



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 11, 2021

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	3



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4641

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: MARIANO Cirisa Escogido

Address: 13305 Plantation Oaks
Edinburg TX 78541

Phone: (956) 378-1427

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>MRamirez</u> Authorized Signature
Inspection/Permit No:		<u>Septic Installed</u>
Date Approved:	<u>1 / 1</u>	<u>04/29/21</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 1000023409
 Temporary Pole Permanent Service

regarding the land described as:

Plantation Oaks North Lot 2 Unit 2

on May 11, 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 4-21-1980);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Manuel Lopez);
- 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 Manuel Lopez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/11/21

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Cruz 5/11/21

Antonio Suarez Jr. 5/12/21

Manuel Lopez



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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: 4-4641

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: Mariano Cirisa Esquivido
Address: 13305 Plantation Oaks Edinburg
TX 78541
Phone: (956) 378-1427

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

Plantation Oaks North Lot 2 Unit 2

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)

4-29-21
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:

05/04/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/28/2021 8:16:43 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4641
Receipt No.: 017872
P7100-00-002-0002-00

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

ESCOGIDO MARIANO CIRISA
3501 GUMWOOD AVE
MCALLEN, TX 78501
(956) 378-1427
(956) 378-1427

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 784Sq.Ft.
- [5] Legal Description: PLANTATION OAKS NORTH LOT 2 UNIT 2
- [6] Location: ware rd and mile 8 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$4500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4641
Price: \$30.00

Total Amount.....\$30.00

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

Cashier  Date 04/28/21

[NOTICE]

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


Signature of Owner or Applicant

4-28-21
Date

SIERRA TITLE

CLOSER GMS

GF# 3184348

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: February 14, 2020

GRANTOR: JUAN A. HERNANDEZ, a single man

GRANTOR'S MAILING ADDRESS: 611 N. 22nd St., McAllen,
Hidalgo County, Texas 78501

GRANTEE: MARIANO CIRISA ESCOGIDO

GRANTEE'S MAILING ADDRESS: 3200 Francisca Avenue, McAllen,
Hidalgo County, Texas 78503

CONSIDERATION: Ten (\$10.00) Dollars and other good and valuable consideration and the further consideration of the execution and delivery of one promissory note in the original principal sum of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS, executed by Grantee, payable to the order of JUAN A. HERNANDEZ, as evidenced by the note. The payment of the note is secured by a vendor's lien of even date retained in the warranty deed upon the hereinafter described property and is additionally secured by a Deed of Trust of even date in favor of John R. King, Trustee for the benefit of Juan A. Hernandez.

PROPERTY (including any improvements):

LOT TWO (2), PLANTATION OAKS NORTH SUBDIVISION UNIT NO. 2,
Hidalgo County, Texas according to Plat or Map thereof recorded in Volume 21, Page 87, Map Records of Hidalgo County, Texas

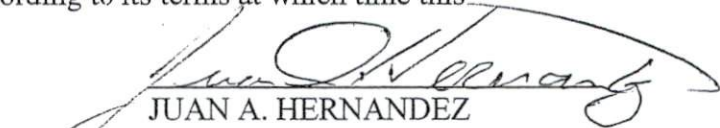
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictions recorded in Volume 1679, Page 19, and amended in Volume 1682, Page 744, Deed Records of Hidalgo County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national status unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States or (b) relates to handicap but does not discriminate against handicapped persons;
2. Right-of-Way Agreement dated April 24, 1959 from Hidalgo County Water Control and Improvement District No. 7 to South Texas Natural Gas Gathering Company recorded in Volume 945, Page 445, and in Volume 950, Page 504, Deed Records of Hidalgo County, Texas;
3. Ten foot (10.0') utility easement along the West line of the subject land according to the Map or Plat thereof filed for record in Volume 21, Page 28, Map Records of Hidalgo County, Texas;

