



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR June 1, 2021

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	6

AI-81000

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JOEL N. GALLEGOS	3-3339
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 1, 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: 3-3339

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: Joel n Gallegos

Address: 8134
Ooffing Road
MISSION, TEXAS

Phone: 956-599-7137 ⁷⁸⁵⁷⁴

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>12/05</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>51858</u>
_____	_____	<u>05/25/2019</u>

Water Supplier: AGUA SUD

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

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

regarding the land described as:

ALYSSA marie Torres Lot 1

on June 01, 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 12-4-2019);

(verified by James Calk);

(verified by Javier Corda);

(verified by James Calk);

(verified by James Calk);

James Calk
Planning Department Authorized Signature

Richard F. Cruz
Hidalgo County Judge

Antonio Araya Jr.
Hidalgo County Clerk

Date
6/2/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/1/21



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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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2^B4

Application No: 3-3339

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: Joel N. Gallegos
Address: 8134 N. Doffing Road
MISSION, TEXAS 78574
Phone: 956-599-7137

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

ALYSSA marie Torres Lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joel Gallegos
Requesting Party (Signature)

5-29-21
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:

5/29/21
Date

[Signature]
County Official

Charge To: VLTC

GF# 168 573

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

Warranty Deed with Vendor's Lien

Date: August 17, 2020

Grantor: Eberardo Torres, joined herein by his wife, Norma L. Torres

Grantor's Mailing Address:
P. O. Box 4611
Edinburg, Texas 78540

Grantee: Joel N. Gallegos, a single man

Grantee's Mailing Address:

5919 Delilah St.
Mission, Texas 78574

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$120,000.00 and is executed by Grantee, payable to the order of Grantor Eberardo Torres. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David H. Guerra, Trustee.

Property (including any improvements):

All of Lot 1, ALYSSA MARIE TORRES SUBDIVISION, Hidalgo County, Texas, according to the map filed December 14, 2019 under Document Number 3069038 in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.


Reservations From and Exceptions to Conveyance and Warranty:

1. Map filed December 14, 2019 under Document Number 3069038, in the Office of the County Clerk 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. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Alyssa Marie Torres Subdivision, according to the map filed December 14, 2019 under Document Number 3069038 in the Office of the County Clerk of Hidalgo County, Texas.
3. Right of way easement in favor of Hidalgo County as shown by instrument dated July 21, 1953, recorded in Volume 778, Page 91, Deed Records of Hidalgo County, Texas.
4. Easement and right of way in favor of Central Power and Light Company as shown by instrument dated March 25, 1996, filed April 22, 1996 under Document Number 518363, Official Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 30, 1974, recorded in Volume 351, Page 336, dated August 27, 1976, recorded in Volume 360, Page 849 and dated November 8, 1978, recorded in Volume 377, Page 615, all Oil and Gas Records of Hidalgo County, Texas.


6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 7, 1984, by and between Eloy Rivas and wife, Lydia Rivas, as Lessor, and Atlantic Richfield Company, as Lessee, recorded in Volume 2111, Page 554, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 23, 2004, under Document Number 1384064, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 31, 2005, under Document Number 2005-1500108, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deeds dated July 1, 1949, recorded in Volume 665, Page 508 and dated February 21, 1972, recorded in Volume 1313, Page 366, both Deed Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the Property.
11. Any portion of Property within the limits or boundaries of any public or private roadway and/or highway.
12. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years which Grantee assumes and agrees to pay.

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

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



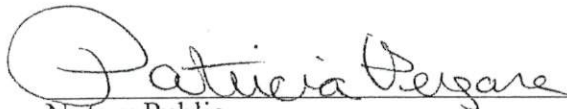
 Eberardo Torres



 Norma L. Torres

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on August 17, 2020, by Eberardo Torres and Norma L. Torres.



 Notary Public

PREPARED IN THE LAW OFFICE OF:
 AFTER RECORDING RETURN TO
 King, Guerra, Davis & Garcia
 301 E. Tom Landry Street
 Mission, Texas 78572





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-3339
Receipt No.: 018366
A4134-00-000-0001-00

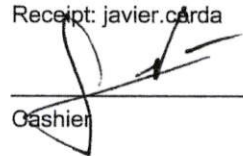
GALLEGOS JOEL N
8134 N DOFFING RD
MISSION, TX 78574
(956) 599-7137
(956) 429-2347

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 560Sq.Ft.
- [5] Legal Description: ALYSSA MARIE TORRES LOT 1
- [6] Location: 6 3/4 doffing road ans 107
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-3339
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

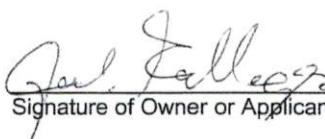


Cashier

5/24/21
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

5/24/21

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.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

assf's

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: C+N Farms LLC.

Address: 402 Bighorn Drive
Edinburg, TX 78542

Phone: 361-0726

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

Water Supplier: N/A USE

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

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

regarding the land described as: San Rafael Subdivision lots 1-57

on June 01, 20 21, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

- Fill in "yes" or "no" in each blank
- yes A plat has been prepared; (Date approved 4-27-21);
 - yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jun Serin);
 - yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jun Serin);
 - No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
 - YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
 - yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jun Serin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date: 6/1/21

ATTEST: [Signature]
Hidalgo County Clerk
Date: 6/2/21

APPROVED BY
COMMISSIONERS COURT
ON: 6/1/21



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
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956-318-2840
956-318-2844

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1902 Joe Stephens Ave.
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956-968-4734
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956-205-7045
956-205-7049

OSSF'S.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: WHA

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: C&N Farms LLC

Address: 902 Big Horn Drive

Edinburg, Texas 78542

Phone: (956) 386-0726

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

SAN RAFAEL SUBDIVISION: A 40.00 ACRE TRACT OF LAND BEING ALL OF BLOCK 70, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS lots 1-57

STATUS OF PERSON OR ENTITY MAKING REQUEST:

