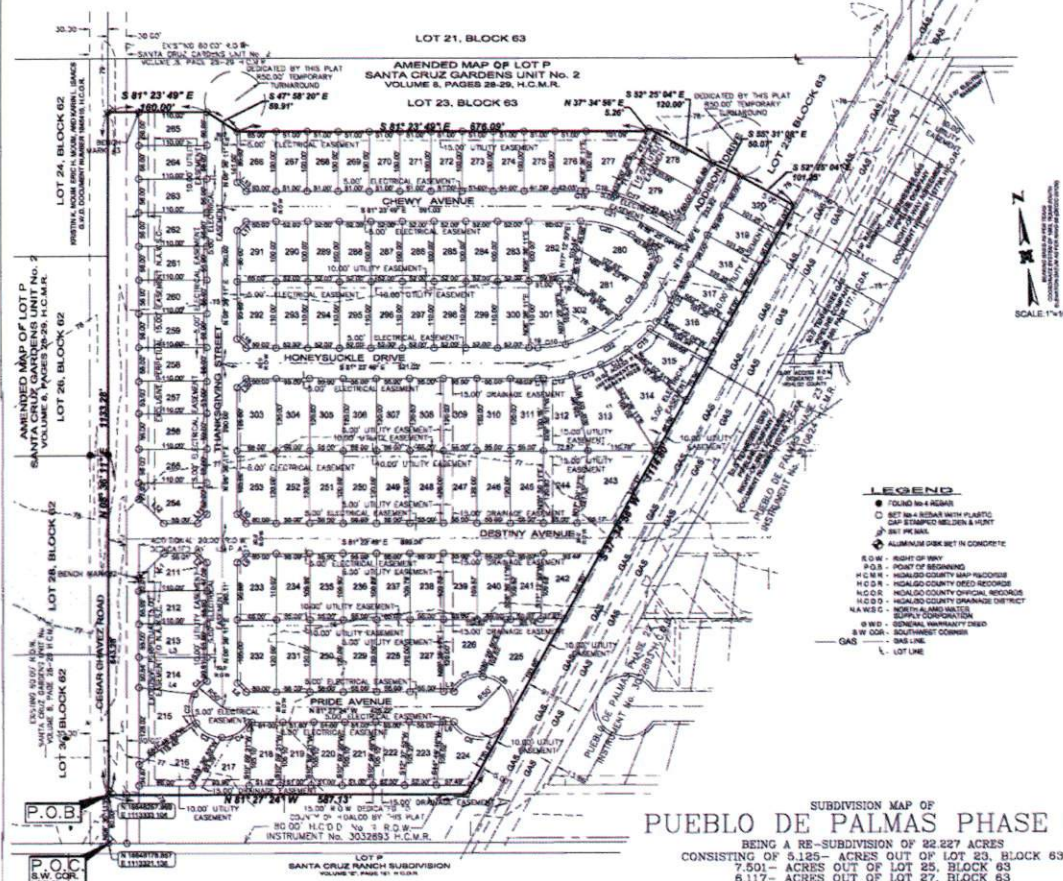
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

3/18/2021  
Date

[Signature]  
County Official



**SUBDIVISION MAP OF  
PUEBLO DE PALMAS PHASE 24**  
BEING A RE-SUBDIVISION OF 22.227 ACRES  
CONSISTING OF 3.125- ACRES OUT OF LOT 23, BLOCK 63  
7.501- ACRES OUT OF LOT 25, BLOCK 63  
6.117- ACRES OUT OF LOT 27, BLOCK 63  
3.484- ACRES OUT OF LOT 29, BLOCK 63  
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS

- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 24
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETL, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, CITY APPROVAL, CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE; NEVISON NOTES, N.A.M.S.C. R.O.M. EASEMENT DEDICATION.
  - SHEET 2: PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES AND BOUNDS), LOT AREAS, LINE TABLE, CURVE TABLE; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG; CERTIFICATE COUNTY JUDGE; CERTIFICATION PLANNING & ZONING COMMISSION; HIDALGO COUNTY DRAINAGE DISTRICT.
  - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.
  - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS.
  - SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONTRIBUTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.
  - SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.



**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MAINTYRE • EDINBURG, TX 78841  
PH. (281) 381-0261 • FAX (281) 381-1829  
ESTABLISHED 1947 • www.meldenandhunt.com

PRINCIPAL CONTACTS NAME	ADDRESS	CITY & ZIP	PHONE	FAX
POP. WILE & LTD. OWNER • A GARY FRISBY PRESIDENT	P.O. BOX 1000	MISSION, TX 78473	956-583-1114	956-583-8343
ENGINEER: RYAN JAMES DE JESUS	115 W. MAINTYRE	EDINBURG, TX 78841	(281) 381-0261	(281) 381-1829
SURVEYOR: FRED L. KURTH	115 W. MAINTYRE	EDINBURG, TX 78841	(281) 381-0261	(281) 381-1829

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.227 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, H.C.M.R. SAID 22.227 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAD. SET IN (E848179.867) (1113331.136) AT THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 63, AND THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 24 AS RECORDED IN INSTRUMENT NUMBER 3032893 H.C.M.R.

