



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

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

### **COMMISSIONERS COURT AGENDA FOR May 4, 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      | 7        |
| CERTIFICATES OF RESIDENCE CONSTRUCTION     | 0        |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | 1        |
| <b>TOTAL CERTIFICATES</b>                  | <b>8</b> |

| PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS |                          |                 |
|--|--------------------------|-----------------|
|  | APPLICANT                | APPLICATION NO. |
| 1.   | JOSE G. MORALES          | 1-3432          |
| 2.   | YVETTE RIVERA            | 1-4265          |
|  |                          |                 |
|  |                          |                 |
|  |                          |                 |
|  |                          |                 |
|  |                          |                 |
|  |                          |                 |
|  | COMM. COURT: MAY 4, 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: 1-3432

### 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: Jose G. Morales  
Sergio E. Arreola GM

Address: 812 S Border Rd  
Alamo TX 78516

Phone: 956-614-9444

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

Water Supplier: NAWS

Utility Provider:  M.V.E.C.      AEP

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

regarding the land described as:

Buen Gusto Lot 85

on May 4, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- Yes A plat has been prepared; (Date approved 10-27-2015);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Morato);
- 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 Gilbert Morato);
- 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 Gilbert Morato);
- 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 Gilbert Morato);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Gilbert Morato);

Gilbert Morato  
Planning Department Authorized Signature  
APPROVED BY  
COMMISSIONERS COURT ATTEST:  
ON: 5/4/21 gmb

Ricardo F. Cuatrecasas  
Hidalgo County Judge  
Antonio Guajardo Jr.  
Hidalgo County Clerk  
Date 5/4/21  
Date 5/5/21

AAA



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3432

### 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: ~~SERGIO E. ARREDONDO~~ <sup>GM</sup> - JOSE G. MORALES-

Address: 812 SW BORDER RD.  
ALAMO TX 78516

Phone: 956-614-9444

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

Buen Gusto Lot 85 A1

#### 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)

4/28/21  
Date

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

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

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

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

4/28/21  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

8/12/2020 10:52:10 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-3432  
Receipt No.: 013714  
B5015-00-000-0085-00

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

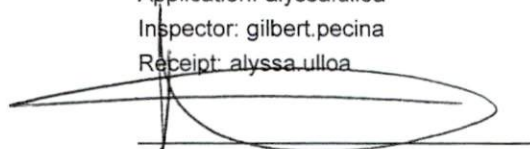
MORALES JOSE G  
7209 WESTERN PALM DR  
MISSION, TX 78574  
(956) 358-1164  
(956) 358-1164

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: BUEN GUSTO LOT 85 'AMENDED'
- [6] Location: BORDER & RIDGE RD.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$34000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-3432  
Price: \$30.00

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

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


  
Cashier

8/12/20  
Date

property ID# 70044

[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

8/12/20  
Date

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

**CHAPTER 11, SEC.11008  
TEXAS PROPERTY CODE**

**Date:** August 15, 2012

**Grantor:** Samuel Flores and wife, Damaris Flores

**Grantor's Mailing Address (including county):** 3209 Serenidad Avenue  
Mission, Hidalgo County, Texas 78574

**Grantee:** Jose Guadalupe Morales

**Grantee's Mailing Address (including county):** 7209 Western Palm Drive  
Mission, Hidalgo County, Texas 78574

**Consideration:** Ten Dollars and other valuable consideration the receipt of which is hereby acknowledged by grantor.

**Property (including any improvements):**

All of Lot Number Eighty-five (85), BUEN GUSTO SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 49, Pages 27-29, Map Records Of Hidalgo County, Texas.

THE FOLLOWING SPECIAL RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS AND ASSIGNS: ONLY ONE SINGLE-FAMILY DWELLING MAY BE SITUATED ON EACH LOT.

**Other Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO lien and Note in favor of The Pablo Munoz Living Trust, Beneficiary, as recorded in Deed Of Trust dated November 01, 2005, as Document No. 1541655 in the Official Records of Hidalgo County, Texas, the payment of which Grantee assumes without recourse, and as recorded in the Special Warranty Deed With Vendor's Lien dated November 01, 2005, as Document No. 1541654 in the Official Records of Hidalgo County, Texas.

State of Texas  
County of Hidalgo

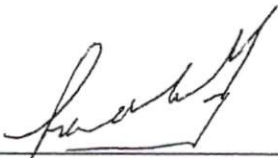
Today August 3, 2020 appeared before me ELENA MALDONADO (NOTARY PUBLIC) Mr. Jose Morales and Mr. Sergio Esau Arreola to go under contract of sale for property located in Alamo Tx. The property is sold as is to Mr. Sergio E. Arreola in the total amount of \$ 40.0000 with a down payment of \$ 5.000 the rest of the \$35.0000 will be done in payments of \$345.26 every 25th per month. The taxes for this property will be paid by Mr.Arreola starting in 2020. The property is sold as is and will have a late payment charge of \$ 10.00 after every 10 days the payment is late. Mr. Morales will take position of the property if payments are late for four (4)consecutive months.

PRINCIPAL AMOUNT ; \$35.0000  
ANNUAL INTEREST RATE ON UNPAID BALANCE FROM DATE OF FUNDING 5 % PER ANNUM

Terms of Payments (principal and interests): principal and interest are payable in monthly installments of \$345.26 or more each. From each of these installments the accrued interest on the unpaid principal will be deducted first, and the remainder will be applied to payments of principal. The first installment is payable on or before 09/20 /2020 and the others are payable regularly on or before the day of each succeeding month until the principal and interest have been paid .Maker may prepay all or any part of the principal of this note before maturity without penalty and interest shall immediately cease to accrue on any amount so prepaid. Prepayments shall be applied to installments on the last maturing principal and interest on that prepaid principal shall immediately cease to accrue.

