



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR August 10, 2021**

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b>4</b>

AI-81983

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Sylvia V. Garza	4-4924
2.	Linda H. Villarreal	4-5035
3.		
4.		
	COMM. COURT: AUGUST 10, 2021	



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Precinct 1 2 3 (4)

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4924

### 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: Sylvia V. Gana

Address: P.O. Box 442  
La Blanca, Tx 78558

Phone: 956-463-3610

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

Water Supplier: North AUS

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

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

regarding the land described as:

MOROCCO Lot 11

on August 10, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 12/3/97);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by M Ramirez);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
8/10/21 [Signature]

Rolando F. Cruz 8/10/21  
Antonina Hernandez Jr. 8/11/21



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4924

### 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: Sylvia V. Grana  
Address: P.O. Box 442  
La Blanca, TX 78557  
Phone: 956-463-3610

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

Morocco Lot 11

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

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

Sylvia V. Grana  
Requesting Party (Signature)

7/30/2021  
Date

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

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

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

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

8/16/21  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4924  
Receipt No.: 018923  
M6870-00-000-0011-00

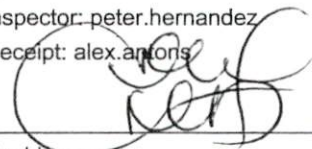
GARZA RENE & SYLVIA V  
10269 E CURVE RD  
EDINBURG , TX 78542  
(956) 463-3610  
(956) 227-4761

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1584Sq.Ft.
- [5] Legal Description: MOROCCO LOT 11
- [6] Location: 493 AND 107
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$131800
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340350C  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 30', Rear 30', Side 7', Side 7', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-4924  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

6/28/21  
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

6-28-21  
Date

**WARRANTY DEED**

658388

With Vendor's Lien

**Date:** February 27, 1998

**Grantor:** RABE-YORK, INC.

**Grantor's Mailing Address (including county):** P. O. Box 6416  
McAllen, Texas 78502  
County of Hidalgo, Texas

**Grantee:** RENE GARZA and SYLVIA V. GARZA

**Grantee's Mailing Address (including county):** P. O. Box 442  
La Blanca, Texas 78558  
County of Hidalgo, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWELVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$12,600.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to WILLIAM YORK, Trustee.

**Property (including any improvements):**

Lot 11, Morocco Subdivision, Hidalgo County, Texas, according to subdivision plat recorded in Volume 33, Page 13, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals in and under said land.

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

1. Morocco Subdivision Building Restrictions recorded as Document No. 643912 in the Official Records of Hidalgo County, Texas, and building restrictions shown on recorded subdivision plat.
2. Reservation of all mineral interest by predecessors in title.
3. Taxes for the current year and subsequent years.
4. Easements and reservations shown on recorded subdivision plat and dedication.
5. Subdivision platting regulations of Hidalgo County and building and zoning ordinances of any city having extraterritorial jurisdiction over the property.
6. Easements, liens, rights, rules and regulations of Donna Irrigation District Hidalgo County No. 1.

Warranty Deed With Vendor's Lien

7. Easement grants of record in Hidalgo County, Texas.
8. Unreleased oil, gas and mineral leases of record in Oil & Gas Lease Records of Hidalgo County, Texas.
9. Lien created by deed of trust recorded as Document No. 577881 in Official Records of Hidalgo County, Texas, securing purchase money note of \$34,000.00 to Texas State Bank, payment of which is not assumed by purchaser in this transaction.

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

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

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

RABE-YORK, INC.

BY: *William E York*  
WILLIAM E. YORK  
President

**ACKNOWLEDGMENT**

STATE OF TEXAS            §  
COUNTY OF HIDALGO    §

This instrument was acknowledged before me on February 27, 1998 by WILLIAM E. YORK, acting in his capacity as President of RABE-YORK, INC., a Texas corporation, on behalf of the corporation as its act and deed.