4. Fifteen foot (15.0') private irrigation easement along the East line of the subject land according to the Map or Plat thereof filed for record in Volume 21, Page 28, Map Records of Hidalgo County, Texas;
- 5 Eight inch (8.0") irrigation line (private) along the East line of the subject land according to the Map or Plat thereof filed for record in Volume 21, Page 28, Map Records of Hidalgo County, Texas;
- 6 Easements and Conditions as shown on the Map or Plat thereof filed for record in Volume 21, Page 28, Map Records of Hidalgo County, Texas;
7. Easements, rights, rules, and regulations in favor of United Irrigation District;
8. Easements or claims of easements which are not a part of the public record;
9. Oil and Gas Lease dated April 9, 1981 recorded in Volume 400, Page 961, and dated May 5, 1981 recorded in Volume 402, Page 809, Oil and Gas Records, Hidalgo County, Texas;
10. Reservation of all oil, gas and other minerals, together with all rights relative thereto, expressed or implied, reserved to grantor in that certain deed dated February 26, 1980 recorded in Volume 1663, Page 875, Deed Records of Hidalgo County, Texas;
11. 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.
12. Rights of Parties in Possession.
13. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership 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 years.

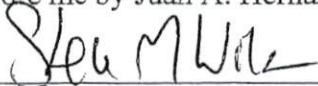
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty contained in this instrument, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the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

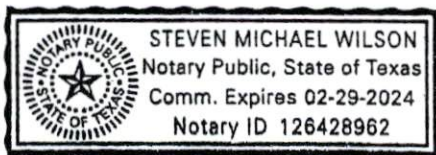
The vendor's lien against and superior title to the property are retained until the note described in this deed is fully paid according to its terms at which time this


 JUAN A. HERNANDEZ

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me by Juan A. Hernandez on this 21st day of February, 2020.


 Notary Public in and for the State of Texas



AI-80911

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JAHAIRA S. HERNANDEZ	3-3236
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 11, 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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: 3-3236
4/28/21

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: Jahaira S. Hernandez
Address: 2109 Comarex St.
Alton, TX 78573
Phone: _____

Approved by Environmental Health:	Temporary Service _____	Final Service <u>IC Plus</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>IC Plus</u>
Date Approved:	<u>1 / 1</u>	<u>04/28/2021</u>

Water Supplier: Sharyland

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

Account/ESI No.: 1484100.00

[] Temporary Pole Permanent Service

regarding the land described as:

Comarex #2 Lot 12

on May 11, 21, 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 5-29/2020);
 (verified by Jahaira Hernandez);
 (verified by Jahaira Hernandez);
 (verified by Jahaira Hernandez);
 (verified by Jahaira Hernandez);

Jahaira Hernandez
 Planning Department Authorized Signature
 APPROVED BY
 COMMISSIONERS COURT
 ON: 5/11/21

Richard F. Cervantes
 Hidalgo County Judge
 Date 5/11/21
 ATTEST: Antonio Benjamins
 Hidalgo County Clerk
 Date 5/12/21

10/10/10

APPROVED BY
COMMISSIONERS COURT
ON _____



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-318-2840
956-318-2844

Precinct No.1 Substation
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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 3-3236
4/28/21

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: Johaira S. Hernandez

Address: 2109 Comarex St.
Alton TX 78573

Phone: (956) 360-1461

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

Comarex #2 Lot 12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Johaira Leh
Requesting Party (Signature)

04/28/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4-28-21
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: June 10, 2020

Grantor: Comarex Limited Liability Company, a Texas limited liability company

Grantor's Mailing Address (including county): 1112 S McColl Rd., Suite 4
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: Juan M. Andrade Rocha and Jahaira Sabina Hernandez, husband and wife

Grantee's Mailing Address (including county): 7215 Santa Monica Blvd.
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$54,000.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Patrick Moore, Trustee.

Property (including any improvements):

Lot 12, Comarex Subdivision #2, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 3116407, Official Records of Hidalgo County, Texas.

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

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Easements, rights-of-way, prescriptive rights, whether of record or not.
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. 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.

COPY

8. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.