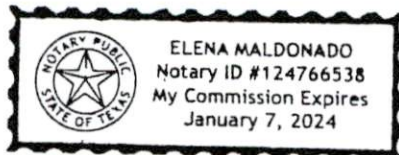
PROPERTY: (including improvements)  
All of lot number eighty five (85) BUEN GUSTO SUBDIVISION Hidalgo county Texas

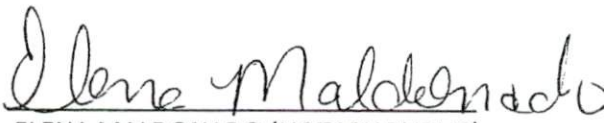
SELLER : JOSE MORALES  
ADDRESS ; 7209 WESTERN PALMDRIVE  
MISSION TX 78574

  
\_\_\_\_\_  
JOSE MORALES (SELLER)

BUYER : SERGIO ESAU ARREOLA  
ADDRESS: 806 SAN MATEO ST  
SAN JUAN TEXAS 78589

  
\_\_\_\_\_  
SERGIO ESAU ARREOLA (BUYER)



  
\_\_\_\_\_  
ELENA MALDONADO (NOTARY PUBLIC)  
MY COMMISSION EXPIRES ON 01/07/2024

THIS INSTRUMENT WAS ACHKNOWLEGED BY ME ELENA MALDONADO ON THIS DAY August 3, 2020

# PLANNING DEPARTMENT

## County of Hidalgo



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1304 South 25<sup>th</sup> Street  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4265

### 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: Tvette Rivera

Address: 5835 mile 17N  
La Villa TX 78562

Phone: 956-377-4493

| Approved by<br>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.: 1000023020  
 Temporary Pole     Permanent Service

regarding the land described as: La Villita Ranches <sup>PHI</sup> Lot 305

on May 4, 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 4/7/15);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz 5/4/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/4/21

ATTEST: [Signature] 5/5/21  
Hidalgo County Clerk Date

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4265

### 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: Vyette Rivers

Address: 5835 mile 17 N

La Villa Tx 78562

Phone: 956)377-6493

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

La Villita Ranches <sup>PH-I</sup> Lot 305

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

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

Vyette Rivers  
Requesting Party (Signature)

4-23-21  
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:

4/28/2021  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-4265  
Receipt No.: 017160  
L2105-01-000-0305-00

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

RIVERA YVETTE  
PO BOX 504  
LA VILLA, TX 78562  
(956) 377-6493  
(956) 377-6493

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1064Sq.Ft.
- [5] Legal Description: LA VILLITA RANCHES PH 1 LOT 305
- [6] Location: MILE 17 N. & MILE 2 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$53000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-4265  
Price: \$30.00

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

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

Cashier

Date

[NOTICE]

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

Signature of Owner or Applicant

3-24-21  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS**

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

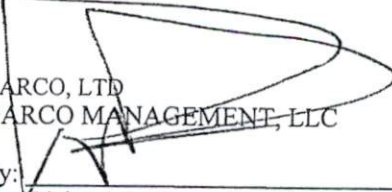
Special Warranty Deed with Vendor's Lien

1. Date: January 29, 2021
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: YVETTE RIVERA
5. Grantee's Mailing Address: P.O. Box 504, La Villa, Hidalgo County, Texas 78562
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THIRTY FOUR THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$34,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Sandra Falcon , Trustee.
7. Property: Lot Three Hundred Five (305) , La Villita Ranches Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2600407, Map Records of Hidalgo County, Texas.
8. Reservations From Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors, and assigns forever:
  - A. All oil, gas, and other minerals and the underground water estate, in and under and that may be produced from the Property. If the mineral and/or water estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral and/or water estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral and/or water estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals and/or water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations do not materially interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.
9. Exceptions From Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
  - A. Standby fees and the taxes for the year 2021 and subsequent years due to change in land usage or ownership;
  - B. All rights, restrictions, reservations, severances, covenants, conditions, easements [including utility and right-of-way easements, if any, whether of record or not]; prior conveyances and/or severance of oil, gas and/or other minerals and/or water rights and any existing leases of oil, gas and other minerals and/or water rights; the rights of adjoining owners in any walls and fences situated on a common boundary;
  - C. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements;

- D. All water, sewer and utility lines, whether established by written easements or existing on the ground servicing this Property and/or adjacent properties;
  - E. All matters which would be revealed by a physical inspection and/or by an on-the-ground A-1 survey of the Property;
  - F. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, and the pertinent water district;
  - G. Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto;
  - H. Any portion of the land described herein lying within canal right of way;
  - I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
  - J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land;
  - K. Restrictive covenants described on Exhibit "A", attached hereto and made a part hereof for all purposes; and
  - L. The present physical condition of the Property as more fully described on Exhibit "B", attached hereto and made a part hereof for all purposes.
  - M. Anything an on-the-ground A-1 survey would reveal.
  - N. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - O. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
  - P. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
10. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

17. Signature:

GARCO, LTD  
GARCO MANAGEMENT, LLC

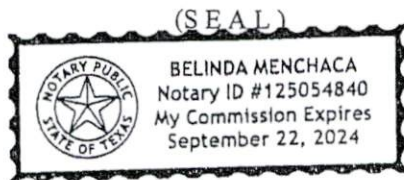
By:   
Richard A. Garza, President


The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 24th day of January, 2021, by Richard A. Garza, President of GARCO MANAGEMENT, LLC, as General Partner of Garco Ltd., a Texas Limited Partnership.



