



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 18, 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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	7

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3648

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: Dagoberto Ovalle

Address: 701 E I Dora Rd
Donna TX 78537

Phone: 559-415-5458

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>05/12/21</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 10000 24318
 Temporary Pole Permanent Service

regarding the land described as:

Las Venas Subdivision Phase V, Lot # 527

on May 18, 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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; (Date approved 04/08/05);
- 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 M Ramirez);
- 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 M Ramirez);
- 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
Hidalgo County Judge
Date 5/18/21

APPROVED BY
COMMISSIONERS COURT
EN: 5/18/21 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/19/21



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3649

Precinct 1 2 3 4

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: Dagoberto Ovalle

Address: 701 El Dora Rd.
Donna Tx 78537

Phone: 559-415-5458

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

Los Venados Subdivision Phase V, Lot # 527

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Dagoberto Ovalle
Requesting Party (Signature)

5/12/2021
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:

05/12/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/1/2020 12:58:11 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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1304 South 25th Street
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Ph: 956-318-2840
Fax: 956-318-2844

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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-3648
Receipt No.: 014067
L6446-05-000-0527-00

OVALLE DAGOBERTO & MARIA D
701 E ELDORA RD
DONNA, TX 78537
(559) 415-5458
(559) 415-5458

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4158Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 527
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 20', Side 20', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3648
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 102
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda

Cashier

Date

Prop. ID# 702179

[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

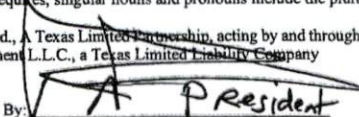
9/1/2020
Date

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.

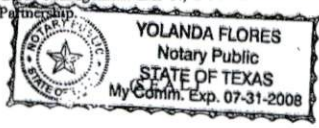
Re: Lot 527, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas

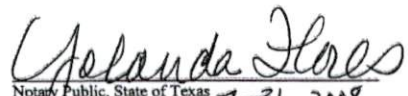
Special Warranty Deed with Vendor's Lien

1. Date: November 18, 2005
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: DAGOBERTO OVALLE AND MARIA D. OVALLE
5. Grantee's Mailing Address: 605 N. 3rd Ave, Avenal, California 93204
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 FIFTY THOUSAND AND NO/100THS Dollars (\$50,000.00) 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 David Crook, Trustee.
7. Property: Lot 527, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1464510, Official Records, Hidalgo County, Texas.
 - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - E. Anything an on-the-ground A-1 survey would reveal.
 - F. The taxes for the year 2005 and subsequent years due to change in land usage or ownership (sometimes known as "roll-back" taxes).
 - G. Liens in favor of First National Bank, of record in the Official Records of Hidalgo County, Texas, under Document numbers 1432589.
 - H. **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.
 - I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V," Hidalgo County, Texas, which amendment is of record by Document Number 1464510.
9. **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):
 10. **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.
 11. **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.
 12. **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.**
 13. **Miscellaneous:** When the context requires, singular nouns and pronouns include the plural.
 14. **Signature:** Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company
 By: 
 Richard A. Garza, President

The State of Texas
 County of Hidalgo
 (Acknowledgment)
 This instrument was acknowledged before me on the 18th day of Nov, 2005, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership




 Notary Public, State of Texas
 My Commission Expires: 7-31-2008

After Recording Return To: 3910 W. Freddy Gonzalez, Edinburg, Texas 78539
 Re: Lot 527, Los Venados Subdivision., Phase V, Hidalgo County, Texas, V 47, P130-140, Map Records of Hidalgo County, Texas.

EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2005, filed April 28, 2005 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2005, filed April 28, 2005 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. AS IS, "WHERE IS" AND "WITH ALL FAULTS",
2. SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:
 - A. WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);
 - B. ZONING AND TAX CONSEQUENCES;
 - C. PHYSICAL OR ENVIRONMENTAL CONDITIONS;
 - D. AVAILABILITY OF ACCESS, INGRESS OR EGRESS;
 - E. OPERATING HISTORY OR PROJECTIONS;
 - F. VALUATION;
 - G. GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;
 - H. 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; AND
 - 2) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;
3. BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;
4. BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;
5. BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.

Filed for Record in
Hidalgo County
by Edouard Reyna
County Clerk
On: Dec 22, 2005 at 02:48p
As a Recording
Document Number: 1528881
Total Fees: 28.00
Receipt Number - 729284
by
Ivelia Leon, Deputy

Re: Lot 527, Los Venados Subdivision, Phase 2, Hidalgo County, Texas, 47, P130-140, Map Records of Hidalgo County, Texas.



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4070

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: Liana Edith DeLeon
Address: 14826 DAVIS Rd
ETSA, TX 78538
Phone: (956) 570-3505

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WRamirez</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>5/10/21</u>

Water Supplier: 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 Ph. 3 lot 25

on May 18, 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 03/16/19);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- 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 WRamirez);
- no 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 5/18/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21

ATTEST: [Signature] 5/19/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4670

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: Lana E. DeLeon
Address: 213 Via Sol Dr
Edinburg Tx 78541
Phone: 956 570-3585

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

Evergreen valley Estate ph. 3 lot 25

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

5-10-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/10/2021
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 4-4670
Receipt No.: 017982
E8250-03-000-0025-00

DE LEON LIANA EDITH
213 VIA SOL DR.
EDINBURG, TX 78541
(956) 570-3505
(956) 227-4761

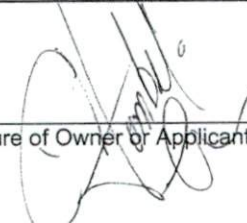
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1572Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 25
- [6] Location: DAVIS RD AND SKINNER RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$113000.00
- [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 HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-4670
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$100.
 Change Due: \$70.00
 Application: danny.sanchez
 Inspector: peter.hernandez
 Receipt: danny.sanchez

 Cashier 
 _____ 05-04-21
 Date

[NOTICE]

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

 Signature of Owner or Applicant 
 _____ 5-4-21
 Date

Charge To: VLTC

GF# 172231

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

WARRANTY DEED

Date: March 15, 2021

Grantors: NOE SAAVEDRA and wife, DULCE MARIA HERNANDEZ MARTINEZ also known as DULCE HERNANDEZ

Mailing Addresses (including county): 2123 Evaristo Lane, Edinburg Hidalgo County, TX 78541

Grantee: LIANA EDITH DE LEON

Mailing Addresses (including county): 213 Via Sol Dr., Edinburg Hidalgo County, TX 78541

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of LOT 25, EVERGREEN VALLEY ESTATES PHASE III, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 135-144, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTORS MAKE NO FURTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OR OF MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEEES ACCEPT THE PROPERTY AS AN "AS IS" CONDITION AND WITH ALL FAULTS.