Subdivider

Owner of lot in subdivision C&N Farms, LLC

Resident of lot in a subdivision By: Tillmin Welch, Manager

Entity that provides utility service

Tillmin Welch

Requesting Party (Signature)

4-7-21

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

Deed

Executory Contract

Lease

Rent Receipt

Affidavit

Other (describe) copy of subd. plat

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

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

5/20/21
Date

Tillmin Welch
County Official

DATE OF REVISION: 07-21-2020
 SHEET NO. 1
 SHEETS: 1-3

PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

DATE OF REVISION: 07-21-2020
 SHEET NO. 1
 SHEETS: 1-3

PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

DATE OF REVISION: 07-21-2020
 SHEET NO. 1
 SHEETS: 1-3

PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

DATE OF REVISION: 07-21-2020
 SHEET NO. 1
 SHEETS: 1-3

PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

DATE OF REVISION: 07-21-2020
 SHEET NO. 1
 SHEETS: 1-3

PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

DATE OF REVISION: 07-21-2020
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PROJECT: SAN RAFAEL SUBDIVISION
 PREPARED BY: CONSULTING ENGINEERS
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020

APPROVED BY: [Signature]
 DATE: 07-21-2020



LINE DATA TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	N 89° 36' E	120.00	120.00	
2	S 07° 24' W	130.00	130.00	
3	N 07° 24' W	130.00	130.00	
4	S 89° 36' E	120.00	120.00	

CURVE DATA TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1	N 89° 36' E	120.00	89° 36'	120.00
2	S 07° 24' W	130.00	92° 36'	130.00
3	N 07° 24' W	130.00	87° 24'	130.00
4	S 89° 36' E	120.00	89° 36'	120.00

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	San Rafael Subdivision Plat
2	San Rafael Subdivision Plat
3	San Rafael Subdivision Plat

PROPERTY DATA TABLE

LOT NO.	AREA (SQ. FT.)	BEARING	LENGTH
1	120.00	N 89° 36' E	120.00
2	130.00	S 07° 24' W	130.00
3	130.00	N 07° 24' W	130.00
4	120.00	S 89° 36' E	120.00

ADDITIONAL DATA TABLE

DESCRIPTION	VALUE
AREA	120.00
PERIMETER	500.00
DIAMETER	100.00

NOTES AND REFERENCES

1. THE PROPERTY IS LOCATED IN THE SAN RAFAEL SUBDIVISION, HIGHLAND COUNTY, TEXAS.
2. THE PROPERTY IS BOUND BY THE FOLLOWING LOTS AND STREETS:
3. THE PROPERTY IS BOUND BY THE FOLLOWING LOTS AND STREETS:
4. THE PROPERTY IS BOUND BY THE FOLLOWING LOTS AND STREETS:



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
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956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4671

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

Upon the application of:

Name: EFRAIN VILLANUEVA

Address: 1217 W 4 AVE
Edinburg TX
78539

Phone: 956-221 7337

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MR Cuerners</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>existing septic</u> <u>05/20/21</u>

Water Supplier: N/A

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

Account/ESI No.: 1000024567
 Temporary Pole Permanent Service

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

FRESH WATER Farm #1 Lot 1-6-09-ACS

[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 June 11, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/11/21

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Cuerners

6/11/21

Antonio Guajardo Jr.

6/2/21



PLANNING DEPARTMENT
County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4671

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

Efrain Villanueva

Known to me [or proved to me in the oath of DL# TX 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:

Freshwater Farm #1 Lot 1-6.09 Acs

[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."

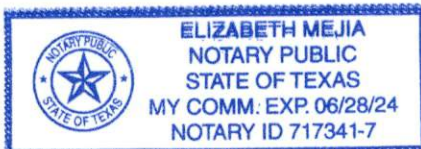
-OR-

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."

Efrain Villanueva (Signature)

SUBSCRIBED AND SWORN TO before me on 5-20, 2021, to certify which, witnesses my hand and seal of office.

Elizabeth Mejia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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 4-4671
Receipt No.: 017984
F7050-01-001-0001-00

VILLANUEVA EFRAIN DAVILA
1217 N 4TH AVE
EDINBURG, TX 78541
(956) 221-7337
(956) 221-7337

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1202Sq.Ft.
- [5] Legal Description: FRESH WATER FARM #1 LOT 1-6.09 ACS.
BLK 1
- [6] Location: CARRIZALES RD & FM 281
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$800
- [10] Flood Zone: Zone B

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-4671
Price: \$30.00

Total Amount.....\$30.00

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

Cashier *AD*

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.

Efrain Davila
Signature of Owner or Applicant

5-4-21
Date

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

General Warranty Deed

Date: February 25, 2019

Grantor: Lucia V. Carrizales, a single person

Grantor's Mailing Address:

Lucia V. Carrizales
PO Box 31
Linn, Texas 78541

Grantee: Efrain Villanueva Davila, a single person

Grantee's Mailing Address:

Efrain Villanueva Davila
1217 N. 4th Avenue
Edinburg, Texas 78541

Consideration:

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

Property (including any improvements):

All of the surface of that certain lot, tract, piece or parcel of land being described as six and nine one-hundredths (6.09) acres of Lot 1, Block 1, Fresh Water Farms Subdivision, Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, described by metes and bounds as follows:

BEGINNING at a point being the Northeast corner of Lot One (1) and the Northwest corner of Lot Two (2), Block One (1), of the Fresh Water Farms Subdivision;

THENCE, along the dividing line between Lot One (1) and Lot Two (2) South 9 degrees 09 ½ minutes West a distance of 1554.8 feet to the Southeast corner of Lot One (1) and the Southeast corner of this tract of land;

THENCE, along the South line of Lot One (1) and the South line of this subdivision North 80

LVC
L.V.C.

degrees 50 ½ minutes West to the Southwest corner of this tract where it intersects with the East right-of-way line of the Southern Pacific Railroad a distance of 95.43 feet;

THENCE, along the East right-of-way line of the Southern Pacific Railroad North 0 degrees 08 ½ minutes West a distance of 1094.2 feet to a corner;

THENCE South 80 degrees 50 ½ minutes East to a corner a distance of 132.3 feet;

THENCE North 9 degrees 09 ½ minutes East a distance of 475.0 feet to the Northwest corner of this tract;

THENCE, South 80 degrees 50 ½ minutes East a distance of 140.0 feet and the POINT OF BEGINNING, containing 6.09 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

This instrument was prepared based on information furnished by the parties. 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.

