



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR September 7, 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	1
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	4
TOTAL CERTIFICATES	5

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5005

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

Upon the application of:

Name: Jose Vargas
Address: 3009 Chapa dr
Weslaco TX
Phone: 956-355-1032

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

Water Supplier: North Alamo Water

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:

Chapa Lot 14

[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 Sept 7, 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

Richard F. Carter
Hidalgo County Judge

9/7/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

9/8/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/7/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-5005

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

Jose P. Vargas

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

Chapa Lot 16

[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.~~"

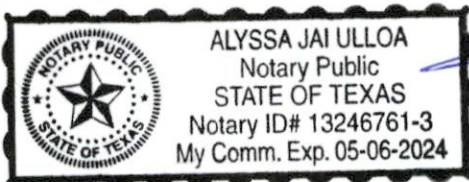
-OR-

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."

Jose Vargas

(Signature)

SUBSCRIBED AND SWORN TO before me on August 30, 2021, to certify which, witnesses my hand and seal of office.



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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: June 19, 2017.

Grantor: DANIEL FLORES, a single man.

Grantor's Mailing Address: 855 Tulip Tree Ln., Shelbyville, Allegan County, MI 49344.

Grantee: JOSE VARGAS BAZALDUA, a married man as his sole and separate property.

Grantee: JOSUE ABRAHAM VARGAS, a single man.

Grantee: JOSE PATRICIO VARGAS, a single man.

Grantee's Mailing Address: 3213 Elena, Weslaco, Hidalgo County, TX 78596.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Seventy Thousand and 00/100 (\$70,000.00) Dollars payable to the order of Grantor, executed by Grantee, same note is secured by a vendor's lien retained in favor of Grantor, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee.

Property (including any improvements): Lots 15 and 16, CHAPA SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 20, Page 57, Map Records of Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

1. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 20, Page 57, Map Records Hidalgo County, Texas.
2. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
3. Easements or claims of easements which are not part of the public record.
4. Oil and Gas lease dated July 29, 1981, from Casimiro Chapa to Southport Exploration, Inc., recorded in Volume 407, Page 244, Oil and Gas Lease Records of Hidalgo County, Texas.
5. All oil, gas, and other minerals reserved in Deeds recorded in Volume 511, Page 208, Volume 1552, Page 697, and Volume 1768, Page 613, all in Deed Records of

Hidalgo County, Texas.

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.

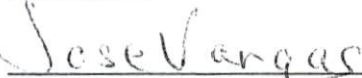
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. When the context requires, singular nouns and pronouns include the plural.

Grantor:



DANIEL FLORES

Grantees:



JOSE VARGAS BAZALDUA



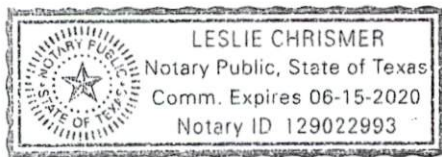
JOSUE ABRAHAM VARGAS

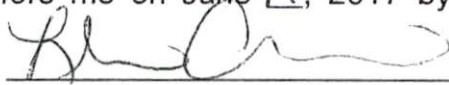


JOSE PATRICIO VARGAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 19, 2017 by DANIEL FLORES.

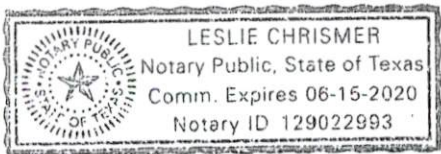


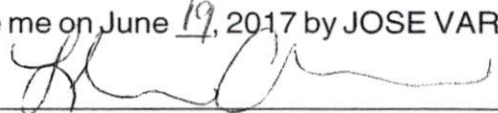


Notary Public for the State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 19, 2017 by JOSE VARGAS BAZALDUA.



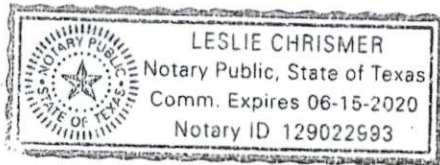


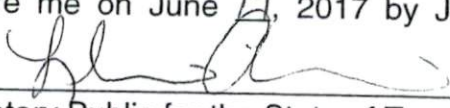
Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

§
§

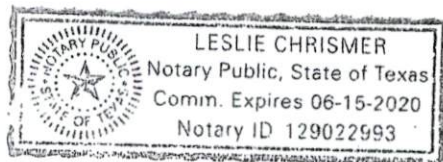
This instrument was acknowledged before me on June 19, 2017 by JOSUE ABRAHAM VARGAS.