Reservations from and Exceptions to Conveyance and Warranty:

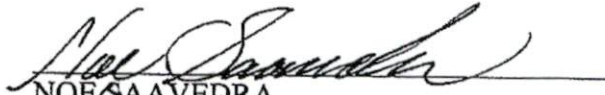

1. Dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025 and Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Evergreen Valley Estates Phase III, recorded in Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas.
4. Easement for canals, laterals and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 507, Deed Records of Hidalgo County, Texas.
5. Easement in favor of Willacy County Water Control and Improvement District No. 1 as

- shown by instrument dated April 14, 1938, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas.
6. Agreement by and between Willacy County Water Control and Improvement District No. 1 and W.A. Harding, et al as shown by instrument dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
 7. Water Rights Transfer Agreement in favor of Rio Farms, Inc. as shown by instrument dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.
 8. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
 9. Right of way in favor of Willacy County Water District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
 10. Right of way easement in favor of Willacy County Water District No. 1 as shown by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
 11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of McCollom Oil Company, a Corporation, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of La Gloria Corporation, dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Margaret E. Ufford, et al, as Lessors to Pantano Petroleum Company, as Lessee, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas. Reference to which is here made for particulars.
 14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Sarah K. Gill and husband S.L. Gill, as Lessors to La Gloria Corporation, as Lessee, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, filed November 18, 1994, under Document Number 420798 through 420800, inclusive Official Records Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Esenjay Petroleum Corporation, et al under Document Number 443612, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Rio Grande Royalty Company, Inc. under Document Number 729079, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
 18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Rio Grande Royalty Company, Inc., dated August 12, 2002, filed August 22,

- 32. 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.

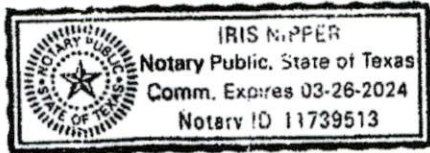
Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantors hereby bind Grantors and Grantors' 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 context requires, singular nouns and pronouns include the plural.


 NOE SAAVEDRA

 DULCE MARIA HERNANDEZ MARTINEZ

STATE OF TEXAS § (Acknowledgment)
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of March, 2021, by NOE SAAVEDRA and DULCE MARIA HERNANDEZ MARTINEZ.




 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
MONTALVO LAW
 900 North Main
 McAllen, Texas 78501

AFTER RECORDING RETURN TO:
LIANA DE LEON
 213 Via Sol Dr.
 Edinburg, Texas 78541

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ANGELICA OLVERA	3-3157
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 18, 2021	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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:

3-3157
4/7/2021

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:

Angelica Olvera

Name: ~~Erica Olvera~~

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	05/11/2021

Address: 520 Kayleen Dr
Mission TX 78574

Water Supplier: AGUA SUD

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

Phone: (956) 800-9392

Account/ESI No.: 10032789421607083
[] Temporary Pole [x] Permanent Service

regarding the land described as:

Texan Village Lots

on May 18, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 4/30/2004);
 (verified by Sandra Canter);
 (verified by Sandra Canter);
 (verified by Sandra Canter);
 (verified by Sandra Canter);

Sandra Canter 5/11/21
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/18/21
Date

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

5/19/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21 [Signature]

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-3157
4/7/2021

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: Angelica Olvera

Address: 5210 Kayleen Dr.
Mission, TX 78574

Phone: (956) 800-9392

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

Texan Village lots

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Angelica Olvera
Requesting Party (Signature)

5-11-21
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:

5/11/2021
Date

Sandra Carter
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

Date: May 9, 2005

Grantor: Teton Sales, Ltd., a Texas Limited Partnership
 Grantor's Mailing Address:
 P.O. Box 727
 Mission, Texas 78573

Grantee: ZULMA LUCIA OLVERA and ANGELICA OLVERA
 First Grantee's Social Security Number: _____
 Second Grantee's Social Security Number: _____

Grantee's Phone Number: _____
 Grantee's Mailing Address (including county):
 RT 21 BOX 382
 Mission, Texas 78574
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand Two Hundred Fifty Dollars and No Cents (\$23,250.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert J. Goodwin, Trustee.

Property (including any improvements):

Lot(s) 5, Texan Village Subdivision, as shown on the plat thereof, recorded in Volume 45,
 Pages 28-29, Map records of 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 and 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 an 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, 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 Texan Village Subdivision, as shown on the plat thereof, recorded in Volume 45, Pages 28-29, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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

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 the Purchase Note 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.

Teton Sales, Ltd., a Texas Limited Partnership

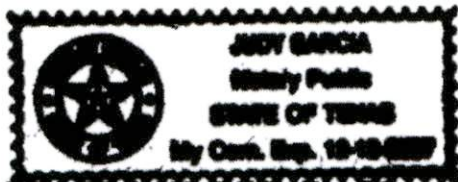
BY: Teton Sales Management, L.L.C., a Texas Limited Liability Company

By: Robert J. Goodwin
Robert J. Goodwin, Member Manager

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 9th day of May, 2005, by Robert J. Goodwin, Member Manager of Teton Sales Management, L.L.C., a Texas Limited Liability Company, in its capacity as General Partner of Teton Sales, Ltd., a Texas Limited Partnership .



Judy Garcia
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Teton Sales, Ltd.
P.O. Box 727
Mission, Texas 78573

Filed for Record in:
Hidalgo County
by J. D. Salinas III
County Clerk
On: Jun 28, 2005 at 03:08P
As a Recording
Document Number: 1489741
Total Fees : 18.00
Receipt Number - 686980
By,
Rane Perez, Deputy



Chapter 232, Texas Local Government Code

4/7/2021 11:54:57 AM

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 3-3157

Receipt No.: 017452

T2340-00-000-0005-00

OLVERA ZULEMA LUCIA & ANGELICA OLVERA

5210 KAYLEEN DRIVE

MISSION, TX 78574

(956) 800-9392

(956) 800-9593

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 1216Sq.Ft.

[5] Legal Description: TEXAN VILLAGE LOT 5

[6] Location: TEXAN ROAD AND MILE 4

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$73400

[10] Flood Zone: Zone X

Community Panel Number: 4803340290D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side ', Side 6S', Corner 20'

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS**

AND COUNTY SETBACKS

Description: Permit 3-3157

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: javier.cerda

Receipt: sandra.cantu

Sandra Cantu 4/7/2021
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.

[Signature]
Signature of Owner or Applicant

4-7-2021
Date

ERIKA OLVERA

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	MARITZA I. HERNANDEZ GARCIA	1-2107
2.	JASIEL MORIN	1-4548
	COMM. COURT: MAY 18, 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2107

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

Upon the application of:

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

Name: Maritza I. Hernandez Garcia

Address: 12657 Creech Pl
Mercedes Tx
78570

Phone: (956) 650-1615

Water Supplier: Mercedes city

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

Account/ESI No.: 10032789463731920
 Temporary Pole Permanent Service

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

Indran Hills lot # 397 BIK # 1

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 18, 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.

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

5/18/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21

ATTEST: [Signature]
Hidalgo County Clerk

5/19/21
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2107

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

MariTza Isabel Hernandez Garcia

Known to me [or proved to me in the oath of PASSPORT # 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: Indian Hills BIK #1
12657 Creek PL Mercedes, Tx. 78570 lot #397."