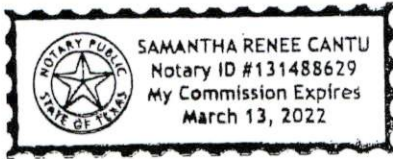

L.V.C.

Lucia V. Carrizales
Lucia V. Carrizales

Efrain Villanueva Davila
Efrain Villanueva Davila

STATE OF TEXAS)
COUNTY OF HIDALGO)

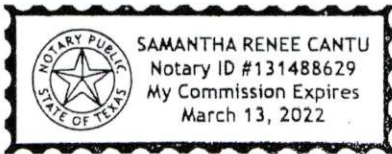
On this 25 day of February, 2019, before me, personally appeared Lucia V. Carrizales, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Notary Public, State of Texas



[Signature]
Notary Public, State of Texas
My commission expires: 3/13/22

STATE OF TEXAS)
COUNTY OF HIDALGO)

On this 25 day of February 2019, before me, personally appeared Efrain Villanueva Davila, 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. Notary Public, State of Texas



[Signature]
Notary Public, State of Texas
My commission expires: 3/31/22

PREPARED IN THE OFFICE OF:

Law Office of Jaime M. Morales
5526 N. 10th St
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

Efrain Villanueva Davila
1217 N. 4th Avenue
Edinburg, Texas 78541

Date: February 21, 1991

204459

GRANTORS: Daniel Carrizales, a widower
Rt. 3, Box 112, Edinburg, Tx., 78539

Angelina Carrizales, a single woman
Rt. 3, Box 112, Edinburg, Tx., 78539

Gilberto Carrizales
Rt. 3, Box 112, Edinburg, Tx., 78539

Modesta C. Garcia
P. O. Box 11, Leona, Tx., 75850

Magin E. Carrizales
Rt. 3, Box 112, Edinburg, Tx., 78539

Ernestina C. Sapp
2506 North A Street, Tampa, Fl., 33609

Lydia C. Garza
12121 Cabana Lane, Austin, Tx., 78759

(The said Gilberto Carrizales, Modesta C. Garcia, Magin E. Carrizales, Ernestina C. Sapp, and Lydia C. Garza being married persons not joined herein by their respective husband or wife for the reason that the property hereby conveyed is their own separate property and estate from the estate of their mother, Narcisa Mares Carrizales, deceased.)

GRANTEES: GUSTAVO E. CARRIZALES and wife, LUCIA V. CARRIZALES
Rt. 3, Box 112, Edinburg, Tx., 78539

CONSIDERATION: The natural love and affection which I, DANIEL CARRIZALES, hold and bear unto and toward my beloved son, GUSTAVO E. CARRIZALES and his wife, LUCIA V. CARRIZALES; and, the natural love and affection which we, ANGELINA CARRIZALES, GILBERTO CARRIZALES, MODESTA C. GARCIA, MAGIN E. CARRIZALES, ERNESTINA C. SAPP, and LYDIA C. GARZA hold and bear unto and toward our beloved grother, GUSTAVO E. CARRIZALES and his wife, LUCIA V. CARRIZALES.

PROPERTY:

All of the surface of that certain lot, tract, piece or parcel of land being described as Six and nine one-hundredths (6.09) acres of Lot One (1), Block One (1), FRESH WATER FARMS SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, described by metes and bounds as follows:

BEGINNING at a point being the Northeast corner of Lot One (1) and the Northwest corner of Lot Two (2), Block One (1), of the Fresh Water Farms Subdivision;

THENCE, along the dividing line between Lot One and Lot Two South 9 degrees 09½ minutes West a distance of 1554.8 feet to the Southeast corner of Lot One (1) and the Southeast corner of this tract of land;

THENCE, along the South line of Lot One and the South line of this subdivision North 80 degrees 50½ minutes West to the Southwest corner of this tract where it intersects with the East right-of-way line of the Southern Pacific Railroad a distance of 95.43 feet;

THENCE, along the East right-of-way line of the Southern Pacific Railroad North 0 degrees 08½ minutes West a distance of 1094.2 feet to a corner;

THENCE South 80 degrees 50½ minutes East to a corner a distance of 132.3 feet;

THENCE, North 9 degrees 09½ minutes East a distance of 475.0 feet to the Northwest corner of this tract;

THENCE, South 80 degrees 50½ minutes East a distance of 140.0 feet and the POINT OF BEGINNING, containing 6.09 acres of land, more or less,

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT that GRANTORS hereby reserve unto themselves, their heirs and assigns any and all mineral rights which they may hold in said above-described property; and,

SUBJECT TO all of the terms and conditions of that certain deed from R. E. Pucketv et al to C. R. Parlman et al, dated April 5, 1948, and recorded in Volume 637 at Pages 413-417 Deed Records of Hidalgo County, Texas.

GRANTORS, for the consideration and subject to the reservations and exceptions to conveyance and warranty, GRANT, GIVE, and CONVEY to GRANTEEES the property, together with all and singular the rights and appurtenances thereto in anywise belonging to have and to hold it to GRANTEEES, their heirs, executors, administrators, successors or assigns forever. GRANTORS bind themselves, their heirs, executors, administrators and successors to WARRANT and FOREVER DEFEND, all and singular, the property to GRANTEEES and GRANTEEES' heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Daniel Carrizales
Daniel Carrizales

Angelina Carrizales
Angelina Carrizales

Gilberto Carrizales
Gilberto Carrizales

Modesta C. Garcia
Modesta C. Garcia

Magin E. Carrizales
Magin E. Carrizales

Ernestina C. Sapp
Ernestina C. Sapp

Lydia C. Garza
Lydia C. Garza

THE STATE OF FLORIDA X
COUNTY OF HILLSBOROUGH X

This instrument was ACKNOWLEDGED before me on the 15 day of MARCH,
A.D., 1991, by Ernestina C. Sapp.