  
Notary Public, State of Texas  
My Commission Expires: 9/22/24

After Recording Return To:

GARCO, LTD  
3910 W. Freddy Gonzalez  
Edinburg, Texas 78539

EXHIBIT "A"  
LA VILLITA RANCHES

Standby fees, taxes and assessments by any taxing authority for the year 2016 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Mineral and/or royalty grant and/or reservation in instrument dated February 1, 1937, recorded in Volume 423, Page 388, Deed Records and dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

Reservation of water rights and/or other rights if any, as set forth in Deed dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Right of way Easement dated March 10, 2003, recorded under Clerk's File No. 1175882, Official Records, Hidalgo County, Texas.

Right of way Easement dated December 30, 2009, recorded under Clerk's File No. 2064301, Official Records, Hidalgo County, Texas.

Right of way Easement dated October 10, 2014, recorded under Clerk's File No. 2554928, Official Records, Hidalgo County, Texas.

Water Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562365, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

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

EXHIBIT "B"

As a material part of the consideration, Grantor (Seller) and Grantees (Buyer) agree that:

- A. Grantee is accepting the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in the warranty of title) INCLUDING, BUT NOT LIMITED TO: ZONING AND TAX CONSEQUENCES; PHYSICAL OR ENVIRONMENTAL CONDITIONS; AVAILABILITY OF ACCESS, INGRESS OR EGRESS; OPERATING HISTORY OR PROJECTIONS; VALUATION; GOVERNMENTAL APPROVALS, GOVERNMENTAL LAW AND/OR SUBDIVISION REGULATIONS; THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:
- 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY;
  - 2) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY;
  - 3) THE MANNER, QUALITY, AND/OR STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; and
  - 4) THE PERFORMANCE OF THE WORK BY CONTRACTORS AND CONSULTANTS - ACCEPTED BY GRANTEE SOLELY BASED UPON GRANTEE'S INSPECTION, TESTING AND/OR SOLE JUDGMENT AFTER GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO INSPECT AND TEST THE WORK AND THE PROPERTY FOR WHATEVER PURPOSE DEEMED NECESSARY OR APPROPRIATE BY GRANTEE AND GRANTEE HAS SATISFIED ITSELF IN REFERENCE TO SAME.
- B. GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR;  
GRANTEE REPRESENTS THAT:
- 1) GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE;
  - 2) GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND INSPECTIONS IN PURCHASING THE PROPERTY;
  - 3) GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND RELIES SOLELY ON SAME;
- C. THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES AND/OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY;
- D. THE TERMS AND CONDITIONS OF THIS SECTION WILL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND WILL BE INCORPORATED INTO THE DEED;
- E. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON;
- F. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.
- G. Further, Grantee hereby releases Grantor from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including but not limited to asbestos, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Grantor, its agents, or representatives.



# 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: 4-4395

### 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: Edith Serna

Address: 15822 Hendrix Dr  
Edinburg Tx 78542

Phone: (956) 715 0233

|                                      |   |   |
|--------------------------------------|---|---|
| Approved by<br>Environmental Health: | Temporary Service<br><br>Authorized Signature | Final Service<br><br>Authorized Signature |
| Inspection/Permit No:                | <u>/ /</u>                                    | <u>Septic installed</u>                   |
| Date Approved:                       | <u>/ /</u>                                    | <u>4/28/21</u>                            |

Water Supplier: North Alamo water supply

Utility Provider:  M.V.E.C.      AEP

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

regarding the land described as:

Evergreen Valley Estates # 3 LOT # 24

on May 4, 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 03-06-07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MRamirez);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas 5/4/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/4/21

ATTEST: [Signature] 5/5/21  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4395

### 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: Edith Serna

Address: 15822 Hendrix Dr

Edinburg Tx 78542

Phone: (956) 715 0233

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

Lot 24, Evergreen Valley Estates Ph-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

Edith Serna  
Requesting Party (Signature)

3-24-2021  
Date

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

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

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

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

04/28/21  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4395  
Receipt No.: 016838  
E8250-03-000-0024-00

SERNA JOSUE & EDITH  
EDINBURG, TX 78542  
(956) 715-0233  
(956) 715-0233

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 24
- [6] Location: on davis between valverde and skinner
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-4395  
Price: \$30.00

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

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

Cashier   
Date 03/05/2021

[NOTICE]

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Edith Senna  
Signature of Owner or Applicant

3-5-2021  
Date

## ASSUMPTION WARRANTY DEED

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or Your Driver's License Number.

**Date:** November 26, 2018

**Grantor:** Melly Gonzalez

**Grantor's Mailing Address (including county):**

1311 Esther Avenue  
Edinburg, Texas 78539  
Hidalgo County, Texas

**Grantee:** Josue A. Serna and Edith Serna

**Grantee's Mailing Address (including county):**

15822 Hendrix Drive  
Edinburg, Texas 78542  
Hidalgo County, Texas

**Consideration:** Grantee's assumption of the unpaid principal and earned interest on the note dated April 19, 2018, executed by Melly Gonzalez and payable to the order of Evergreen Valley, Inc., a Texas Corporation. The note is secured by a Deed of Trust dated April 19, 2018, to Timothy Sers, Trustee, recorded as Document Number 2913154, Official Records of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

**Property (including any improvements):**

LOT # 24, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas.