[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]

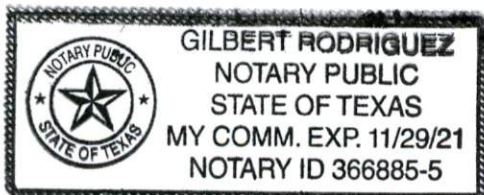
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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."~~

MariTza I. Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on May 10th, 2021, to certify which, witnesses my hand and seal of office.



Gilbert Rodriguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 19, 2017

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Arturo Martinez Zuniga and Maritza I. Hernandez Garcia

GRANTEE'S MAILING ADDRESS: 7107 Escondido Lane
Edinburg, Texas 78542

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Sixteen thousand and NO/100 Dollars (\$16000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Ninety Seven (397), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the

Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

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

Grantee accepts the herein described 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

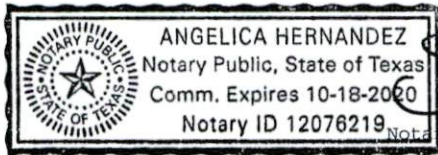
Robert L. Schwarz

Robert L. Schwarz

STATE OF TEXAS) (

COUNTY OF HIDALGO) (

This instrument was acknowledged before me on the *2nd* day of *February*, *2017*, by Robert L. Schwarz



Angelica Hernandez

Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-20

BUYER'S ACCEPTANCE OF DEED
01-19-2017

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

Arturo Martinez
Arturo Martinez Zuniga

Maritza Hernandez
Maritza I. Hernandez Garcia

AFTER RECORDING RETURN TO :
Harold Munal
2601 E. Mile 3 Rd.
Palmhurst, Texas 78574

EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2017, and all Subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :

Harold Munal
2601 E. Mile 3 Rd.
Palmhurst, Texas 78574



Chapter 232, Texas Local Government Code

7/11/2019 8:54:07 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-2107
Receipt No.: 008242
12230-00-001-0397-00

ZUNIGA ARTURO MARTINEZ & MARITZA T HERNANDEZ
GARCIA
7107 ESCONDIDO LN
EDINBURG, TX 78542
(956) 650-1615
(956) 650-1615

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 1200Sq.Ft.
[5] Legal Description: INDIAN HILLS LOT 397 BLK 1
[6] Location: FM 491 & MILE 11 N.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$30000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 20', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2107
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

(Handwritten signature of Alyssa Ulloa)
Cashier

(Handwritten date)
Date

(Handwritten property ID)
Property ID # 147180

[NOTICE]

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(Handwritten signature)
Signature of Owner or Applicant

(Handwritten date)
Date

MAP OF INDIAN HILLS SUBDIVISION

BEING A RE-DEVISION OF 122.65 ACRES OUT OF ALL OR PARTS OF LOTS 11, 12, AND 13, CAPITAL HILLS SUBDIVISION, FARM TRACT 3024, 3025, AND 3026, AND LOTS 2, 3, 5, AND 6, ALL OF BLOCK 6, NORTH CAPITAL HILLS SUBDIVISION, OUT OF LLANOGRANDE GRANT, HIDALGO COUNTY, TEXAS.

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREON DESCRIBED AS SURVEYED UNDER MY DIRECTION.



LARRY L. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
HOUSTON, TEXAS
PHONE 92-83047

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS DESIGNATED THEREON.

Tommy Summers
LARRY SUMMERS, TRUSTEE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY SUMMERS, OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF July, 1968.

John J. Clark
NOTARY PUBLIC FOR THE STATE OF TEXAS

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

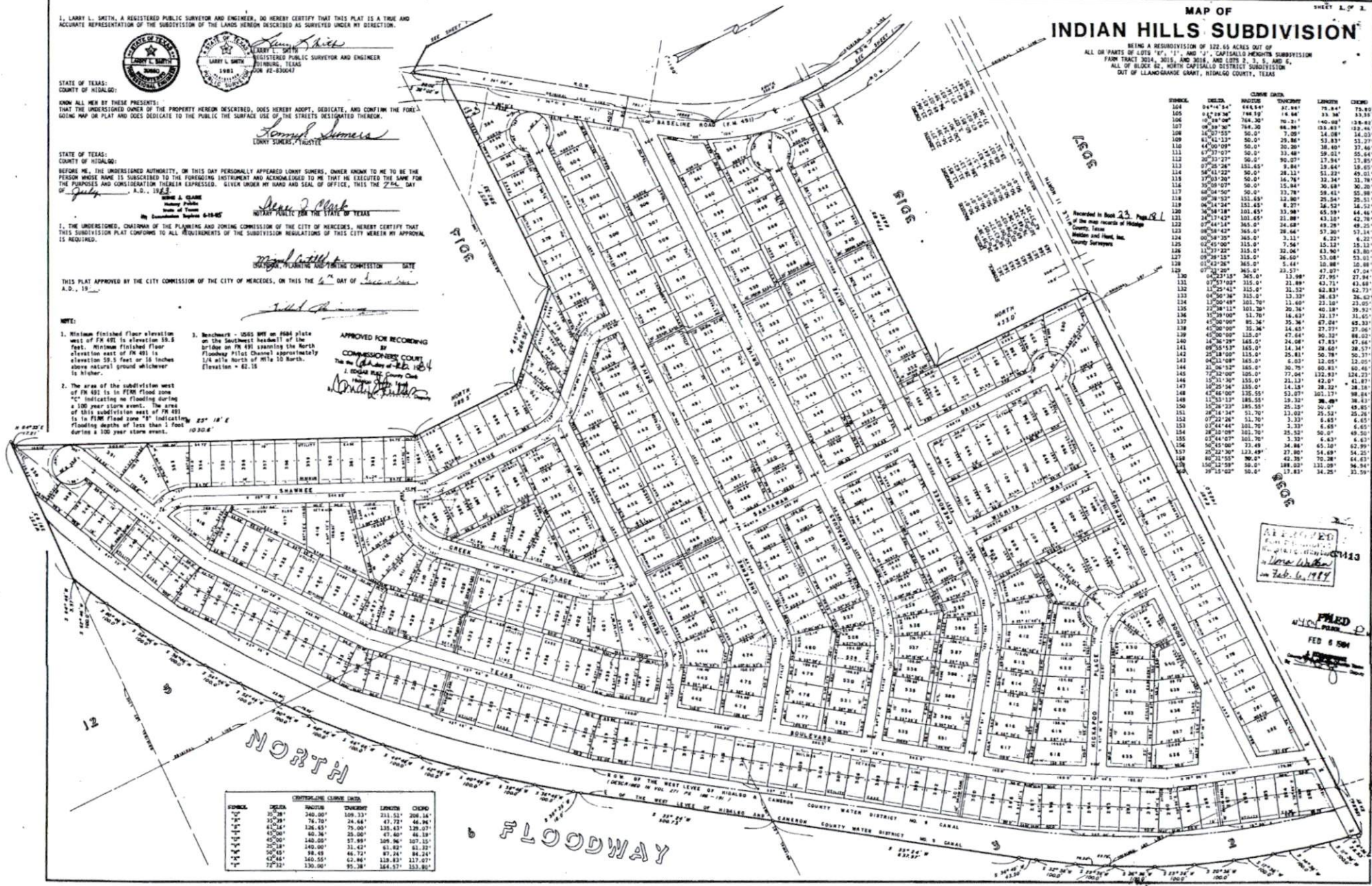
W. H. Little
CITY COMMISSIONER

THIS PLAN APPROVED BY THE CITY COMMISSION OF THE CITY OF MERCED, ON THIS THE 4th DAY OF June, 1968, A.D. 1968.