Nancy L. Purvis

Notary Public, the State of Florida
(My commission expires _____)

Notary Public, State of Florida
My Commission Expires Aug. 31, 1993
Bonded To: Troy Fair - Insurance Inc.

THE STATE OF TEXAS X
COUNTY OF Hidalgo X
~~TRAVIS~~ X

This instrument was ACKNOWLEDGED before me on the 9th day of March,
A.D., 1991, by Lydia C. Garza.

Earlene M. Longoria
(Earlene M. Longoria)

Notary Public, the State of Texas
(My commission expires 02-06-93)



204459

FILED FOR RECORD

'91 MAR 26 AM 11 05

WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

VOL. 3052 PAGE 452

THE STATE OF TEXAS
COUNTY OF HIDALGO

From:

DANIEL CARRIZALES ET AL

To:

GUSTAVO E. CARRIZALES ET UX

WARRANTY DEED

EARLENE M. LONGORIA

ATTORNEY AND COUNSELOR AT LAW

P. O. BOX 182

224 NORTH 18TH STREET

HOENBURG, TEXAS 78329



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: 4-4752

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

Upon the application of:

Name: Adriana De los Reyes

Address: 510 Kennedy St.
San Juan Tx
78589

Phone: (956) 402-9453

Approved by Environmental Health:	Temporary Service	Final Service
	<u>Light only</u>	
	<u>W Ramirez</u>	<u>Mart Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
	<u>No sewer yet</u>	<u>Sewer connected</u>
Date Approved:	<u>6/19/21</u>	<u>5/21/21</u>

Water Supplier: North Alamo 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:

John Clowner E 71.13' - W 369.13' - S 300.19' - N
612.38' Lot 2 Bk 6 0.50 ac

[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 June 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

Rilma FENTER 6/1/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/1/21

ATTEST: [Signature] 6/2/21
Hidalgo County Clerk Date

10/10/10

10/10/10

10/10/10

10/10/10





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: 4-4752

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

Adriana R. De Los Reyes

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

Lot 2 Block 6 John Closer ET AL Subdivision
E 71.13' W - 309.13' - S 306.19' - N 102.38' 0.50ac

[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]

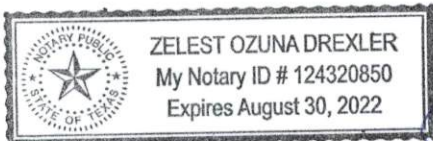
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Adriana De Los Reyes (Signature)

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



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

A



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 4-4752
Receipt No.: 018291
J5700-00-006-0002-10

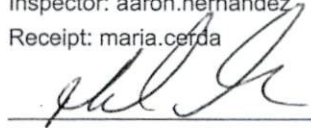
DE LOS REYES ADRIANA
4807 MAYA DR
SAN JUAN, TX 78589
(956) 402-9653
(956) 402-9653

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 312Sq.Ft.
- [5] Legal Description: JOHN CLOSNER E 71.13'-W 369.13'-S
306.19'- N 612.38' LT 2 BK 6 0.50AC
- [6] Location: I RD & KENNEDY
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone B (Shaded)

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS
Description: Permit 4-4752
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

05/19/2021
Date

[NOTICE]

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

Adriana De los Reyes 5-19-21
Signature of Owner or Applicant Date

XO/ct
20-297

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

Special Warranty Deed with Vendor's Lien

Date: October 19, 2020

Grantor: MAYRA GALVAN, a single person

Grantor's Mailing Address: 4902 Mockingbird Lane
Edinburg, Texas 78542
Hidalgo County

Grantee: ADRIANA RUBY DE LOS REYES, a single person

Grantee's Mailing Address: 4807 Maya Drive
San Juan, Texas 78589
Hidalgo County

Consideration: A note of even date executed by Grantee and payable to the order of MAYRA GALVAN, a single person, in the principal amount of FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to XAVIER ORNELAS, Trustee.

Property (including any improvements):

A 0.50 acre of land, more or less, out of the North 11.52 acres of Lot 2, Block 6, JOHN CLOSNER ET AL SUBDIVISION of Porciones 71 and 72, Hidalgo County, Texas, according to the map recorded in Volume 0, Pages 4-5, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a point in the West line of said Lot 2, South 612.38 feet from the Northwest corner of said Lot for the Southwest corner of the North 11.52 acres of said Lot 2; THENCE, with the South line of the North 11.52 acres of said Lot 2, East 298.0 feet to a point for the place of beginning and the Southwest corner of these 0.50 acres;

THENCE, North 306.19 feet to a point for the Northwest corner of these 0.50 acres;

THENCE, East 71.13 feet to a point for the Northeast corner of these 0.50 acres;

THENCE, South 306.19 feet to a point in the South line of the North 11.52 acres of Lot 2 for the Southeast corner of these 0.50 acres;

THENCE, with the South line of the North 11.52 acres of said Lot 2, West 71.13 feet to the PLACE OF BEGINNING.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
2. Roadways and reservations as shown on the map and dedication of John Closner et al Subdivision, recorded in Volume 0, Pages 4-5, Map Records of Hidalgo County, Texas.
3. Easement for canals and laterals as shown by instrument dated May 20, 1913, recorded in Volume 31, Page 521, Deed Records of Hidalgo County, Texas.