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

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil & gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;

8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency or authority;
9. Taxes for the current year and subsequent years, payment of which are expressly assumed by the Grantee herein, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as per map or plat thereof recorded in Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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

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

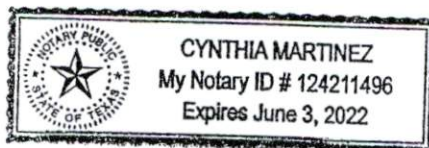
  
Melly Gonzalez

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of November, 2018 by Melly Gonzalez.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
*Josue A. Serna and Edith Serna*  
15822 Hendrix Drive  
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:  
*Sers Law Firm, PLLC*  
902 Bighorn Drive  
Edinburg, Texas 78542

# 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: 4-4488

### 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: Epifanio Salazar

Address: 1222 palomino st  
Edinburg TX 78542

Phone: 832 413 9922

| Approved by Environmental Health: | Temporary Service               | Final Service                           |
|-----------------------------------|---------------------------------|---|
|                                   | <del>Authorized Signature</del> | <u>WRamirez</u><br>Authorized Signature |
| Inspection/Permit No:             |                                 | <u>sewer connected</u>                  |
| Date Approved:                    | <u>1 / 1</u>                    | <u>4 / 26 / 21</u>                      |

Water Supplier: North Donna Water Supply

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

Account/ESI No.: 1000022095  
 Temporary Pole  Permanent Service

regarding the land described as:

Los Nogales Phase 1 lot #24

on May 4, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 10-16-2021);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MRamirez);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez 5/4/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/9/21

ATTEST: [Signature] 5/5/21  
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 1 2 3 4

Application No: 4-4488

### 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: Epifanio Salazar

Address: 1222 Palomino St  
Edinburg TX 78542

Phone: 832 413 9922

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

Los Nogales Phase 1 Lot #24

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

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

Epifanio Salazar  
Requesting Party (Signature)

4/26/21  
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:

04/26/21  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4488  
Receipt No.: 017199  
L6306-01-000-0024-00

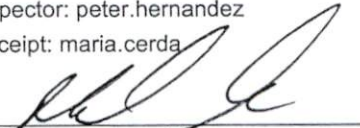

SALAZAR EPIFANIO  
7403 CIRUELOS ST  
PALMVIEW, TX 78572  
(000) 000-0000  
(832) 413-9922

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 576Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 1 LOT 24
- [6] Location: KENYON RD AND MILE 17
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 24', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-4488  
Price: \$30.00


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

Method of Payment: Check  
Check/M.O.#: 1183  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: peter.hernandez  
Receipt: maria.cerda

  
Cashier  
  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

3/26/21  
Date

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

**SPECIAL WARRANTY DEED**

Date: MAY 15, 2015

2612279

Grantor: **HECTOR D. RIOS LOZANO**

Grantor's Mailing Address (including county): 4591 LANE ROAD  
CAMILLA, MITTCHEL COUNTY, GA 31730

Grantee: **EPIFANIO SALAZAR**

Grantee's Mailing Address (including county): 7403 CIRUELOS ST  
MISSION, HIDALGO COUNTY, TEXAS 78572

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

Property (including any improvements): **LOT 24, LOS NOGALES SUBDIVISION PHASE I, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 38, PAGES 130-133, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

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

Reservations From and Exceptions to Conveyance and Warranty:

All that part owned or claimed by Hidalgo County Irrigation District No. 16;

Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE and TO HOLD it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S heirs, executors, administrators, and successors to warrant and forever

defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

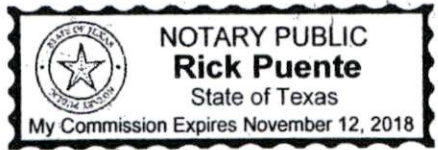
When context requires, singular nouns and pronouns include the plural.

Alfredo Rios (P.O.A.)  
HECTOR D. RIOS LOZANO

(Acknowledgement)

THE STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 15th day of MAY 2015 by Alfredo Rios, Power of Attorney for Hector Rios-Lozano.



RP  
Notary Public, State of Texas  
My Commission Expires: 11-12-18



# 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<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| Name: <u>Garman Investments, LP</u>  | Authorized Signature | Authorized Signature |
| Inspection/Permit No:                |                      |                      |
| Date Approved:                       | / /                  | / /                  |

Address: 1007 Sycamore Ave.  
Weslaco, TX. 78501

Water Supplier: NATWSC

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

Phone: (956) 655-2393

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Silver Heights lots 1-47

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 3/23/2021);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Seain);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Seain);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Seain);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/5/21 [Signature]

ATTEST:

[Signature]  
Hidalgo County Clerk  
Date 5/5/21  
[Signature]



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:   N/A  

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

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

#### PARTY MAKING REQUEST:

Name: Garman Investments, LP

Address: 1007 Sycamore Ave.  
McAllen, Texas 78501

Phone: 956-655-2393

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

South 10 acres of Lot 11, Block 1, John Closner ET AL Subdivision, of Porciones 71 and 72 *Silver Heights.*  
*lots 1-47*