NOTES:

- Minimum finished floor elevation west of FM 492 is elevation 59.5 feet. Minimum finished floor elevation east of FM 492 is elevation 59.5 feet or 16 inches above natural ground whichever is higher.
- The area of the subdivision west of FM 492 is in FEMA Flood zone "C" indicating no flooding during a 100 year storm event. The area of this subdivision west of FM 492 is in FEMA Flood zone "B" indicating 25' 18" E flooding depths of less than 1 foot during a 100 year storm event.
- Benchmark - 1955 B.M. #884 plate on the Southwest headpill of the bridge on FM 492 spanning the North Floodway Pilot Channel approximately 1/4 mile north of Mile 10 North. [Elevation = 62.15]

APPROVED FOR RECORDING BY COMMISSIONERS COURT
The Hon. J. Edgar Rice, County Clerk
J. Edgar Rice



BLOCK	SECTION	ACRES	TOWNSHIP	RANGE	COUNTY
104	04°44' 54"	444.84'	21.04'	75.84'	75.84'
105	04°44' 54"	748.30'	14.64'	35.36'	35.36'
106	04°44' 54"	748.30'	14.64'	35.36'	35.36'
107	04°44' 54"	748.30'	14.64'	35.36'	35.36'
108	04°44' 54"	748.30'	14.64'	35.36'	35.36'
109	04°44' 54"	748.30'	14.64'	35.36'	35.36'
110	04°44' 54"	748.30'	14.64'	35.36'	35.36'
111	04°44' 54"	748.30'	14.64'	35.36'	35.36'
112	04°44' 54"	748.30'	14.64'	35.36'	35.36'
113	04°44' 54"	748.30'	14.64'	35.36'	35.36'
114	04°44' 54"	748.30'	14.64'	35.36'	35.36'
115	04°44' 54"	748.30'	14.64'	35.36'	35.36'
116	04°44' 54"	748.30'	14.64'	35.36'	35.36'
117	04°44' 54"	748.30'	14.64'	35.36'	35.36'
118	04°44' 54"	748.30'	14.64'	35.36'	35.36'
119	04°44' 54"	748.30'	14.64'	35.36'	35.36'
120	04°44' 54"	748.30'	14.64'	35.36'	35.36'
121	04°44' 54"	748.30'	14.64'	35.36'	35.36'
122	04°44' 54"	748.30'	14.64'	35.36'	35.36'
123	04°44' 54"	748.30'	14.64'	35.36'	35.36'
124	04°44' 54"	748.30'	14.64'	35.36'	35.36'
125	04°44' 54"	748.30'	14.64'	35.36'	35.36'
126	04°44' 54"	748.30'	14.64'	35.36'	35.36'
127	04°44' 54"	748.30'	14.64'	35.36'	35.36'
128	04°44' 54"	748.30'	14.64'	35.36'	35.36'
129	04°44' 54"	748.30'	14.64'	35.36'	35.36'
130	04°44' 54"	748.30'	14.64'	35.36'	35.36'
131	04°44' 54"	748.30'	14.64'	35.36'	35.36'
132	04°44' 54"	748.30'	14.64'	35.36'	35.36'
133	04°44' 54"	748.30'	14.64'	35.36'	35.36'
134	04°44' 54"	748.30'	14.64'	35.36'	35.36'
135	04°44' 54"	748.30'	14.64'	35.36'	35.36'
136	04°44' 54"	748.30'	14.64'	35.36'	35.36'
137	04°44' 54"	748.30'	14.64'	35.36'	35.36'
138	04°44' 54"	748.30'	14.64'	35.36'	35.36'
139	04°44' 54"	748.30'	14.64'	35.36'	35.36'
140	04°44' 54"	748.30'	14.64'	35.36'	35.36'
141	04°44' 54"	748.30'	14.64'	35.36'	35.36'
142	04°44' 54"	748.30'	14.64'	35.36'	35.36'
143	04°44' 54"	748.30'	14.64'	35.36'	35.36'
144	04°44' 54"	748.30'	14.64'	35.36'	35.36'
145	04°44' 54"	748.30'	14.64'	35.36'	35.36'
146	04°44' 54"	748.30'	14.64'	35.36'	35.36'
147	04°44' 54"	748.30'	14.64'	35.36'	35.36'
148	04°44' 54"	748.30'	14.64'	35.36'	35.36'
149	04°44' 54"	748.30'	14.64'	35.36'	35.36'
150	04°44' 54"	748.30'	14.64'	35.36'	35.36'
151	04°44' 54"	748.30'	14.64'	35.36'	35.36'
152	04°44' 54"	748.30'	14.64'	35.36'	35.36'
153	04°44' 54"	748.30'	14.64'	35.36'	35.36'
154	04°44' 54"	748.30'	14.64'	35.36'	35.36'
155	04°44' 54"	748.30'	14.64'	35.36'	35.36'
156	04°44' 54"	748.30'	14.64'	35.36'	35.36'
157	04°44' 54"	748.30'	14.64'	35.36'	35.36'
158	04°44' 54"	748.30'	14.64'	35.36'	35.36'
159	04°44' 54"	748.30'	14.64'	35.36'	35.36'
160	04°44' 54"	748.30'	14.64'	35.36'	35.36'

RECORDED
IN THE PUBLIC RECORDS OF
HIDALGO COUNTY, TEXAS
BY
John Little
ON Feb. 6, 1968

FILED
FEB 6 1968

SECTION	ACRES	TOWNSHIP	RANGE	COUNTY
35-38	240.00'	109.33'	211.51'	208.14'
35-39	74.70'	24.64'	47.72'	44.94'
45-50	126.65'	75.00'	125.53'	128.07'
45-50	80.36'	25.00'	47.60'	44.18'
45-50	140.00'	57.89'	109.96'	107.15'
45-50	140.00'	51.42'	61.63'	61.75'
45-50	98.49'	44.72'	87.24'	84.24'
45-50	140.00'	44.84'	133.83'	127.07'
72-72	130.00'	95.38'	144.57'	153.80'



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4548

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

Upon the application of:

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

Name: Sasid Morin

Address: 2811 S. Sugar Rd
Trlr 93

Phone: 956-569-3847

Water Supplier: N.A.W.S

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

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

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

~~Sasid Morin (Self Owner)~~ DELTA WEST.
Lot 9 Block 4

[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 18, 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

APPROVED BY
COMMISSIONERS COURT
ON: Sasid Morin

ATTEST:

Ricardo F. Lopez
Hidalgo County Judge
Antonio Guajardo Jr.
Hidalgo County Clerk

5/18/21
Date
5/19/21
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4548

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

Jasiel Marin

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

Delta West Lot 9 Block 4

[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."~~

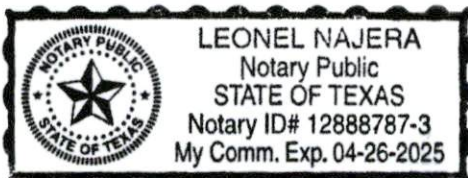
-OR-

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 May 10th, 2021, to certify which, witnesses my hand and seal of office.