4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 25, 1961, by and between V.D. Raimond and E.E. Marburger, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 263, Page 397 Oil and Gas Records of Hidalgo County, Texas. By instrument dated April 29, 1961, recorded in Volume 268, Page 2, Oil and Gas Records, said lease was assigned to Tidewater Oil Company.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 27, 1961, by and between Frances O. Koester, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 263, Page 395 Oil and Gas Records of Hidalgo County, Texas. By instrument dated April 29, 1961, recorded in Volume 267, Page 655, Oil and Gas Records, said lease was assigned to Tidewater Oil Company.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1965, by and between V.D. Raimond and E.E. Marburger, as Lessor, and Hale Schaleben, as Lessee, recorded in Volume 302, Page 549 Oil and Gas Records of Hidalgo County, Texas. By instrument dated October 30, 1965, recorded in Volume 302, Page 704, Oil and Gas Records, said lease was assigned to Socony Mobil Oil Company, Inc.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 5, 1965, by and between Linda Koester Cox and husband, Orville I. Cox, Jr., as Lessor, and Hale Schaleben, as Lessee, recorded in Volume 302, Page 553 Oil and Gas Records of Hidalgo County, Texas. By instrument dated December 13, 1965, recorded in Volume 302, Page 706, Oil and Gas Records, said lease was assigned to Socony Mobil Oil Company, Inc.
8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated February 28, 1966, recorded in Volume 304, Page 186 and dated June 20, 1966, recorded in Volume 307, Page 409, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 22, 1982, by and between Linda Koester Cox and husband, Orville I. Cox, Jr., as Lessor, and Hankey Oil Company, as Lessee, recorded in Volume 412, Page 363 Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership, as Lessee, dated January 15, 1998, filed March 11, 1998 under Document Number 660815; dated January 15, 1998, filed March 11, 1998 under Document Number 660816; extension filed January 19, 2001 under Document Number 936916, dated February 15, 1998, filed April 7, 1998 under Document Number 667865 and extension filed March 8, 2001 under Document Number 949785, and dated March 26, 1998, filed May 26, 1998 under Document Number 680162, Official Records of Hidalgo County, Texas.
11. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, filed May 13, 1999 under Document Number 773520, and filed November 2, 1999 under Document Number 819759, Official Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed July 14, 2000 under Document Number 888450, filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 29, 2002, by and between Mrs. R.G. Farris, a/k/a Betty Raimond Farris, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, as set forth in memorandum recorded on May 16, 2002, in Document Number 1083187 Official Records of Hidalgo County, Texas.
14. Mineral and/or royalty interest granted in Mineral Deed dated March 30, 1946, recorded in Volume 583, Page 177, Deed Records of Hidalgo County, Texas.
15. Mineral and/or royalty interest granted in Mineral Deed dated November 1, 1965, recorded in Volume 301, Page 491, Oil and Gas Records of Hidalgo County, Texas.
16. Mineral and/or royalty reservation contained in deed dated January 26, 1948, recorded in Volume 636, Page 316, Deed Records of Hidalgo County, Texas.
17. Any part thereof lies within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
18. Visible and apparent easements on or across the property herein described.
19. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
20. 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.

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

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

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

Mayra Galvan
MAYRA GALVAN, a single person

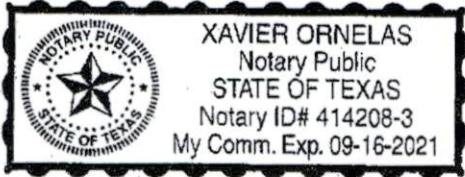
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Certificate of Acknowledgment}

STATE OF TEXAS *
COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared MAYRA GALVAN, a single person, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of October, 2020.



Xavier Ornelas
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540
Tel: (956) 383-6251
Fax: (956) 381-8183

hw

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, FILOMENA COLAMONICO GARCIA

of the County of Hidalgo and State of Texas for and in
consideration of the sum of Ten and 00/100's-----
-----(\$10.00) DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
JIMMY GARCIA

of the County of Hidalgo and State of Texas, all of
the following described real property in Hidalgo County, Texas, to-wit:

All of my 1/2 undivided interest in the following property:

A 0.50 acre of land out of the North 11.52 acres of Lot 2, Block 6, John Closner, et al Subdivision of Porciones 71 and 72, Hidalgo County, Texas, being more particularly described as follows:

COMMENCING at a point in the West line of said Lot 2, South 612.38 feet from the Northwest corner of said Lot for the Southwest corner of the North 11.52 acres of said Lot 1;
THENCE, with the South line of the North 11.52 acres of said Lot 2, East 226.87 feet to a point for the place of beginning and the Southwest corner of these 0.50 acres;

THENCE, North 306.19 feet to a point for the Northwest corner of these 0.50 acres;

THENCE, East 71.13 feet to a point for the Northeast corner of these 0.50 acres;

THENCE, South 306.19 feet to a point in the South line of the North 11.52 acres of Lot 2 for the Southeast corner of these 0.50 acres;

THENCE, with the South line of the North 11.52 acres of said Lot 2, West 71.13 feet to the place of beginning;

SAVE AND EXCEPT all easements and reservations as reflected by the map and plat of record in Volume 0, pages 4-5 Map Records of Hidalgo County, Texas.

2. Rights, rules, reservations, and easements in favor of Hidalgo County Water Improvement District No. 2.

SUBJECT TO THE FOLLOWING:

1. Subject to a prior reservation of 1/4 of the minerals as reserved in Volume 583 Page 177, Deed Records of Hidalgo County, Texas.
2. Subject to Oil, Gas and Mineral Leases in favor of Mellon Energy Company.
3. Rights of Parties in possession.