*Cheryl Strong*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RABE-YORK, INC.  
P. O. BOX 6416  
McALLEN, TX 78502

Warranty Deed With Vendor's Lien



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5035

### 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: Linda H. Villarreal

Address: 4607 Hibiscus Dr.  
San Juan, TX 78589

Phone: (956) 533-5794

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u>	
Inspection/Permit No:	<u>Light Only</u>	
Date Approved:	<u>7/28/21</u>	<u>/ /</u>

Water Supplier: N/A

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

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

regarding the land described as:

Los Cerritos Ut 4 Lot 26

on August 10, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 2/6/97);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Rolando F. Cruz 8/10/21  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/10/21

ATTEST: [Signature] 8/11/21  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-5035

### 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: Linda H. Villarreal

Address: 4607 Hibiscus Dr.  
San Juan, TX 78589

Phone: (956) 533-5794

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

Los Cerritos ut 4 Lot 26

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

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

Linda H. Villarreal 7/28/21  
Requesting Party (Signature) Date

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

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

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

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

8/6/21  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/28/2021 12:28:52 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-5035  
Receipt No.: 019408  
L5827-04-000-0026-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

VILLARREAL H. LINDA  
4607 HIBISCUS DR  
SAN JUAN , TX 78589  
(956) 533-5794  
(956) 533-5794

- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1064Sq.Ft.
- [5] Legal Description: LOS CERRITOS UT 4 LOT 26
- [6] Location: 490 AND 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS  
Description: Permit 4-5035  
Price: \$30.00

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

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

Cashier 

Date 07/28/21

[NOTICE]

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

  
Signature of Owner or Applicant

7/28/21  
Date

Capital Title  
GF# 21-596191-ED

**AFTER RECORDING MAIL TO:**

Linda Haydee Villarreal  
4607 Hibiscus Dr  
San Juan, TX 78589

Prepared By:  
Robertson Anschutz Vettors, LLC  
10850 Richmond Avenue, Suite 350  
Houston, TX 77042

**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.**

THAT **Joseph D. Zemanek, a single person**, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Linda Haydee Villarreal, a single woman**, hereinafter called "Grantee", whose mailing address is **4607 Hibiscus Dr, San Juan, TX 78589**, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **Thirty-Five Thousand Two Hundred Dollars (\$35,200.00)**, of even date herewith, payable to the order of **Security Service Federal Credit Union**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to **Ruth W. Garner, Trustee**, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in **HIDALGO County, Texas**, to-wit:

**Lot Twenty-six (26), Los Cerritos Subdivision, Unit 4, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 32, Page 17, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes**

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.



TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**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.**

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.



When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: 7-6-2021

SIGN  
HERE X

Joseph D. Zemanek  
Joseph D. Zemanek



State of NC

County of Avery

This instrument was acknowledged before me on (Date) 7-6-21 by Joseph D. Zemanek.

NOTARY SEAL



Amanda L. Hicks  
Notary Public (Signature of Notarial Officer)

Amanda L. Hicks  
(Printed Name of Notarial Officer)

My commission expires: Aug. 9, 2025







# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4908

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

Upon the application of:

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

Name: SIL GUERO MELISA

Address: 209 W Paisano Ln  
Weslaco, Tx 78599

Phone: 956-376-7828 956-684-5064

Account/ESI No.: 1000029431  
 Temporary Pole  Permanent Service

Water Supplier: NORTH ALAMO WATER  
Utility Provider:  M.V.E.C.  AEP

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

Requesting utility service for property # 324912  
WEST TRACT S300'- N990'- E246.33' FT 226 MILE 6 1/2 W. MILE 12 N  
1-87 AC WESLACO, TEXAS

[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 8-10, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~-OR-~~

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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge 8/10/21  
Date

ATTEST: [Signature]  
Hidalgo County Clerk 8/11/21  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/10/21



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 0 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4908

### 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

Melisa Silguero

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Drivers license (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:

PROPERTY # 324912 WEST TRACT S300'-N990'-E 246.33' FT 226 mile 6 1/2" W. 12 N  
1.8 TAC WESLACO, TEXAS

[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]

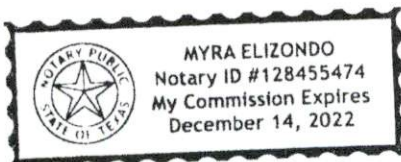
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."~~

Melisa Silguero (Signature)

SUBSCRIBED AND SWORN TO before me on 8-3, 2021, to certify which, witnesses my hand and seal of office.