[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 17, 2017

Grantor: Manuel Angel Murillo , not joined herein by my spouse as the property hereby conveyed is no part of my homestead and is my sole and separate property

Grantor's Mailing Address:

16500 N. Eubanks Road
Edinburg , Texas 78541
Hidalgo County, Texas

Grantee: Jasiel Morin and Yesenia Pena Rodriguez

Grantee's Mailing Address:

1818 Jason Avenue Apt. 3
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Thousand Dollars and No Cents (\$30,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, trustee.

Property (including any improvements):

Lot 9, Block 4, Delta West Subdivision, being a Subdivision of 52.03 gross acres situated in Lots 7, 12, 13, 14 & 15, Engleman Subdivision, a Resubdivision of Lots 221, 227 & 228, La Blanca "B" Subdivision, Hidalgo County, Texas, according to the Map Records, Hidalgo County, Texas, and carried on the tax rolls as Delta West, Lot 9, Block 4.

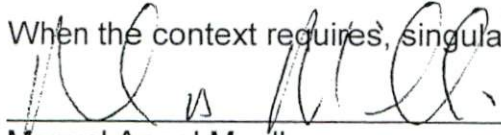
Reservations from and Exceptions to Conveyance and Warranty:

_____ This conveyance is specifically made subject to all rights of redemption provided by Section 34.21 of the Texas Tax Code. If the Property is redeemed in accordance with Section 34.21 of the Texas Tax Code, the Purchase Note shall be deemed for all purposes PAID IN FULL, and Grantee shall be entitled to any funds paid to Grantor as a down payment on the Property. Provided, however, that Grantor shall be entitled to any funds paid by the person entitled to redeem the Property.

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and 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 an area or boundary lines;
6. Any encroachments or overlapping of improvements;

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.

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



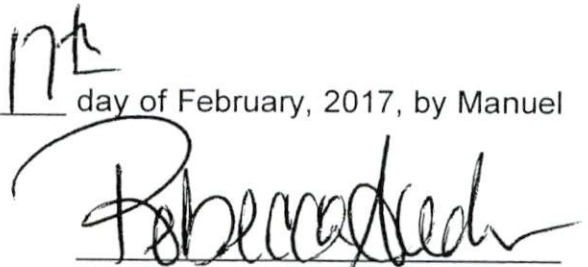
Manuel Angel Murillo

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17th day of February, 2017, by Manuel Angel Murillo .





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Manuel Angel Murillo
16500 N. Eubanks Road
Edinburg , Texas 78541



Chapter 232, Texas Local Government Code

5/10/2021 12:50:07 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-4548
Receipt No.: 018098
D4000-00-004-0009-00


MORIN JASIEL & YESENIA P RODRIGUEZ
1818 JASON AVE APT 3
EDINBURG, TX 78539
(956) 569-3847
(956) 569-3847

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1300Sq.Ft.
- [5] Legal Description: DELTA WEST LOT 9 BLK 4
- [6] Location: FM 493 & MILE 17 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-4548
Price: \$30.00

Total Amount.....\$30.00

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



Cashier

5/10/21

Date

[NOTICE]

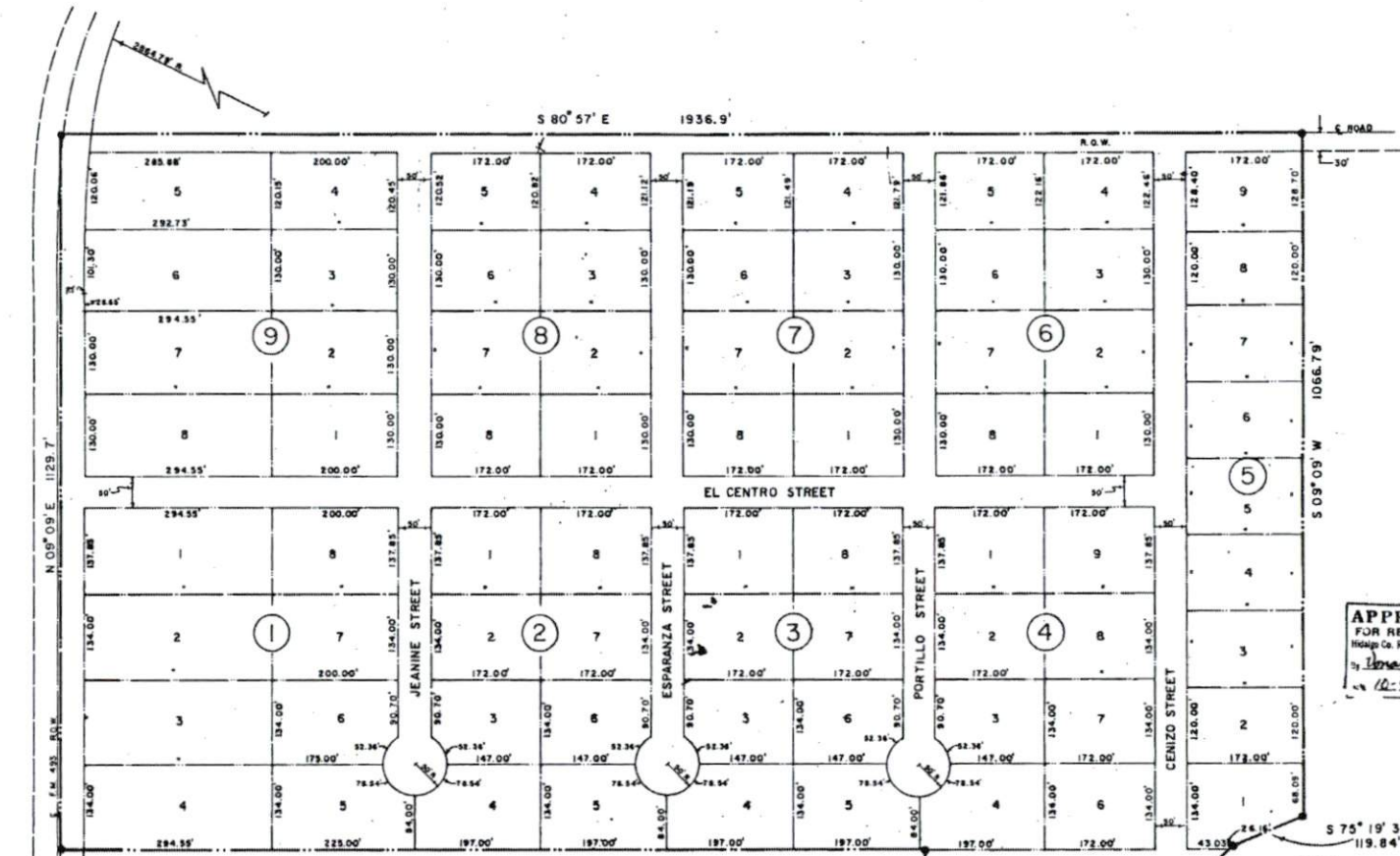
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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



Signature of Owner or Applicant

5/10/21

Date



APPROVED
FOR RECORDING
Hidalgo Co. 5/11/78
By *Donna Walker*
10-9-78

DELTA WEST SUBDIVISION

BEING A SUBDIVISION OF 32.3 GROSS ACRES SITUATED IN LOTS 7, 12, 13, 14, & 15, ENGLEMAN SUBDIVISION, A RESUBDIVISION OF LOTS 221, 227 & 228, LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS.