(Printed or stamped name of notary)
My commission expires
Notary Public in and for
County, Texas
A.D. 19
day of

Given under my hand and seal of office on this the
of said corporation.
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed
a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
of
Before me, the undersigned authority, on this day personally appeared

THE STATE OF TEXAS
COUNTY OF
(Corporate Acknowledgment)

PREPARED IN THE LAW OFFICE OF:
E. A. VILLARRREAL, JR
119 West Champion
Edinburg, Texas 78539
(512) 383-6902
PLEASE RETURN TO:
E. A. VILLARRREAL, JR.
119 West Champion
Edinburg, Texas 78539

FILED FOR RECORD
23 JUL 28 PM 4 27
WILLIAM BILLY LEO
DEPUTY CLERK
COUNTY TEXAS

WARRICK BEED
(Long Form)
FILOMENA COLAMONICO GARCIA
TO
JIMMY GARCIA

(Printed or stamped name of notary)
My commission expires
Notary Public in and for
County, Texas
A.D. 19
day of

Given under my hand and seal of office on this the
that he executed the same for the purposes and consideration therein expressed.
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
Before me, the undersigned authority, on this day personally appeared

THE STATE OF TEXAS
COUNTY OF
(Acknowledgment)

(Printed or stamped name of notary)
My commission expires
Notary Public in and for
County, Texas
A.D. 19
day of

Given under my hand and seal of office on this the
that he executed the same for the purposes and consideration therein expressed.
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
Before me, the undersigned authority, on this day personally appeared

THE STATE OF TEXAS
COUNTY OF
(Acknowledgment)



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: 4-4749

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

Upon the application of:

Name: Maria Gutierrez

Address: 6700 Sandy Ln
Edinburg Tx
78542

Phone: 956 579-6511

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

Water Supplier: North Aramo

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:

Santa Cruz Gardens #2 5363' Lot 7 BLK 30 2.50AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 01, 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: 6/1/21

Hidalgo County Judge

Hidalgo County Clerk

6/1/21
Date

6/2/21
Date

ATTEST:

Ricardo F. Lopez

Antonio Serrano Jr.

[Signature]



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:

4-4749

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Maria

Gutierrez

Known to me [or proved to me in the oath of Driver License or through 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:

Santa Cruz Gardens #2 S363' Lot 7 Blk 30 250 acnet

[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]

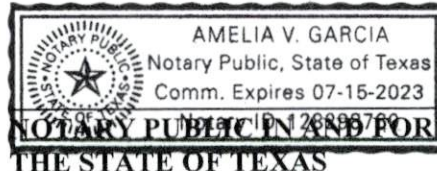
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 21st May, 2021, to certify which, witnesses my hand and seal of office.





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 4-4749
Receipt No.: 018280
S1700-02-030-0007-03

- GUTIERRREZ MARIA
- 3313 COVINA AVE
- MCALLEN , TX 78503
- (956) 579-6511
- (956) 579-6511
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 180Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 S363' LOT 7
BLK 30 2.50AC NET
- [6] Location: BENITO RAMIREZ & BRUSHLINE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH AL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 4-4749
 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: aaron.hernandez
 Receipt: alex.antons

 Cashier

5/18/21
 Date

[NOTICE]

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 Signature of Owner or Applicant

5-18-21
 Date

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: April 19, 2017

Grantor: MARGARITO CANTU and wife, ELOISA W. CANTU

Grantor's Mailing Address: 421 W. Cherokee Ave.
Pharr, Texas 78577
Hidalgo County

Grantee: MARIA GUTIERREZ, a single woman

Grantee's Mailing Address: 3313 Covina Ave.
McAllen, Texas 78503
Hidalgo County

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

Property (including any improvements):

A tract of land out of Lot 7, Block 30, Santa Cruz Gardens, Unit No. 2, Hidalgo County, Texas, according to Amended Map thereof recorded in Volume 8, Pages 28 and 29 of the Map Records, Hidalgo County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of this tract, said iron rod also being the Southeast corner of Lot 7, Block 30, Santa Cruz Gardens Subdivision #2 and bears S 08° 23' W, 1,452.0 feet from the Northeast corner of said Lot 7, Block 30;

THENCE, N 81° 37' W, along the South line of said Lot 7, 300.0 feet to a 1/2 inch iron rod set for the Southwest corner of this tract, said iron rod also being the Southwest corner of said Lot 7, the Southeast corner of Lot 6;

THENCE, N 08° 23' E, along the West line of said Lot 7 at 263.0 feet pass the end of a 30.0 foot permanent ingress egress easement and continuing along said West line of Lot 7, the center of the permanent ingress egress easement a total distance of 363.0 feet to a 1/2 inch iron rod set for the Northwest corner of this tract;

THENCE, S 81° 37' E, at 15.0 feet pass the East line of said permanent ingress egress easement and continuing a total distance of 300.0 feet to a 1/2 inch iron rod found for the Northeast corner of this tract, said iron rod also being on the East line of said Lot 7;

THENCE, S 08° 23' W, 363.0 feet along the East line of said Lot 7 to the PLACE OF BEGINNING containing 2.5 acres more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 8, Pages 28 and 29, Map Records Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Santa Cruz Farms Company to Magnolia Petroleum Company, dated March 31, 1944, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 54, Page 93, Oil and Gas Lease Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated January 7, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2241, Page 338, Official Records Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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

All ad valorem taxes for the year 2017 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

Margarito Cantu
MARGARITO CANTU

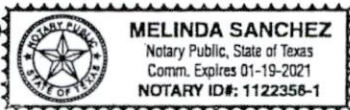
Eloisa W. Cantu
ELOISA W. CANTU

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of April, 2017, by MARGARITO CANTU.

(SEAL)



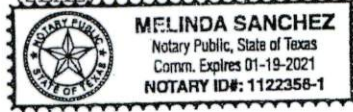
Melinda Sanchez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of April, 2017, by
ELOISA W. CANTU.