THENCE S 08° 38' 11" E ALONG THE WEST LINE OF SAID LOT 29, 27, 25 AND 23, AT A DISTANCE OF 643.28 FEET TO A NAD. 4 REBAR FOUND ON THE NORTHEAST CORNER OF LOT 28, BLOCK 62 OF SAID AMENDED MAP AT A NAD. SET IN (E1648287.966) (1113333.104) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS VENDOR'S TRACT.

- THENCE S 08° 38' 11" E ALONG THE WEST BOUNDARY LINE OF SAID LOTS 29, 27, 25 AND 23, AT A DISTANCE OF 643.28 FEET TO A NAD. 4 REBAR FOUND ON THE NORTHEAST CORNER OF LOT 28, BLOCK 62 OF SAID AMENDED MAP AT A NAD. SET IN (E1648287.966) (1113333.104) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS VENDOR'S TRACT.
- THENCE S 81° 23' 49" E AT A DISTANCE OF 33.00 FEET TO A NAD. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF CEDAR CHEVY ROAD, CONTAINING A TOTAL DISTANCE OF 186.00 FEET TO A NAD. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.
- THENCE S 47° 58' 20" E A DISTANCE OF 59.91 FEET TO A NAD. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE S 81° 23' 49" E A DISTANCE OF 876.00 FEET TO A NAD. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE S 37° 34' 50" E A DISTANCE OF 5.28 FEET TO THE NAD. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.
- THENCE S 82° 25' 04" E A DISTANCE OF 120.00 FEET TO A NAD. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT.
- THENCE S 55° 31' 00" E A DISTANCE OF 50.00 FEET TO A NAD. 4 REBAR SET AN ANGLE POINT OF THIS TRACT.
- THENCE S 52° 25' 04" E A DISTANCE OF 101.25 FEET TO A NAD. 4 REBAR SET ON THE WEST BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 24, FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE S 37° 34' 50" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24 A DISTANCE OF 114.00 FEET TO A NAD. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE S 81° 37' 24" W AT A DISTANCE OF 507.13 FEET TO A NAD. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF CEDAR CHEVY ROAD, CONTAINING A TOTAL DISTANCE OF 549.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.227 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR") HEREBY GRANT, CONFIRM, CONFIRMED AND WARRANT, 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 SURVEY 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 ENTER, CONDUCT, INSTALL, AND LAY AND THEREAFTER USE, OPERATE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED LINES ARE GRANTED. THIS EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DEMONSTRATE THE COARSE OF THE EASEMENT HEREBY GRANTED EXCEPT THAT WHEN THE PIPELINES ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS INDICATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABANDON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREINER WRITHS OR BELONGERS TO THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 INDICATED.

THE CONSIDERATION RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE PIPELINES 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 GRANTEE HEREBY WARRANTS TO BE 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 THE TITLE 18 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 GRANTEE HAS EXECUTED THIS INSTRUMENT ON the 2 DAY of December, 2020.

*J. Gary Frisby*  
J. GARY FRISBY  
ATTORNEY-IN-FACT

BY: *Lidia Flores*  
LIDIA FLORES  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ (NAME), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF December, 2020.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, POP. WILE & LTD., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 22.227 ACRES ABOVE DESCRIBED, HEREBY DEDICATE AND WARRANT TO THE PUBLIC THE EASEMENT AND CONVEYANCE SHOWN HEREIN, AND HEREBY WARRANT THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE EASEMENT AND CONVEYANCE SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER PLAT AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- THE WATER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ALL UTILITY CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- SAID CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE METERS ASSIGNED IN THIS PLAT ARE TRUE AND COMPLETE.

*J. Gary Frisby*  
J. GARY FRISBY  
ATTORNEY-IN-FACT  
DOC NUMBER 388884 H.O.S.R.  
P.O. BOX 1000  
MISSION, TEXAS 78473-1000

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ (NAME), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HEREBY WARRANTED TO ME THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE DIVISION THAT THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHOSE BEING BY ME FIRST DAILY SHOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF December, 2020.

*Lidia Flores*  
LIDIA FLORES  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, REBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

*Reben James de Jesus*  
REBEN JAMES DE JESUS, P.E. # 102282  
DATE: \_\_\_\_\_  
JOB NO. (CNC) 19162.00  
BY: BOB DICK

WELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS, PHASE 24, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/26/2023, BY ME OR UNDER MY SUPERVISION.

*Fred L. Kurth*  
FRED L. KURTH, RPLS # 4750  
SURVEY JOB NO. 17778.08

DATE: 12-7-20

FILED FOR RECORD IN  
HIDALGO COUNTY  
CLERK'S OFFICE  
HIDALGO COUNTY CLERK

ON 03-24-2024 4:42 AM  
INSTRUMENT NUMBER: 31990316

BY: *Lidia Flores* DEPUTY

SHEET 1 OF 6 SHEET