Recorded in Book 20 Page 159
of the map records of Hidalgo
County, Texas
Charles L. Shelton
County Surveyor

THIS SUBDIVISION PLAN APPROVED BY THE DIRECTORS OF DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NO. ONE ON THIS 14TH DAY OF SEPTEMBER, 1978.

ATTEST: *Wm. Hester*
SECRETARY

W. Hester
PRESIDENT

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

WITNESS MY HAND AND SEAL THIS 28 DAY OF Sept, 1978.



William R. Shea
REGISTERED PROFESSIONAL ENGINEER

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE DELTA WEST SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY APPROVE ACCEPT AND ADOPT THE ACCOMPANYING MAP OF SAID SUBDIVISION.

(OWNERS) *Helven Dahl*
HELVEN, INC.
HELVEN DAHL - PRESIDENT

George Lookingbill
GEORGE LOOKINGBILL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HELVEN DAHL, AND GEORGE LOOKINGBILL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF October, 1978.

Eraldine C. Reicheart
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS
ERALDINE C. REICHEART

COPIES OF THIS INSTRUMENT MADE
BY *W. Hester*
DATE 9/28/78
AT Del Rio, Texas
BY *W. Hester*



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: 4-4215

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

Upon the application of:

Name: Miguel A. Cortinas

Address: 413 W. Park Ave.
Pharr, TX 78577

Phone: (956) 258-4135

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>M Ramirez</u>
Inspection/Permit No:		Existing Septic
Date Approved:	<u>1 / 1</u>	<u>5/11/21</u>

Water Supplier: Sharyland Water Supply

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

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

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

Miguel A. Cortinas 1410 W. Del Mar St. Edinburg, TX 78541
West Haven Lot #12

[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 18, 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.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter 5/18/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21

ATTEST: [Signature] 5/19/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 05-18-20

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

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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 44215

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

Miguel Angel Cortines

Known to me ~~or proved to me~~ in the oath of _____ or through
TY DL ~~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:

West Haven Lot 12 1410 W Del Mar St."

[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]

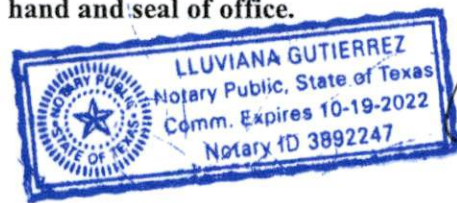
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 May 11, 2021, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code

1/12/2021 3:17:40 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4215
Receipt No.: 016055
W3200-00-000-0012-00

Miguel A. Cortina
RUIZ ARACELY

(new owner)

3206 ALICE LN
EDINBURG, TX 78539
(956) 616-7943
(956) 616-7943

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 960Sq.Ft.
[5] Legal Description: WEST HAVEN LOT 12
[6] Location: MILE 17 AND CHAPIN RD
[7] Sewage: City of Edinburg
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$62000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4215
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

1/12/21
Date

Prop. 10# 323805

[NOTICE]

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

(Signature)

Signature of Owner or Applicant

1/12/21
Date

SIERRA TITLE
CLOSER ER GF# 3108714

General Warranty Deed

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

Date: **January 26, 2021**

Grantor: **ARACELY RUIZ A/K/A ARACELY RODRIGUEZ joined herein proforma by her husband, ESTEBAN RODRIGUEZ, JR**

Grantor's Mailing Address: **413 W. Newcombe
Pharr, Texas 78577
Hidalgo County**

Grantee: **MIGUEL ANGEL CORTINAS and wife, MARIA ARCELIA GARZA**

Grantee's Mailing Address: **413 W. Newcombe
Pharr, Texas 78577
Hidalgo County**

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

Property (including any improvements):
Lot 12, WEST HAVEN SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 20, Page 156, Map Records of Hidalgo County Texas.

Reservations from Conveyance:
Subject To:

None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictions recorded in Volume 1610, Page 676, Deed Records of Hidalgo County, Texas.

Water Service Agreement dated October 24, 1978, between Sharyland Water Supply Corporation and Rodolfo I. De Alejandro and Luciano Martinez recorded in Volume 1598, Page 603, Deed Records of Hidalgo County, Texas.

Fifteen foot (15') Utility Easement along the East side of the subject land, according to the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

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

Twenty-five foot (25') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Luciano Martinez and wife, Virginia Martinez to Clover Energy Corporation, dated September 25, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 350, Page 665, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Efren Luna to Clover Energy Corporation, dated September 25, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 350, Page 671, Oil and Gas Lease Records, Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds recorded in Volume 1214, Page 943, and Volume 1753, Page 233, both in the Deed Records of Hidalgo County, Texas, and in Volume 367, Page 143, Oil and Gas Lease Records of Hidalgo County, Texas.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

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

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

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

Aracely Ruiz Rodriguez
ARACELY RUIZ
A/K/A ARACELY RODRIGUEZ

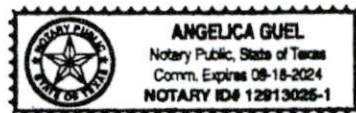
Esteban Rodriguez Jr
ESTEBAN RODRIGUEZ, JR.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of January, 2021, by ARACELY RUIZ A/K/A ARACELY RODRIGUEZ.

(SEAL)



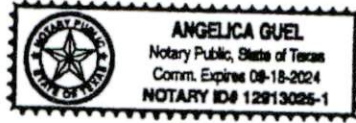
Angelica Guel
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of January, 2021,
by **ESTEBAN RODRIGUEZ, JR.**

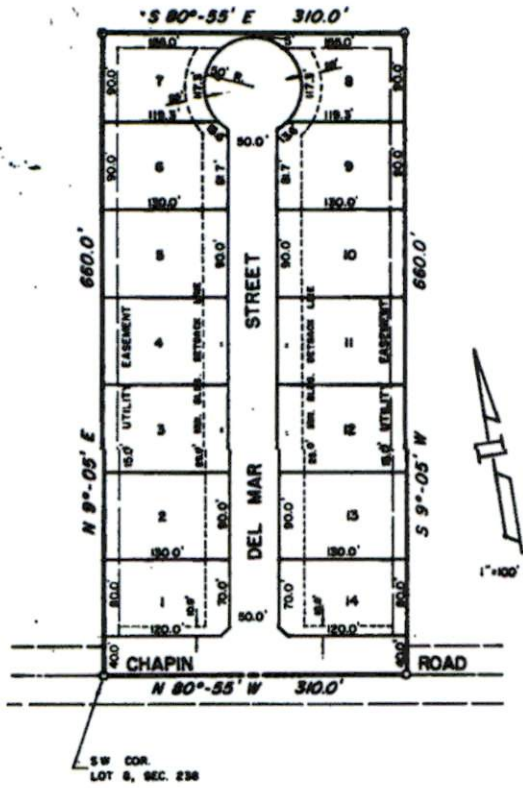
(SEAL)