Myra Elizondo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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

### **Warranty Deed with Vendor's Lien**

**Date:** April 23, 2021

**Grantor:** JOSE ALANIS

**Grantor's Mailing Address:** 2600 N. Bridge Ave.  
Weslaco, Hidalgo County, Texas 78599

**Grantee:** Melisa Silguero, as Trustee of the  
KINSMEN REDEEMER RISING TRUST

**Grantees' Mailing Address:** 10774 Business 83  
La Feria, Cameron County, Texas 78559

**Consideration:**

Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Five Thousand Dollars and No Cents (\$25,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to JOSE ALANIS.

**Property (including any improvements):**

Being a 1.8655 acre tract located in Hidalgo County, Texas and being out of the North 10.00 acres of the South 20 acres of Farm Tract 226, Block 182 of the West Tract Subdivision (Deed Ref: Vol. 2, Page 34-37, Hidalgo County, Map Records) in the Llano Grande Grant. Said 1.8655 acre tract also being out of that certain 6 acre tract as conveyed to Jose Angel Molina by deed recorded in Volume 2170, Page 961, of deed records of Hidalgo County, Texas.

COMMENCING for reference at a cotton picker spindle set at 660.00 feet South of the Northwest corner of said Farm Tract 226, and being located in the centerline of Mile 6 ½ West Road (original 30' road);  
THENCE, East, 1,320.00 feet to a #4 rebar with a plastic cap stamped "R.P.S. 3931" found for the Northeast corner of said 6 acre tract, same being the North East corner of the herein described tract and the POINT

OF BEGINNING;  
THENCE SOUTH, with the East line of said Farm Tract 226 for 330.00 feet to a #4 rebar 24" long with a plastic cap stamped "R.P.S. 1651" set for a corner of the herein described tract;  
THENCE WEST, 246.33 feet with the South line of the herein described tract to a #4 rebar (same as above) set for corner;  
THENCE NORTH, with the West line of the herein described tract 330.00 feet to a #4 rebar (same as above) set for corner;  
THENCE, East with the North line of herein described tract 246.33 feet to the POINT OF BEGINNING and CONTAINING 1.8655 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. SUBJECT TO all mineral reservations, if any, of record;
2. SUBJECT TO oil and gas leases, if any, or record;
3. SUBJECT TO easements and building restrictions and conditions, if any, of record;
4. SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any, or record;
5. SUBJECT TO all visible easements, if any;
6. SUBJECT TO easement for road purposes over and across the South 30 feet of said tract.
7. SELLER further agrees to convey to Buyer an easement for ingress and egress over and across the South 30 feet of the North 990 feet of said Farm Tract 226.

Grantors, for the Consideration and subject to the Reservations from Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' 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 and the Exceptions to Warranty, when the claim is by, through, or under Grantors, but not otherwise.

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

property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

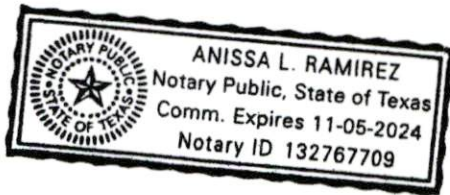
The vendor's lien against and superior title to the Property are retained until the Purchase Note described is fully paid according to its terms, at which time this deed will become absolute.

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

By: Jose Alanis  
JOSE ALANIS

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 23, 2021, by JOSE ALANIS.