#### 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)

3/5/2021  
Date

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

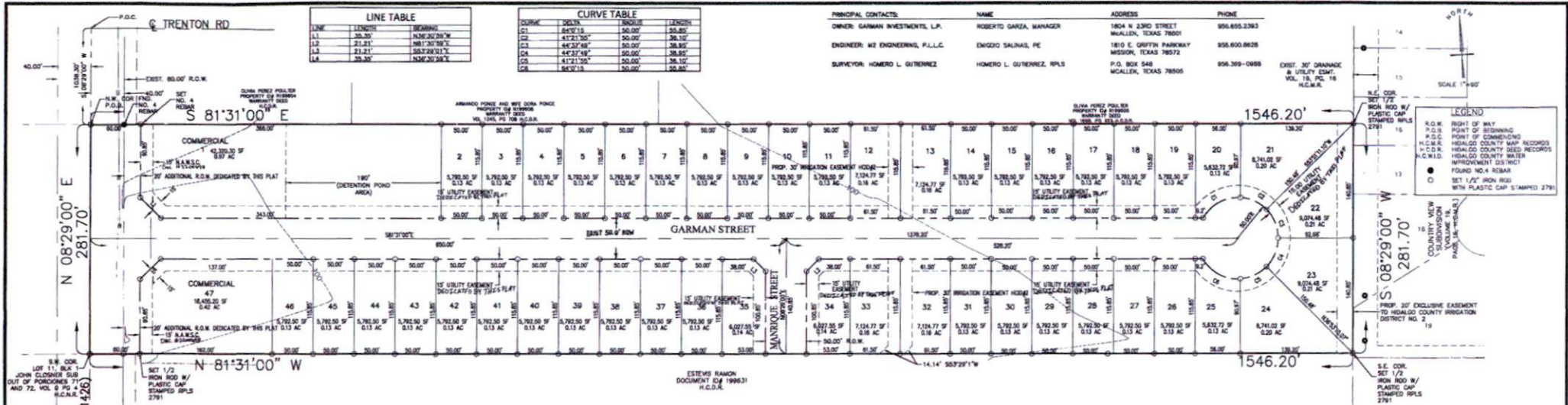
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

3/30/21  
Date

*[Signature]*  
County Official



| PRINCIPAL CONTACTS | NAME                     | ADDRESS                   | PHONE   |              |
|--------------------|--------------------------|---------------------------|---|--------------|
| OWNER              | GARMAN INVESTMENTS, L.P. | ROBERTO GARZA, MANAGER    | 1804 N 23RD STREET<br>MCKALEN, TEXAS 78001      | 956.605.2363 |
| ENGINEER           | M2 ENGINEERING, P.L.L.C. | EMIGDIO SALINAS, PE       | 1810 E. GRIFFIN PARKWAY<br>MISSION, TEXAS 78572 | 956.600.8628 |
| SURVEYOR           | HOMERO L. GUTIERREZ      | HOMERO L. GUTIERREZ, RPLS | P.O. BOX 548<br>MCKALEN, TEXAS 78066            | 956.369-0988 |

**LEGEND**

- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF BEGINNING
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.W.R. HIDALGO COUNTY WATER RECORDS
- IMPROVEMENT DISTRICT FOUND NO. A REBAR SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2781
- COUNTRY VIEW SUBDIVISION VOLUME 16, PAGE 16 (H.C.M.R.)
- PROP. 207 EXCLUSIVE EASEMENT TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
- S.E. COR. SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED RPLS 2781

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, **ROBERTO GARZA, MANAGER OF GARMAN INVESTMENT, L.P.**, OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DESIGNATED HEREIN AS **SILVER HEIGHTS SUBDIVISION**, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §23.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

ROBERTO GARZA, MANAGER  
GARMAN INVESTMENTS, L.P.  
1804 N 23RD STREET  
MCKALEN, TEXAS 78001

**NORTH ALAMO WATER SUPPLY CORPORATION 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 TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO hereby GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO EXERCISE, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO OCCUPY THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED RESULTS IN A PUBLIC ROAD OR CITY, COUNTY OR STATE HIGHWAY HEREAFTER OPENED OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY 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 RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT ITS IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THE 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 GRANTOR HAS DEDUCED THIS INSTRUMENT THE 19 DAY OF January, 2021.

**ENGINEER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 19th DAY OF January, 2021.

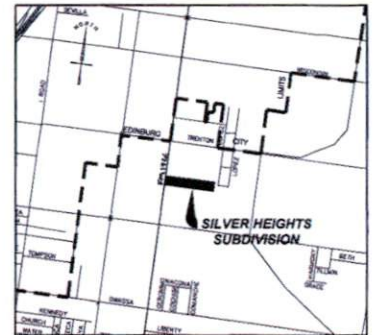
EMIGDIO SALINAS, PROFESSIONAL ENGINEER NO. 107703  
M2 ENGINEERING, P.L.L.C.  
TYPE FIRM NO. 18545

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBMISSION OF THE LANDS HEREIN DESCRIBED.

HOMERO L. GUTIERREZ, RPLS. # 2781



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ROBERTO GARZA, MANAGER OF GARMAN INVESTMENT, L.P.**, AS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DEDUCED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF January, 2021.

NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO IRRIGATION DISTRICT NO. 2 ON THIS 19th DAY OF January, 2021.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAY EASEMENTS.

**Roberto Garza** MANAGER  
GARMAN INVESTMENTS, L.P.  
MCKALEN, TEXAS 78001

**Emigdio Salinas** ENGINEER  
M2 ENGINEERING, P.L.L.C.  
MISSION, TEXAS 78572

**Homero L. Gutierrez** SURVEYOR  
M2 ENGINEERING, P.L.L.C.  
MISSION, TEXAS 78572

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF MUNICIPALITY:**

SILVER HEIGHTS SUBDIVISION IS LOCATED IN THE NORTH CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF RAUL LONGORIA ROAD (FM 1426) APPROXIMATELY 1,100 FEET SOUTH OF THE INTERSECTION OF RAUL LONGORIA ROAD AND TRENTON ROAD, ACCORDING TO THE OFFICIAL MAP AT THE OFFICE OF THE CITY OF EMERSON (POPULATION 170). SILVER HEIGHTS SUBDIVISION LIES 0.20 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2-MILE EXTRAJURISDICTIONAL JURISDICTION (E1J) UNDER LOCAL GOVERNMENT CODE §42.021.