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

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

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

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

Comarex Limited Liability Company,
a Texas limited liability company


By: 
Alex Gonzalez, Manager

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on June 15, 2020, by Alex Gonzalez, Manager of Comarex Limited Liability Company, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

PREPARED BY:
Law Office of Patrick Moore, PLLC
1801 S. 2nd Street, Suite 380
McAllen, Texas 78503

Juan M. Andrade Rocha
Jahaira Sabina Hernandez
7215 Santa Monica Blvd.
Mission, Texas 78574



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-3236
Receipt No.: 017885
C7867-02-000-0012-00

- ANDRADE ROCHA JUAN M & JAHAIRA SABINA HERNANDEZ
2109 COMAREX STREET
MISSION, TX 78573
(956) 360-1461
(956) 360-1461
[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 236Sq.Ft.
[5] Legal Description: COMAREX NO 2 LOT 12
[6] Location: INSPIRATION AND 6 3/4
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: \$2000
[10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-3236
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Handwritten signature of Sandra Cantu and date 4/28/2021
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.

Handwritten signature of Juhairia Sabina Hernandez
Signature of Owner or Applicant

04/28/21
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 4-4414

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

Upon the application of:

Name: Mario Romero

Address: 7307 Tex Mex Rd Edinburg, TX

Phone: 956-212-4288

Approved by Environmental Health:	Temporary Service, Light only <u>M Ramirez</u> Authorized Signature No SEPTIC yet	Final Service
Inspection/Permit No:		Authorized Signature
Date Approved:	<u>05/05/21</u>	<u> / / </u>

Water Supplier: North Alamo water Supply

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

Account/ESI No.: 1000021762
 Temporary Pole Permanent Service

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

Tex-Mex Survey lot 4 W129.18' - E 258.36 - S 845.98' Lt 4 Sec 267 2.509 AC GR 2.435 AC net

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 11, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. ENTER 5/11/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/11/21

ATTEST:

Antonio Guajardo Jr. 5/12/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 9-4414

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

Mario Andres Romero

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

7307 Tex Mex Rd, San Carlos, TX 78542 ID# 1236324
Tex-Mex Survey Lot #4
Sect # 267 2.509 Acres

[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."

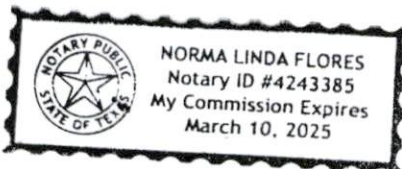
-OR-

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."

Romero

(Signature)

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



Norma Linda Flores
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



(New Owner's)

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4414
Receipt No.: 016889
T2100-00-267-0004-10

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

Mario Romero

Linda M. Cerda

TREVINO DARENA
7300 E STATE HIGHWAY 107
EDINBURG, TX 78542
(000) 000-0000
(956) 686-7636

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2900Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY Lot 4 W129.18'-E258.36'-S845.98' LT 4 SEC 267 2.509AC GR 2.435AC NET
- [6] Location: TEXAS & TOWER
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-4414
Price: \$30.00

Total Amount.....\$30.00

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

Cashier ADS

Date 03-09-21

[NOTICE]

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[Signature]
Signature of Owner or Applicant

3/9/21
Date

CHARGE: VLTC
GF# 170782 / MM

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 17, 2021

Grantor: DAREN A. TREVINO and wife, ILIANA TREVINO

Grantor's Mailing Address: 7300 E. State Highway 107
Edinburg, Texas 78542

Grantee: MARIO ANDRES ROMERO and wife, LINDA MARIE CERDA

Grantee's Mailing Address: 1722 N. Alamo Road
Alamo, Texas 78516

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100THS DOLLARS (\$240,000.00), of which, NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$97,500.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