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Miguel Angel Cortinas and Maria Arcelia Garza
413 W. Newcombe
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF#3188714;ER/ph**



31812
MAP OF

WEST HAVEN SUBDIVISION

HIDALGO CO., TEXAS

BEING A RESUBDIVISION OF THE WEST 310.0' OF THE WEST 660.0' OF THE SOUTH HALF OF LOT 8, SECTION 238 TEXAS-MEXICAN RAILWAY COMPANY SURVEY HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
by *Dana Walker*
Date *9-25-78*

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
MAY, 1978
JOB NO. 780243



STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "WEST HAVEN SUBDIVISION" OF THE CITY OF EDINBURG, AND WHOSE NAME ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Rodolfo de Alejandro
RODOLFO DE ALEJANDRO, OWNER

Luciano Martinez
LUCIANO MARTINEZ, OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO L. DE ALEJANDRO AND LUCIANO MARTINEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVING UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF JUNE, A.D., 1978.



Ann Lougoria
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY

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

6-23-78
DATE

Ann Wallace
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, ON THIS THE 20th DAY OF June, A.D., 1978.

ATTEST:

Ronald N. Case
RONALD N. CASE, MAYOR

Mark N. Case
CITY SECRETARY

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON THIS THE 7th DAY OF Sept., A.D., 1978.

ATTEST:

Richard Winshaw
PRESIDENT



FILED FOR RECORD THIS DATE
21st Sept 78

SEP 25 1978

DAVIDS BLDG. CO.
COUNTY CLERK

APPROVED FOR RECORDING

25th Sept 78

Shongana

N/O PEARL FIELD

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	EDUARDO OCHOA	3-3253
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MAY 18, 2021	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 3-3253
4/30/21

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

Upon the application of:

Name: Eduardo Dehoo

Address: 3205 Jamie Lane

Mission TX 78574

Phone: 956 648-7048

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>53285</u>
Date Approved:	____/____/____	<u>05/11/2021</u>

Water Supplier: Shary Land

Utility Provider: M.V.E.C. U.A.E.P

Account/ESI No.: 100327894 921 74820
 Temporary Pole Permanent Service

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

Valle Grande #1 Lot 9

[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 18, 21, 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.

[Signature]
Planning Department Authorized Signature

[Signature] 5/18/21
Hidalgo County Judge Date

ATTEST: [Signature] 5/19/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-3253
4/30/21

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

Eduardo Ochoa

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:

Valle Grande #1 Lot 9

[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."

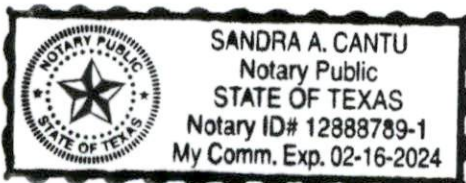
-OR-

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 May 10, 2021 to certify which, witnesses my hand and seal of office.

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



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: March 15, 2021

Grantor: TIME PROPERTIES, L.P., a Texas Limited Partnership
Grantor's Mailing Address: P. O. BOX 726
MISSION, TX 78573

Grantee: Eduardo Ochoa and Sonia M. Ochoa
Grantee's Mailing Address (including County): 706 Melos Lane
Palmview, TX 78574

Consideration: Ten dollars and other valuable consideration paid by Grantee to Grantor; the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Nine Thousand Dollars and No Cents (\$49,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Ewers, Trustee.

Property (including any improvements):

Property: Lot 9, (Nine) Valle Grande No. 1 Subdivision an addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 28, Page 6A, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

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 and 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 an 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, 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 the subdivision on which the property is located.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property,

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress as all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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

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 of 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 Purchase Note is fully paid according to its terms, at which time the deed shall become absolute.

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

Time Properties, L.P. a Texas Limited Partnership

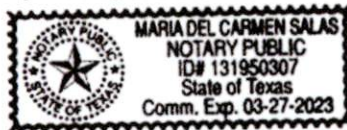
By: Time Properties Management, L.L.C., ITS General Partner

BY: *Agraciana Goodwin*
Agraciana Goodwin, Member

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of March, 2021, by Agraciana Goodwin, General Partner of Time Properties Management, L.L.C., in the capacity of Member of Time Properties, L.P. A Texas Limited Partnership.

Maria Del Carmen Salas
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Time Properties, L.P.
P.O. BOX 726
Mission, TX 78573



Chapter 232, Texas Local Government Code

4/30/2021 3:32:13 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 3-3253
Receipt No.: 017941
V0630-01-000-0009-00

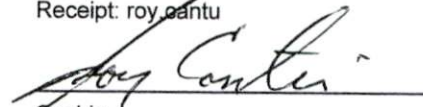
OCHOA EDUARDO & SONIA M. OCHOA
3505 JAMIE LN
MISSION, TX 78574
(956) 648-7048
(956) 648-7048

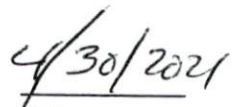
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: VALLE GRANDE #1 LOT 9
- [6] Location: LA HOMA ROAD AND 5 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner '
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**
Description: Permit 3-3253
Price: \$30.00

Total Amount.....\$30.00

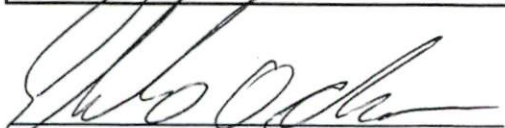
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: roy.cantu
Inspector: javier.cerda
Receipt: roy.cantu