THIS SUBDIVISION FALLS WITHIN HIDALGO COUNTY PRECINCT 4.

**INDEX OF SHEETS SILVER HEIGHTS SUBDIVISION**

SHEET 1: HEADING, INDEX, LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING, CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; H.A.R.C.E.C. NOW EASEMENT DEDICATION; LOT AREAS, LINE TABLE, CURVE TABLE.

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING, INDEX, LOCATION AND ETJ MAP; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATION; HIDALGO COUNTY DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), WATER AND SANITARY LAYOUT; DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION.

SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT STREET DETAILS.

SHEET 6: HEADING INDEX; WATER AND SEWER DETAILS.

**SILVER HEIGHTS SUBDIVISION**

A 10.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 1, JOHN CLOSER SUBDIVISION OUT OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS VOLUME 0, PAGES 4, H.C.M.R.

45 RESIDENTIAL / 2 COMMERCIAL LOTS

**SHEET 1 OF 6**

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

ON 4/7/2021 AT 3:24 AM

DOCUMENT NUMBER 3204161

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY **Emigdio Salinas** DEPUTY

TYPE FIRM NO. 18545 PHONE 956.600.8628  
MISSION, TEXAS 78572



# 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

*ASSF'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: RBR Developments + Investments, LLC.

Address: 3229 Page Avenue, Edinburg, TX 78539

Phone: 330-9837

Water Supplier: WPAWS

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

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

regarding the land described as:

RBR Subdivision No. 2 lots 1-34

on May 4, 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 4-6-21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by For Sejin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by For Sejin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by For Sejin);

[Signature]  
Planning Department Authorized Signature

Ridwell F. Cruz 5/4/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/4/21 [Signature]

ATTEST: [Signature] 5/5/21  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

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

Precinct 1 2 3 4

Application No: W/A

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

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

#### PARTY MAKING REQUEST:

Name: RBR Developments & Investments, LLC

Address: 3229 Page Avenue

Edinburg, TX 78539

Phone: (956) 330-9837

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

RBR Subdivision No. 2: A 20.00 acre tract being all of Lots 47 and 49, Delta Orchards Unit No. 1, Hidalgo County, Texas. WTS 1-34

#### 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)

3-30-21  
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:

4/27/21  
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

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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

asst's

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

Name: Meli Arroyo, LP  
A Texas limited partnership

Address: P.O. BOX 1057  
Donna, TX. 78537

Phone: 460-0895

Water Supplier: NAUSE.

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

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

regarding the land described as: Sunset Valley Ph. II lots 101-130

on May 4, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 3/23/21);  
Florsén  
 (verified by Florsén);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Florsén);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge  
5/4/21  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/4/21

ATTEST: [Signature]  
Hidalgo County Clerk  
5/5/21  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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Edinburg, Texas 78542  
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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

OSSF'S-

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: P/A

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

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

#### PARTY MAKING REQUEST:

Name: Meli Group, L.P., A Texas Limited Partnership

Address: P. O. Box 1057

Donna, Texas 78537

Phone: (956) 460-0895

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

A 18.30 acre tract of land being a portion of Lot 2, Block 7, La Donna Plat Subdivision, as recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas

Sunset Valley Ph. V Subd. lots 101-130

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

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

By [Signature] 2-14-21  
Date  
Requesting Party (Signature)  
Meli Group, L.P., A Texas Limited Partnership

#### 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:

3/30/21  
Date

[Signature]  
County Official



| <b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b> |                          |                        |
|--|--------------------------|------------------------|
|  | <b>APPLICANT</b>         | <b>APPLICATION NO.</b> |
| 1.   | MONICA MARLENE TORRES    | 3-3094                 |
| 2.   |                          |                        |
| 3.   |                          |                        |
| 4.   |                          |                        |
| 5.   |                          |                        |
| 6.   |                          |                        |
| 7.   |                          |                        |
| 8.   |                          |                        |
| 9.   |                          |                        |
| 10.  |                          |                        |
| 11.  |                          |                        |
| 12.  |                          |                        |
| 13.  |                          |                        |
|  |                          |                        |
|  | COMM. COURT: MAY 4, 2021 |                        |



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-3094

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

Upon the application of:

Name: Monica Martene Torres

Address: 8820 Texan Rd units 5

Mission TX 78574

Phone: (956) 258-1607

| Approved by Environmental Health: | Temporary Service          | Final Service                     |
|-----------------------------------|----------------------------|-----------------------------------|
| _____                             | _____                      | _____                             |
| Inspection/Permit No: _____       | Authorized Signature _____ | Authorized Signature _____        |
| Date Approved: _____              | _____ / _____ / _____      | <u>53382</u><br><u>04/24/2021</u> |

Water Supplier: water well

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

0.50 AC Tract of land, more or less, out of the North one half (1/2) Lot 10, BIK 18, Texan Gardens

[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 May 4, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Landra Carter  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date: 5/4/21

ATTEST: Antonio Guajardo Jr.  
Hidalgo County Clerk  
Date: 5/5/21

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/4/21



PLANNING DEPARTMENT
County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-3094

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

Monica Marlene Torres

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

- 1. "I am requesting utility service to the following described land: 0.50 Ac Tract of Land, more or less, out of the North one half (1/2) Lot 10 Blk 18, Texan Gardens."