A tract of land, containing 2.509 acres, situated in the County of Hidalgo, Texas, being a part or portion out of Lot Four (4), Section Two-Hundred and Sixty-Seven (267), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, according to the plat thereof recorded in Volume 1, Page 20, Hidalgo County, Map Records in the Office of the County Clerk of Hidalgo County, Texas, which said 2.509 acres being a part or portion out of a larger tract of land conveyed to Mary L. Merrill by virtue of a Warranty Deed recorded under Document Number 2477694, Hidalgo County Official Records, reference to which is here made for all purposes and, said 2.509 acres, also being more particularly described by metes and bounds as follows:

COMMENCING at a No. 4 rebar found at the Southeast corner of said Lot 4;

THENCE, North 81 degrees 18 minutes 07 seconds West along the South line, of said Lot 4 and within the existing right-of-way of Tex-Mex road, a distance of 129.18 feet to a Nail set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, North 81 degrees 18 minutes 07 seconds West along the South line of said Lot 4 and within the existing right-of-way of Tex-Mex Road, a distance of 129.18 feet to a Nail set (Northing: 16632024.276, Easting: 1119792.025), for the Southwest corner of this tract;

THENCE, North 08 degrees 27 minutes 47 seconds East at a distance of 25.00 feet pass a No. 4 rebar set on the existing North right-of-way line of Tex-Mex Road, continuing a total distance of 845.98 feet to a No. 4 rebar set (Northing: 16632861.046, Easting: 1119916.530) for the Northwest corner of this tract;

THENCE, South 81 degrees 18 minutes 13 seconds East a distance of 129.19 feet to a No. 4 rebar set for the Northeast corner of this tract;

THENCE, South 08 degrees 27 minutes 47 seconds West along the East line of said Lot 4, at a distance of 820.99 feet pass a No. 4 rebar set on the existing North, right-of-way line of Tex Mex Road, continuing a total distance of 845.99 feet to the POINT OF BEGINNING and containing 2.509 acres, of which 0.74 of one acre lies within the existing right-of-way of Tex-Mex Road, leaving an existing net of 2.435 acres of land, more or less.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roads, easements and reservations as shown on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas.
3. Right of Way Easement in favor of Southwestern Bell Telephone Co. as shown by instrument dated October 7, 1949, recorded in Volume 673, Page 400, Deed Records of Hidalgo County, Texas.
4. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 28, 1973, recorded in Volume 1411, Page 667, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 29, 1951, by and between H.E. Dinger and wife, as Lessor, and Union Producing Co., as Lessee, recorded in Volume 117, Page 139, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 16, 1955, recorded in Volume 181, Page 1, Oil and Gas Records of Hidalgo County, Texas.
7. Subject to any portion of subject property herein lying within canal right of way.
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to that portion of subject property along the South side lying in Tex Mex Road as shown on survey dated January 23, 2019, prepared by Roberto N. Tamez, a registered professional land surveyor, No. 6238.
9. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
10. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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

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

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

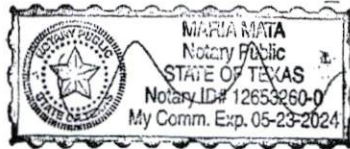
When the context requires, singular nouns and pronouns include the plural.

Date
DAREN A. TREVINO

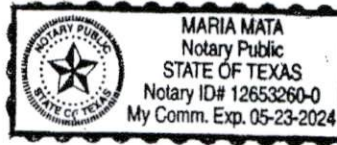
[Signature]
ILIANA TREVINO

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 19th day of March, 2021, by DAREN A. TREVINO.

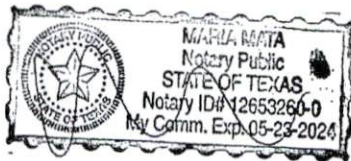


[Signature]
Notary Public, State of Texas

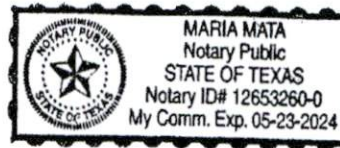


STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 19th day of March, 2021, by ILIANA TREVINO.



[Signature]
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
MARIO ANDRES ROMERO
LINDA MARIE CERDA
1722 N. Alamo Road
Alamo, Texas 78516