(SEAL)



Melinda Sanchez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Maria Gutierrez
3313 Covina Ave.
McAllen, Texas 78503

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3172630;IQ/ct

CL
NW

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

VOL 2241 PAGE 338

149122

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, KARL MUELLER, a single man,

of the County of Hidalgo and State of Texas for and in
consideration of the sum of Ten and No/100 (\$10.00) -----
----- DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which
is hereby acknowledged, and the further consideration of the execution and delivery by grantee(s)
herein of one certain promissory note of even date herewith, in the principal sum of
\$3,150.00, payable to the order of Karl Mueller, Rt. 3, Box 532M, Mission, Texas 78572
as therein specified 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 JOHN ROBERT KING Trustee,
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
MARGARITO CANTU and wife, ELOISA CANTU
of the County of Hidalgo and State of Texas, all of the following described real
property in Hidalgo County, Texas, to-wit:

A tract of land out of Lot 7, Block 30, Santa Cruz Gardens, Unit
No. 2, Hidalgo County, Texas, according to Amended Map thereof
recorded in Volume 8, Pages 28 and 29 of the Map Records, Hidalgo
County, Texas; and being more particularly described by metes and
bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this tract, said iron rod also being the southeast corner of Lot 7, Block 30, Santa Cruz Gardens Subdivision #2 and bears S 08° 23' W, 1,452.0 feet from the northeast corner of said Lot 7, Block 30; THENCE, N 81° 37' W, along the south line of said Lot 7, 300.0 feet to a 1/2 inch iron rod set for the southwest corner of this tract, said iron rod also being the southwest corner of said Lot 7, the southeast corner of Lot 6; THENCE, N 08° 23' E, along the west line of said Lot 7 at 263.0 feet pass the end of a 30.0 foot permanent ingress egress easement and continuing along said west line of Lot 7, the center of the permanent ingress egress easement a total distance of 363.0 feet to a 1/2 inch iron rod set for the northwest corner of this tract; THENCE, S 81° 37' E, at 15.0 feet pass the east line of said permanent ingress egress easement and continuing a total distance of 300.0 feet to a 1/2 inch iron rod found for the northeast corner of this tract, said iron rod also being on the east line of said Lot 7; THENCE, S 08° 23' W, 363.0 feet along the east line of said Lot 7 to the PLACE OF BEGINNING containing 2.5 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

VOL 2241 PAGE 339

1. Oil and Gas Lease dated 3-15-44 from Santa Cruz Farms Company to Magnolia Petroleum Company recorded in Volume 54, Page 93, Oil and Gas Lease Records.
2. Save and Except all oil, gas, and other minerals underlying said land.
3. Fifteen (15') foot road easement along the West fifteen (15') feet of the North 100 feet of said tract as reflected on survey dated 12-13-85 by Allan E. Chelf, Registered Public Surveyor, Hidalgo County, Texas.
4. Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15, and all visible easements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee s, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 7th day of January, A. D. 19 86

Karl Mueller
KARL MUELLER

Mailing address of each grantee:

Name: MARGARITO CANTU and wife,
Address: ELOISA CANTU
421 W. Cherokee
Pharr, TX 78577

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HIDALGO

This instrument was acknowledged before me on the
by KARL MUELLER

9th day of January, 1986



Jeanne M. Chumpler

Notary Public, State of Texas
Notary's name (printed): JEANNE M. CHUMPLER

Notary's commission expires: 3-11-89

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

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

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the
by
of
a

day of , 19

corporation, on behalf of said corporation.

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

Notary's commission expires:

CHARGE: Stewart Title Company
AFTER RECORDING RETURN TO:
Mr. & Mrs. Margarito Cantu
421 W. Cherokee
Pharr, TX 78577

PREPARED IN THE LAW OFFICE OF:

KING & PUENTE
3409 N. 10th, Suite 100
McAllen, Texas 78501

GF #41666-JMC:pmg

FILED FOR RECORD
'86 JAN 28 AM 11 08
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

149122



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: 4-4276

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

Upon the application of:

Name: Carol Inks Warren

Address: 40 The Gardens

at Brookridge 1201 W Ridge Rd apt 118

Pharr, Tx. 78577

Phone: (956) 827-0306

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

Water Supplier: Sharyland Water Supply Corp

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

Account/ESI No.: 1000025113
 Temporary Pole Permanent Service

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

R L D S W 1/2 of Lot 28 + all of Lot 29 Taylor + 5 mile

[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 June 01, 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: 6/1/21

Hidalgo County Judge

Hidalgo County Clerk

Date

Date

ATTEST:

Ricardo F. Lopez 6/1/21

Antonio Guajardo Jr. 6/2/21

[Handwritten signature]



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: 4-4776

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

Carol Inks Warren

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

RLDS W. 1/2 of lot 28 + lot 29 Taylor and mile 5

[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."

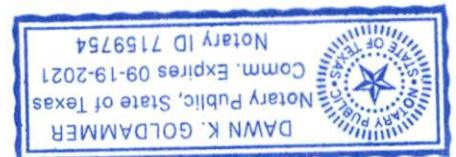
-OR-

~~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."~~

Carol Inks Warren (Signature)

SUBSCRIBED AND SWORN TO before me on 25th of May, 2021, to certify which, witnesses my hand and seal of office.

Dawn K. Mohammed
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

5/21/2021 1:32:40 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4776
Receipt No.: 018350
R0200-00-000-0028-00

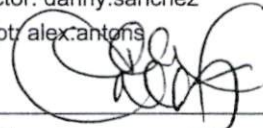
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- INKS JAY M DISCLAIMER TRUST / CAROL INKS WARREN
20070 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116
(956) 573-5349
(956) 573-5349
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 1248Sq.Ft.
 - [5] Legal Description: R L D S W.1/2 OF LOT 28
 - [6] Location: taylor and mile 5
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$62999
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4776
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



Cashier

5/21/21
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

5-21-21
Date

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

GENERAL WARRANTY DEED

Date: *April 8, 2021*

Grantor: The James M. Inks Disclaimer Trust Under Will Dated July 31, 1995 by James Moore Inks, Trustee

Grantor's Mailing Address:

21151 Lake Rd.
Rocky River, OH 44116

Grantee: Carole Inks Warren, as her sole and separate property.