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

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

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

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

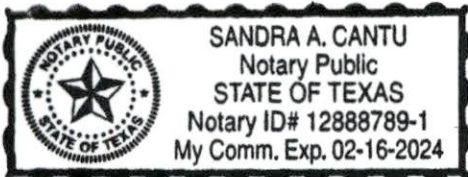
-OR-

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

[Signature] (Signature)

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

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



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

**Special Warranty Deed**

**Date:** April 17, 2017

**Grantor:** Ricardo Lopez

**Grantor's Mailing Address:**

Ricardo Lopez  
3409 Mockingbird Ave., Pharr, Texas 78577

**Grantee:** Monica Marlene Torres

**Grantee's Mailing Address:**

Monica Marlene Torres  
39501 Mile 7 Rd., Penitas, Texas 78576

**Consideration:**

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

**Property (including any improvements):**

0.50 Acre Tract of land, More or less, out of the North one-half (1/2) Lot 10, Block 18, Texan Gardens Porciones 79 & 80, Hidalgo County, Texas Being more particularly described by that deed from PABLO GONZALEZ et ux., to Gumaro Flores et ux., dated March 16, 1994, recorded in Document Number 375878, Official Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees

to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, 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.

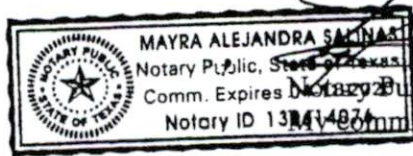
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


  
Ricardo Lopez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April, 17, 2017, by Ricardo Lopez.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Commission expires: 4-11-2020

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

**WARRANTY DEED**

*Back up deed*

Date: March 16, 1994

Grantor: PABLO GONZALEZ and wife, ALICIA GONZALEZ

Grantor's Mailing Address

Rt 6 Box 79-R  
Mission, Texas 78572  
Hidalgo County

Grantee: GUMARO FLORES and wife, ELIZA FLORES

Grantee's Mailing Address (including county):  
Rt 6 Box 79 R  
Mission, Texas 78572  
Hidalgo County

Consideration: Ten and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration:

Property (including any improvements):

TRACT 7

That portion of land out of the North one-half (1/2) of Lot 10, Block 18, TEXAN GARDENS PORCIONES 79 & 80, Hidalgo County, Texas, being more particularly described by metes and bounds as follows: See Exhibit 'A' attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

- SUBJECT TO Present restrictions, if any, existing against said property;
- SUBJECT TO Existing Building and Zoning Ordinances, if any;
- SUBJECT TO Prior reservations of the oil, gas and other minerals, on, in, under or that may be produced from the subject property;
- SUBJECT TO Any and all Oil, Gas and Mineral Leases of Record;
- SUBJECT TO Rights, regulations, rules and easements in favor of the Hidalgo County Water Control & Improvement District in which the subject property is located;
- SUBJECT TO All easements of record and visible easements;
- SUBJECT TO Subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City holding extra-territorial jurisdiction of said property;
- SUBJECT TO taxes for the year 1994 and all subsequent years.

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

Pablo Gonzalez  
PABLO GONZALEZ

Alicia Gonzalez  
ALICIA GONZALEZ

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.

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of March, 1994, by PABLO GONZALEZ & ALICIA GONZALEZ.



Mercy Farias  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me o

\_\_\_\_\_

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

Notary's commission expires:

AFTER RECORDING RETURN TO:  
BROWN & OCHOA, ATTORNEYS  
1207 Conway  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
BROWN & OCHOA  
1207 Conway  
Mission, Texas 78572

**SALINAS & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS & SURVEYORS**  
3012 SYCAMORE - McALLEN, TEXAS  
682-9081 - 682-9281

METES AND BOUNDS DESCRIPTION: TRACT 7

That portion of land out of the North one-half (1/2) of Lot 10, Blk 18, Texan Gardens Porciones 79 & 80, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the north line of Lot 10 for the northwest corner hereof, said corner located East 1161.6 from the northwest corner of Lot 10;

Thence continuing East 145.2 feet along the north line of Lot 10 to a point for the northeast corner hereof;

Thence South 150.0 feet to a point for the southeast corner hereof;

Thence West 145.2 feet to a point for the southwest corner hereof;

Thence North 150.0 feet to the place of beginning, containing 0.50 acre, of which the North 20.0 feet are reserved as an access easement.

Dated: October 18, 1983



FILED FOR RECORD  
DOC# 375878 #133  
03-22-1994 10:49:37  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 3-3094  
Receipt No.: 017186  
T2200-00-018-0010-05

TORRES MONICA M  
39501 MILE 7 RD  
PENITAS, TX 78576  
(956) 258-1607  
(956) 258-1607

- [1] Contractor: SELF
- [2] Water System: Water Well
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: TEXAN GARDENS N150'-W145.2'-E290.40'  
LOT 10 BLK 18 0.50AC NET
- [6] Location: Mlle 7 1/2 & Texan
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$14000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 3-3094  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: guillermo.rodriguez  
Receipt: sandra.cantu

*Sandra Cantu* 3/25/2021  
Cashier Date

[NOTICE]