Anissa L. Ramirez  
Notary Public, State of Texas  
My Commission expires: 11/05/2024

2170/360  
324908  
4.00 ac

607879  
4.00 ac

THE STATE OF TEXAS                    \$  
 COUNTY OF HIDALGO                    \$

OFFICIAL RECORDS

THIS AGREEMENT, Made and Entered into this 3rd day of  
January, 1986, ~~1985~~, by and between JOSE ANGEL MOLINA,  
Rt. 1, Box 337, Weslaco, Texas 78596  
 hereinafter called Seller(s) and JOSE ALANIS, Rt. 1, Box 447  
Weslaco, Texas 78596

hereinafter called Purchaser(s);

W I T N E S S E T H:

That Seller(s) have sold and hereby contracts and agree  
 to convey unto Purchaser(s) and Purchaser(s) have purchased  
 and do hereby contract and agree to take conveyance of the  
 following tract or parcel of land lying and being situated in

Hidalgo County, Texas, to-wit:

Being a 1.8665 acre tract located in Hidalgo County, Texas and  
 being out of the North 10.00 acres of the South 20 acres of  
 Farm Tract 226, Block 182 of the West Tract Subdivision (Deed  
 Ref: Vol. 2, Page 34-37, Hidalgo County, Map Records) in the  
 Llano Grande Grant. Said 1.8665 acre tract also being out of  
 that certain 6 acre tract as conveyed to Jose Angel Molina by  
 deed recorded in Volume 2170, Page 961, of deed records of Hidalgo  
 County, Texas.

COMMENCING for reference at a cotton picker spindle set at 660.00  
 feet South of the Northwest corner of said Farm Tract 226, and  
 being located in the centerline of Mile 6½ West Road (original  
 30' road);

THENCE, East, 1,320.00 feet to a #4 rebar with a plastic cap  
 stamped "R.P.S. 3931" found for the Northeast corner of said  
 6 acre tract, same being the Northeast corner of the herein  
 described tract and the POINT OF BEGINNING;

THENCE SOUTH, with the East line of said Farm Tract 226 for  
 330.00 feet to a #4 rebar 24" long with a plastic cap stamped  
 "R. P. S. 1651" set for a corner of the herein described tract;

THENCE, West, 246.33 feet with the South line of herein described  
 tract to a #4 rebar (same as above) set for the corner;

THENCE, North, with the West line of herein described tract  
 330.00 feet to a #4 rebar (same as above) set for corner;

THENCE, East with the North line of herein described tract 246.33  
 feet to the POINT OF BEGINNING and CONTAINING 1.8665 acres of  
 land, more or less.

SUBJECT to easement for road purposes over and across the South  
 30 feet of said tract.

SELLER further agrees to convey to Buyer an easement for ingress  
 and egress over and across the South 30 feet of the North 990  
 feet of said Farm Tract 226.

Interest at the rate of 10.00 % per annum; the first of said  
 instalments being due and payable on or before the 10th day  
 of February, 1986, ~~1985~~, and a like installment being due  
 and payable on or before the 10th day of each succeeding month  
 thereafter until fully paid.

A) 1,000.00 square feet minimum for residence, material used must  
 be new. B) Any frame home must be brick veneered to lower level of  
 windows. C) There shall be no outdoor privies permitted upon said  
 lands.

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under the following terms and conditions, to-wit:

1. The purchase price to be paid by Purchaser(s) is \_\_\_\_\_  
TWELVE THOUSAND AND NO/100-----  
(\$12,000.00) Dollars payable as follows  
(\$3,000.00), Dollars, cash in hand paid upon execution  
hereof, receipt whereof is hereby acknowledged, and the balance  
of \$ 9,000.00 due and payable in 60 equal  
monthly installments of \$ 191.23, including  
interest at the rate of 10.00 % per annum, the first of said  
installments being due and payable on or before the 10th day  
of February, 1986, ~~1985~~, and a like installment being due  
and payable on or before the 10th day of each succeeding month  
thereafter until fully paid.  
A) 1,000.00 square feet minimum for residence, material used must  
be new. B) Any frame home must be brick veneered to lower level of  
windows. C) There shall be no outdoor privies permitted upon said  
lands.

VN 2232 Page 632-B

-2-

Purchaser(s) reserve the right to prepay all or any portion of the deferred consideration at any time; without penalty, provided, however, that any partial payment shall operate only to accelerate the final maturity date of this contract and shall not relieve Purchaser(s) of their obligation to pay the next succeeding monthly installment when due.