Grantee's Mailing Address:

c/o The Gardens at Brookridge
1201 West Ridge Road
Apt 118
Pharr, TX 78577

Consideration:

Love and affection and other good and valuable consideration and in partial distribution of James M. Inks Disclaimer Trust, the receipt and sufficiency of which are hereby acknowledged.

Properties (including any improvements):

All of the Grantor's interest in the following property:

All of Lot Twenty-nine (29), and the West one-half (W. ½) of Lot Twenty-eight (28), R.L.D.S. SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 142, Map Records, Hidalgo County, Texas, also known as Lot-29, Dora Lane, Mission, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

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

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

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

Jay Moore Inks, Trustee
JAY MOORE INKS, TRUSTEE

COUNTY OF CUYAHOGA
STATE OF OHIO

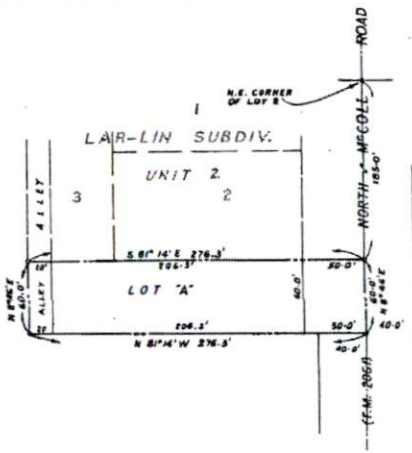
§
§

This instrument was acknowledged before me on April 9th, 2021 by **JAY MOORE INKS** as Trustee of the James M. Inks Disclaimer Trust Under Will Dated July 31, 1995.



MEGAN L. HEFFRON
Notary Public, State of Ohio
Commission No. 2018-RE-728090
My Commission Expires
June 24, 2023

Megan L. Heffron
Notary Public, State of Ohio
My commission expires:
June 24, 2023



MAP OF
TRESLER SUBDIVISION
M^{ALL}EN, TEXAS
BEING A SUBDIVISION OF A 0.38 ACRE TRACT
OUT OF LOT 2, BLOCK 12, STEELE & PERSHING
SUBDIVISION, HIDALGO COUNTY, TEXAS.

27854

10/10 A

Recorded in Book 19-142
of the 1997 Records of Hidalgo
County, Texas
Charles L. Melden
Surveyor

APPROVED FOR RECORDING
BY
CLERK OF DISTRICT COURT
COUNTY OF HIDALGO
TEXAS
10/10/76
By *John C. Cook*
Clerk
or *John C. Cook*
Clerk

PREPARED BY:
FADIAN, MELDON & MEDINA INC.
M^{ALL}EN, TEXAS
SCALE: 1" = 80' DATE: 5-17-76

STATE OF TEXAS,
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVISION TO THE CITY OF M^{ALL}EN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS,
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF June, 1976.

Harold C. Tresler
Harold C. Tresler

Beatrice Meyer
Beatrice Meyer
Notary Public

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF M^{ALL}EN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHENEVER BY APPROVAL IS REQUIRED.

James L. Medina
James L. Medina
Chairman, Planning Commission

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 CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Charles L. Melden
Charles L. Melden
Registered Public Surveyor
Edinburg, Texas

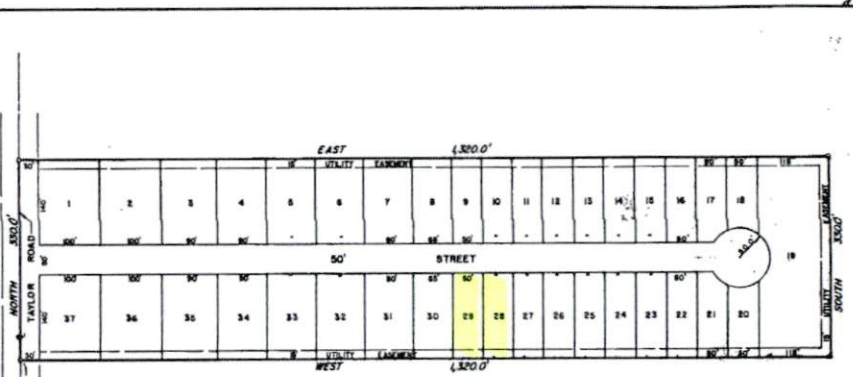
I, THE UNDERSIGNED, MAYOR OF THE CITY OF M^{ALL}EN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHENEVER BY APPROVAL IS REQUIRED.

John C. Cook
John C. Cook
Mayor, City of M^{ALL}EN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 7 ON THIS 10th DAY OF August, 1976 A.D. 1976

Charles L. Melden
Charles L. Melden
Secretary

APPROVED FOR RECORDING
FOR RECORDING
HIDALGO COUNTY CLERK
By *John C. Cook*
Date 10-10-76



MAP OF
R. L. D. S. SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF NORTH 10.8 ACRES
OF SOUTH 10.8 ACRES OF LOT 417, JOHN H. SHARY
SUBDIVISION, HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, CIVIL ENGINEER AND SURVEYOR, CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREOF DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Charles L. Melden
Charles L. Melden
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
FEBRUARY 4, 1975



27175

STATE OF TEXAS,
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARRELL WILSON, OWNER OF THE LANDS HEREOF DESCRIBED DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP AND DOES HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS AND EASEMENTS HEREOF SHOWN.

Darrell Wilson
Darrell Wilson, OWNER

FILED FOR RECORDING THIS DATE
OCT 4 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas

STATE OF TEXAS,
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO 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 10th DAY OF August, A. D., 1976.

Darrell Wilson
Notary Public in and for
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
This is the 4th day of Oct. 1976
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By *Darrell Wilson*

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 ON THIS THE 10th DAY OF August, A. D., 1976

ATTEST:
W. K. H. H. H.
SECRETARY

APPROVED FOR RECORDING
FOR RECORDING
HIDALGO COUNTY CLERK
By *Santos Saldana*
Date 9-28-76