Cashier


Date

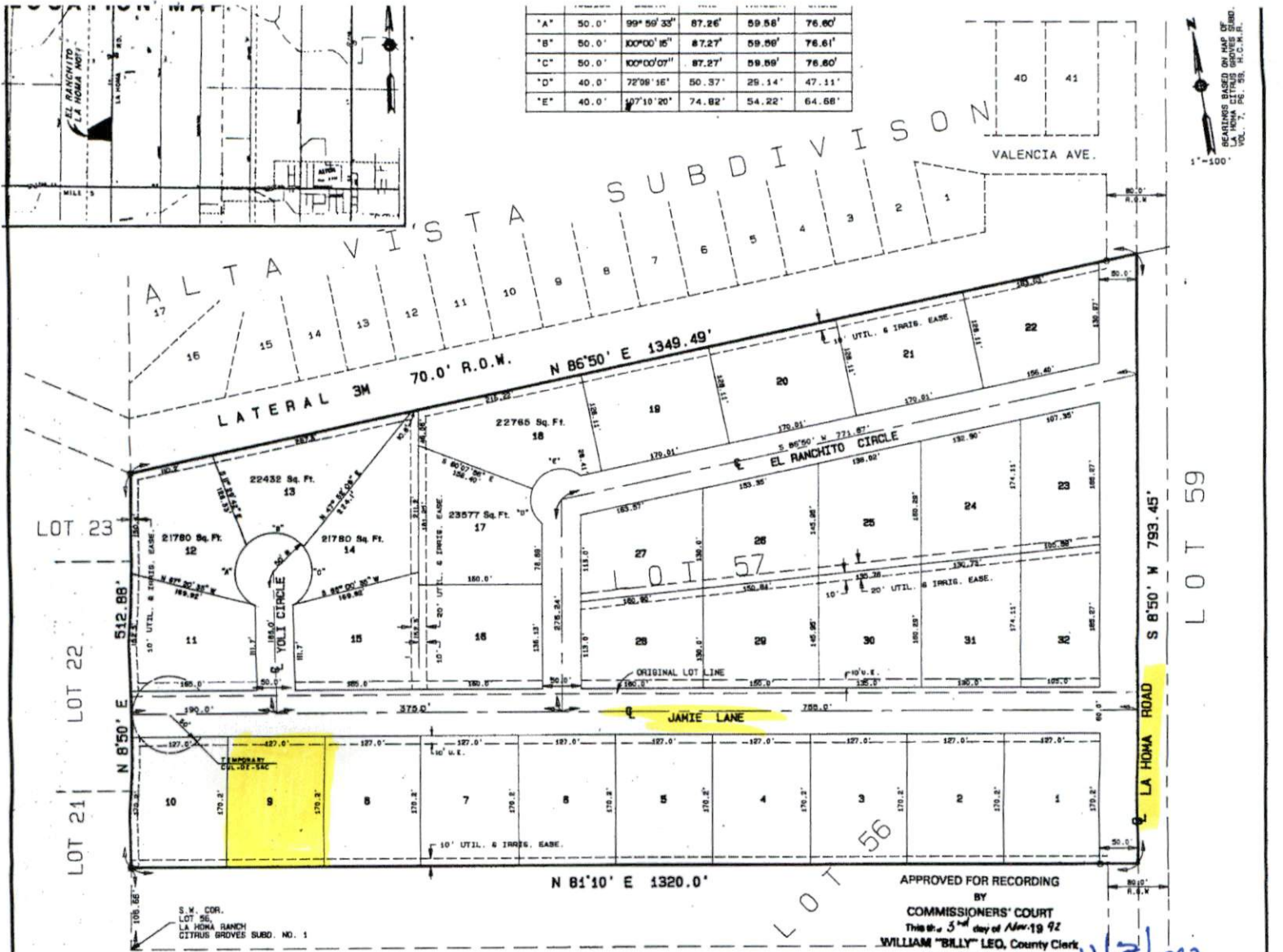
[NOTICE]

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


Signature of Owner or Applicant


Date

"A"	50.0'	99°59'33"	87.26'	59.56'	76.60'
"B"	50.0'	100°00'15"	87.27'	59.56'	76.61'
"C"	50.0'	100°00'07"	87.27'	59.56'	76.60'
"D"	40.0'	72°09'16"	50.37'	29.14'	47.11'
"E"	40.0'	107°10'20"	74.82'	54.22'	64.68'



- LEGEND**
- SET NO. 4 REBAR
 - FND. NO. 4 REBAR

PLAT OF VALLE GRANDE NO. 1 SUBDIVISION

BEING 20.00 ACRES OUT OF ALL OF LOT 57, AND NORTH 6.77 ACRES OUT OF LOT 56, BLOCK 4, LA HOMA CITRUS GROVES SUBDIVISION NO. 1 (201279) CITY OF MISSION HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A tract of land containing 18.79 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 56 and all of LOT 57, BLOCK 1, LA HOMA CITRUS GROVES SUBDIVISION No. 1 (Ded Reference: Volume 7, Page 96, H.C.M.R.) and said 18.79 acres of land also being more particularly described as follows:

- BEGINNING** on the center line of La Homa Road and the east line of said Lot 56, for the southeast corner of this tract, said corner bears N 89° 50' E a distance of 100.86 feet to the southeast corner of said Lot 56;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;
- THENCE** N 81° 10' W, at a distance of 50.00 feet pass a # 4 rebar set on the west right-of-way line of said La Homa Road, and continuing a total distance of 190.00 feet to a # 4 rebar set on the west line of said Lot 56, for the southwest corner of this tract;

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VALLE GRANDE NO. 1 SUBDIVISION TO THE CITY OF MISSION, TEXAS, AND WHOSE NAME IS SUBMITTED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Robert J. Goodwin
ROBERT J. GOODWIN, INC.
ROBERT J. GOODWIN, PRESIDENT
P.O. BOX 515
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. GOODWIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF SEPTEMBER, 1992.

FRED L. KURTH
Notary Public, State of Texas
My Comm. Exp. 8-20-92

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

Fred L. Kurth
CHAIRMAN, PLANNING COMMISSION

NOTES:

13. PROVIDE TEMPORARY BARRICADE AT WEST END OF JAMIE LANE.

- NOTES:**
- PROPOSED SETBACKS ARE AS FOLLOWS:
FRONT - 25 FEET FRONT TO JAMIE LANE - 35 FEET
REAR - 10 FEET
SIDE - 10 FEET SIDE SETBACK TO JAMIE LANE - 20 FEET
LA HOMA RD. - 40 FEET
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 18" ABOVE NATURAL GROUND.
 - ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT POUD IN THIS SUBDIVISION, THE SUBDIVISION IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE MAP CONFORM. PANEL NO. 480334 0300C NOV. 16, 1982.
 - BENCHMARK: TOP 1/2" IRON PIPE AT WEST R.O.W. OF LA HOMA RD. AND SOUTH LINE OF LOT 56 (L. = 174.90)
 - THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN C.F. PER LOT.
 - NO SIDEWALKS WILL BE REQUIRED.
 - ALL LOTS SHALL HAVE ACCESS FROM THE MINOR STREETS AND NO ENTRANCE SHALL BE PROVIDED FROM LA HOMA ROAD.
 - ONLY ONE RESIDENCE PER LOT.
 - NO PERMANENT STRUCTURE OVER ANY EASEMENTS.
 - NO WATERWELL WITHIN 150 FEET OF THIS SUBDIVISION.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This on 3rd day of Nov. 19 92
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By *William Leo* Deputy

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS SHOWN DESCRIBED.

Fred L. Kurth
FRED L. KURTH
R.P.E. NO. 54151
R.P.S. NO. 4750
DATE OF PREPARATION: 8/15/92
SURVEYED DATE: 8/27/92
1:30 P.M. 54151
REGISTERED PROFESSIONAL ENGINEER

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

Richard A. Perez
RICHARD A. PEREZ, MAYOR, CITY OF MISSION DATE 09/15/92

ATTEST:
David Martinez
CITY SECRETARY

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 6 ON THIS THE 15th DAY OF SEPTEMBER, 1992.

ATTEST:
Fred L. Kurth
PRESIDENT

SECRETARY

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE WATER AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY SEPTEMBER 30, 1992. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

Fred L. Kurth
FRED L. KURTH R.P.E. #54151

MID MELDEN & HUNT INC.
CONSULTING ENGINEERS & SURVEYORS