2. Purchaser(s) are vested with possession of said premises upon execution hereof and shall be entitled to remain in possession of same so long as they shall not be in default in the performance of any of the provisions of this contract.

3. Purchaser(s) agree to pay all taxes levied and assessed against said property for the year 1986 and all subsequent years, and on or before the first (1st) day of February of each year during the term of this Contract shall furnish to Seller(s) proof of the timely payment of all such taxes.

4. Upon full and final payment of the consideration herein above specified, Seller(s) agree to execute and deliver to Purchaser(s) a good and sufficient General Warranty Deed conveying said lands to Purchaser(s) free and clear of any and all encumbrances other than taxes for which Purchaser(s) are responsible, and the restrictions and/or reservations hereinafter set forth.

5. In the event Purchaser(s) shall default in the performance of any of the terms and conditions hereof, Seller(s), by written notice, shall have the right to terminate the Contract and to re-enter and take possession of said premises to the exclusion of Purchaser(s), and all rights of Purchaser(s) in said property under this Contract shall be retained by Seller(s) as liquidated damages for the breach of this contract.

6. Purchaser(s) shall be without power to assign this Contract or any right hereunder, without the express consent of Seller(s) in writing previously obtained.

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7. It is understood and agreed that time is of the essence of this Contract as to all obligations imposed hereby, and a waiver of Seller(s) as to any default by Purchaser(s) shall not operate or be construed as a waiver of any subsequent default.

EXECUTED the day and year first above written in duplicate originals.

Jose Angel Molina  
 JOSE ANGEL MOLINA Seller

\_\_\_\_\_  
 Seller

Jose Alanis  
 JOSE ALANIS Purchaser

\_\_\_\_\_  
 Purchaser

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

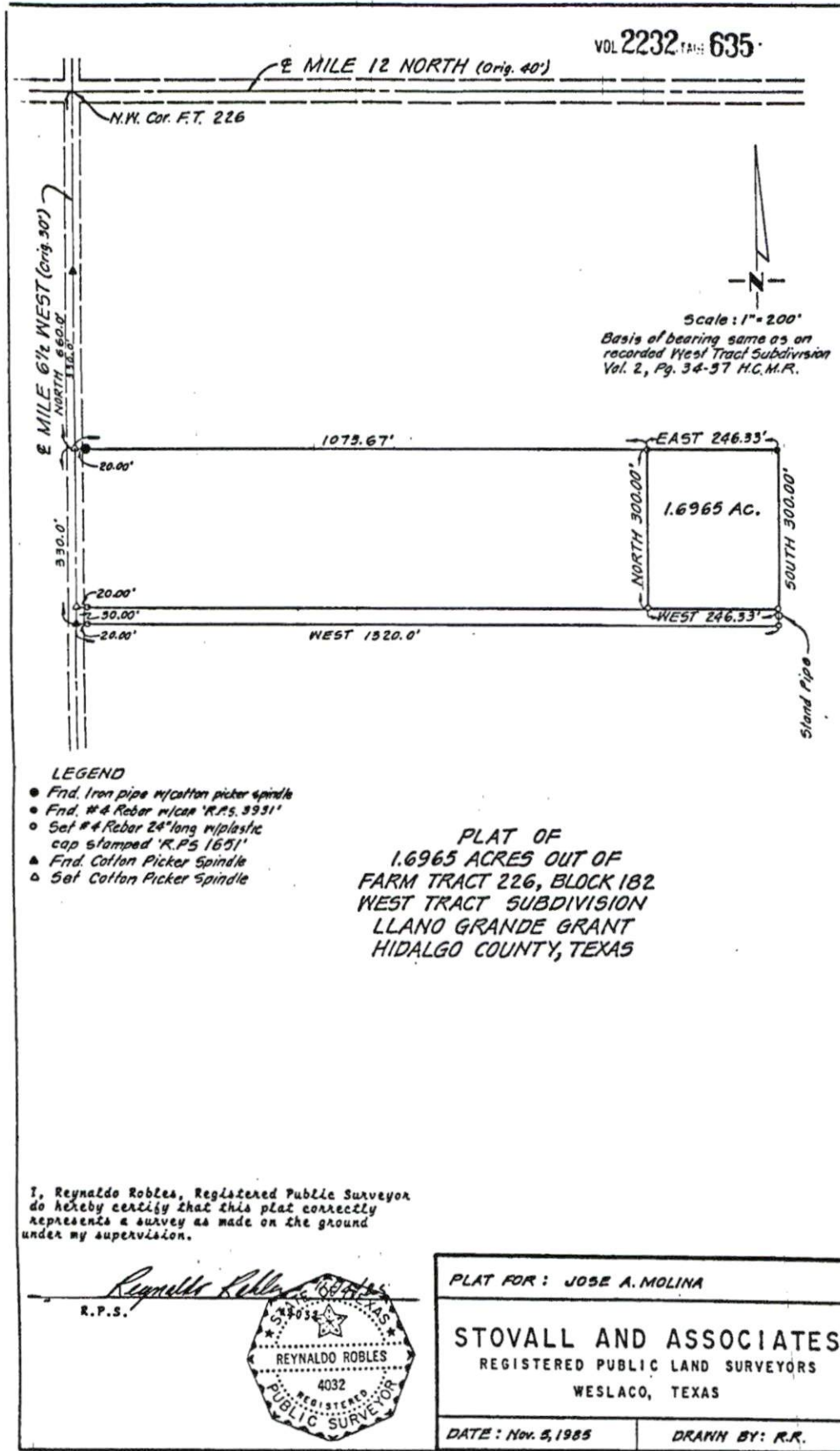
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, JOSE ANGEL MOLINA, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6<sup>th</sup> day of January, 1986 1986