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

*Monica Torres*  
Signature of Owner or Applicant

3-25-21  
Date

# Hidalgo CAD

## Property Search Results > 299071 TORRES MONICA MARLENE for Year 2021

### Property

#### Account

|                           |                      |                    |  |
|---------------------------|----------------------|--------------------|--|
| Property ID:              | 299071               | Legal Description: | TEXAN GARDENS W290.40'-E435.6'-N150'<br>LOT 10 BLK 18 1.00AC NET |
| Geographic ID:            | T2200-00-018-0010-05 | Zoning:            | CNTY   |
| Type:                     | Real                 | Agent Code:        |  |
| Property Use Code:        |                      |                    |  |
| Property Use Description: |                      |                    |  |

#### Location

|                  |               |         |  |
|------------------|---------------|---------|--|
| Address:         | TEXAN RD      | Mapsc0: |  |
| Neighborhood:    | TEXAN GARDENS | Map ID: |  |
| Neighborhood CD: | T220000       |         |  |

#### Owner

|                  |   |              |                 |
|------------------|---|--------------|-----------------|
| Name:            | TORRES MONICA MARLENE                     | Owner ID:    | 1099195         |
| Mailing Address: | 39501 MILE 7 RD<br>PENITAS, TX 78576-7517 | % Ownership: | 100.0000000000% |
|                  |   | Exemptions:  |                 |

### Values

|                                       |   |          |                       |
|---------------------------------------|---|----------|-----------------------|
| (+) Improvement Homesite Value:       | + | \$0      |                       |
| (+) Improvement Non-Homesite Value:   | + | \$0      |                       |
| (+) Land Homesite Value:              | + | \$0      |                       |
| (+) Land Non-Homesite Value:          | + | \$32,400 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0      | \$0                   |
| (+) Timber Market Valuation:          | + | \$0      | \$0                   |
| -----                                 |   |          |                       |
| (=) Market Value:                     | = | \$32,400 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0      |                       |
| -----                                 |   |          |                       |
| (=) Appraised Value:                  | = | \$32,400 |                       |
| (-) HS Cap:                           | - | \$0      |                       |
| -----                                 |   |          |                       |
| (=) Assessed Value:                   | = | \$32,400 |                       |

### Taxing Jurisdiction

|              |                       |
|--------------|-----------------------|
| Owner:       | TORRES MONICA MARLENE |
| % Ownership: | 100.0000000000%       |
| Total Value: | \$32,400              |

| Entity                      | Description            | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------------------|------------------------|----------|-----------------|---------------|---------------|
| CAD                         | APPRAISAL DISTRICT     | 0.000000 | \$32,400        | \$32,400      | \$0.00        |
| DR1                         | DRAINAGE DISTRICT #1   | 0.102600 | \$32,400        | \$32,400      | \$33.24       |
| GHD                         | HIDALGO COUNTY         | 0.575000 | \$32,400        | \$32,400      | \$186.30      |
| JCC                         | SOUTH TEXAS COLLEGE    | 0.171800 | \$32,400        | \$32,400      | \$55.66       |
| R09                         | ROAD DIST 09           | 0.000000 | \$32,400        | \$32,400      | \$0.00        |
| SLJ                         | LA JOYA ISD            | 1.311000 | \$32,400        | \$32,400      | \$424.76      |
| SST                         | SOUTH TEXAS SCHOOL     | 0.049200 | \$32,400        | \$32,400      | \$15.94       |
| W16                         | HIDALGO CO IRR DIST 16 | 0.000000 | \$32,400        | \$32,400      | \$0.00        |
| Total Tax Rate:             |                        | 2.209600 |                 |               |               |
| Taxes w/Current Exemptions: |                        |          |                 |               | \$715.90      |
| Taxes w/o Exemptions:       |                        |          |                 |               | \$715.91      |

### Improvement / Building

No improvements exist for this property.

### Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 1.0000 | 43560.00 | 0.00      | 0.00      | \$32,400     | \$0         |

### Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2021 | \$0          | \$32,400    | 0            | 32,400    | \$0    | \$32,400 |
| 2020 | \$0          | \$21,714    | 0            | 21,714    | \$0    | \$21,714 |
| 2019 | \$0          | \$21,714    | 0            | 21,714    | \$0    | \$21,714 |
| 2018 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2017 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2016 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2015 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2014 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2013 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2012 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2011 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2010 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2009 | \$0          | \$17,365    | 0            | 17,365    | \$0    | \$17,365 |
| 2008 | \$17,381     | \$12,155    | 0            | 29,536    | \$0    | \$29,536 |
| 2007 | \$20,306     | \$12,155    | 0            | 32,461    | \$0    | \$32,461 |

### Deed History - (Last 3 Deed Transactions)

| # | Deed Date  | Type | Description     | Grantor           | Grantee                     | Volume | Page | Deed Number |
|---|------------|------|-----------------|-------------------|-----------------------------|--------|------|-------------|
| 1 | 4/18/2017  | SWD  | SPEC. W/D       | LOPEZ<br>RICARDO  | TORRES<br>MONICA<br>MARLENE |        |      | 2806656     |
| 2 | 12/16/2014 | TXD  | TAX/RESALE DEED | HIDALGO<br>COUNTY | LOPEZ<br>RICARDO            |        |      | 2571709     |
| 3 | 2/19/2014  | SHD  | SHERIFF'S DEED  |                   |                             |        |      | 2487473     |

FLORES  
GUMARO &  
ELIZA  
HIDALGO  
COUNTY

**Tax Due**

Property Tax Information as of 03/22/2021

Amount Due if Paid on: 

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount / Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466.**

Website version: 1.2.2.31

Database last updated on: 3/21/2021 9:11 PM

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