(L. S.)  
My Commission Expires:  
10-31-88

Carl Higdon Jr.  
Notary Public, State of Texas

Notary's Printed Name:  
**CARL W. HIGDON JR., NOTARY PUBLIC**  
**AND FOR THE STATE OF TEXAS**



Scale: 1" = 200'  
 Basis of bearing same as on  
 recorded West Tract Subdivision  
 Vol. 2, Pg. 34-37 H.C.M.R.

LEGEND

- Fnd. Iron pipe w/cotton picker spindle
- Fnd. #4 Rebar w/cap 'R.P.5.3931'
- Set #4 Rebar 24" long w/plastic cap stamped 'R.P.5.1651'
- ▲ Fnd. Cotton Picker Spindle
- ◊ Set Cotton Picker Spindle

PLAT OF  
 1.6965 ACRES OUT OF  
 FARM TRACT 226, BLOCK 182  
 WEST TRACT SUBDIVISION  
 LLANO GRANDE GRANT  
 HIDALGO COUNTY, TEXAS

I, Reynaldo Robles, Registered Public Surveyor  
 do hereby certify that this plat correctly  
 represents a survey as made on the ground  
 under my supervision.

*Reynaldo Robles*  
 R.P.S.  


PLAT FOR: JOSE A. MOLINA	
<b>STOVALL AND ASSOCIATES</b> REGISTERED PUBLIC LAND SURVEYORS WESLACO, TEXAS	
DATE: Nov. 5, 1985	DRAWN BY: R.R.

146462

FILED 7 3 11 00 00  
1966 JUN 18 AM 10 32  
J. EDG. S. ...  
COMM. ...  
HIDALGO ...

*[Handwritten Signature]*  
Lesa Alford  
P.O. Box 451  
Wolcott, TX 71857

PROOF READ

STATE OF TEXAS  
COUNTY OF HIDALGO  
I hereby certify that the instrument was filed  
in the Public Records on this date and at the  
time stated herein by me, and was duly RETURNED  
to the office of Public Records of said County, Texas



*[Handwritten Signature]*

COUNTY CLERK  
HIDALGO COUNTY, TEXAS



Chapter 232, Texas Local Government Code

8/3/2021 1:57:10 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-4908  
Receipt No.: 019478  
W3800-00-226-0000-05

SILGUERO MELISA  
209 W. PAISANO LN.  
WESLACO, TX 78599  
(956) 376-7828  
(956) 376-7828

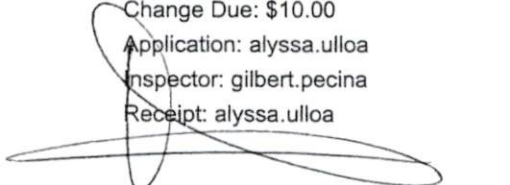
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: WEST TRACT S330'-N990'-E246.33' FT 226  
1.87AC
- [6] Location: MILE 6 1/2 W. & MILE 12 N.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-4908  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00


Change Due: \$10.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

8/3/21  
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

8-3-2021  
Date



# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4756

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Luis Munoz Jr.

Address: P.O. Box 1126  
Progreso TX 78579

Phone: (956) 376-8465

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

Water Supplier: Military

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

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

regarding the land described as:

Santa Maria Lot 5

on August 10, 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 6-4-1996)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/10/21

ATTEST:

[Signature]  
Hidalgo County Clerk

Date

Date

8/10/21

8/11/21



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

Main Office  
1304 South 25<sup>th</sup> Street  
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956-318-2840  
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

1-4756

### 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: Jose Luis Munoz Jr.

Address: P.O. Box 1126

Progreso Tx 78579

Phone: (956) 376-8465

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

Santa Maria Lot 5

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

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

Jose Luis Munoz Jr.  
Requesting Party (Signature)

8-4-21  
Date

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

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

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

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

8/4/21  
Date

[Signature]  
County Official

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

## GIFT WARRANTY DEED

The State of Texas

} Know all Men by These Presents:

County of Hidalgo

That I, Grantor: Juana Munoz (P.O. Box 1126 Progreso, Texas 78579) of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100(\$10.00) an other good and valuable consideration; to me in had paid by: Jose Luis Munoz Jr. (P.O. Box 1126 Progreso, Texas 78579) , the receipt of which is hereby acknowledged and confessed, as follows have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Jose Luis Munoz Jr. of the County of Hidalgo State of Texas all that certain tractor parcel of land lying situated in the County of Hidalgo, State of Texas and described as follows, to-wit:

Property (including any improvements):

Lot 5, Santa Maria Subdivision, an addition to the City of Progreso, Hidalgo County, Texas, as per map or plat duly recorded in Volume 31, page 61, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

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 Jose Luis Munoz Jr., his heirs and assigns forever and I do hereby bind ourselves, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Jose Luis Munoz Jr., his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This instrument was prepared based on information furnished by the parties, and no independent title search or survey was requested in connections with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this Property.

Witness my hand at Mercedes, Texas this 8<sup>th</sup> day of February, 2021

Juana Munoz  
Juana Munoz

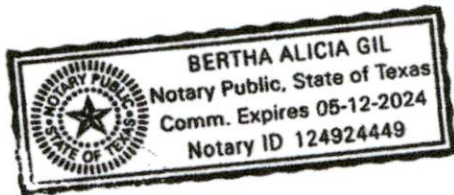
**Acknowledgment**

The State of Texas

∩

County of Hidalgo

This instrument was acknowledgment before me on the 8<sup>th</sup> day of February, 2021 BY SAID Juana Munoz



Bertha  
Notary Public State of Texas  
July 12, 2024  
My Commission Expire

AFTER RECORDING RETURN TO:  
GRANTEE:  
Jose Luis Munoz Jr.  
P.O. Box 1126  
Progreso, Texas 78579



Chapter 232, Texas Local Government Code

6/28/2021 10:25:44 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
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Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-4756  
Receipt No.: 018913  
S1830-00-000-0005-00

MUNOZ JOSE LUIS JR  
PO BOX 1126  
PROGRESO, TX 78579  
(956) 376-8465  
(956) 463-7756

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2108Sq.Ft.
- [5] Legal Description: SANTA MARIA LOT 5
- [6] Location: FM 1015 & GONZALEZ RD.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-4756  
Price: \$30.00

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

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

Cashier

6/28/21  
Date

[NOTICE]

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Signature of Owner or Applicant

06/28/21  
Date