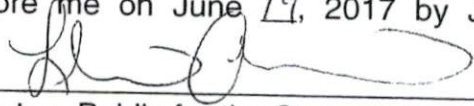



Notary Public for the State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 19, 2017 by JOSE PATRICIO VARGAS.




Notary Public for the State of Texas

Prepared in the Law Office of:
CARLOS J. GARZA, Attorney
161 South Texas Boulevard
Weslaco, TX 78596
956/973-9430



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
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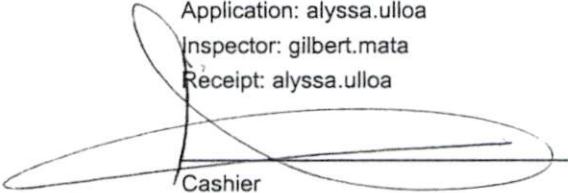
Permit No.: Permit 1-5005
Receipt No.: 019872
C2950-01-000-0016-00

- BAZALDUA JOSE VARGAS, JOSUE A VARGAS & JOSE P VARGAS
3213 ELENA ST
WESLACO, TX 78596
(956) 355-1032
(956) 838-9681
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 300Sq.Ft.
 - [5] Legal Description: CHAPA LOT 16
 - [6] Location: MIDWAY & SUGARCANE
 - [7] Sewage: N/A
 - [8] Construction Type: Metal
 - [9] Est. Cost of Construction: \$33000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-5005
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.mata
Receipt: alyssa.ulloa

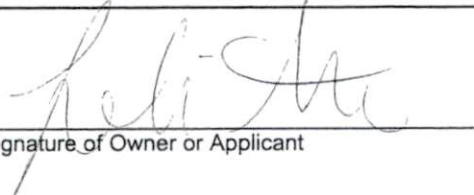


Cashier

8/30/21
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

8/30/21
Date

AI-82326

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Gabriela Cuadros	4-4366
2.	
3.	
4.	
COMM. COURT: SEPTEMBER 7, 2021	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2840
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4366

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: Gabriela Cuachos

Address: 16005 Montebonito
Edinburg TX
78541

Phone: (956) 685-4353

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>MRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1/1</u>		<u>existing septic</u>
		<u>8/23/21</u>

Water Supplier: alamo water supply

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

Account/ESI No.: 10032789924386884
 Temporary Pole Permanent Service

regarding the land described as:

lot 17 collin subdivision hidalgo county

on September 7, 2021, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 07/18/21);

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;

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

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

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

[Signature]
Planning Department Authorized Signature

Richard F. Carter 9/7/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/7/21

ATTEST: [Signature] 9/8/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4366

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: Gabriela Cuadros

Address: 16005 Montebonito Lane
Edinburg, TX

Phone: 956 685 4353

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

Collin lot # 17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gabriela Cuadros
Requesting Party (Signature)

08/23/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

09/03/21
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

2/24/2021 3:02:25 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4366
Receipt No.: 016681
C6430-00-000-0017-00

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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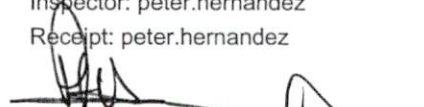
ONTIVEROS JORGE LUIS & GABIRELA C CUADROS
 16005 MONTE BONITO
 EDINBURG, TX 78541
 (956) 685-4353
 (956) 685-4353

[1] Contractor: SELF
 [2] Water System: North Alamo WSC
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 1120Sq.Ft.
 [5] Legal Description: COLLIN LOT 17
 [6] Location: MONTECRISTO RD AND 493
 [7] Sewage: N/A
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$24500
 [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS**
 Description: Permit 4-4366
 Price: \$30.00

Total Amount.....\$30.00

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



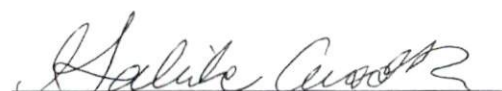
 Cashier

2/24/2021

 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.



 Signature of Owner or Applicant

02/24/2021

 Date

**STATE OF TEXAS
COUNTY OF HIDALGO**

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DEED WITHOUT WARRANTY WITH VENDOR'S LIEN

Date: February 1, 2021

Grantor: Dos Jardines LTD.

Grantor's Mailing Address (including county):

P.O. Box 4169
McAllen, Texas 78502
Hidalgo County, Texas

Grantees: Jorge Luis Loera Ontiveros
Gabriela Carolina Cuadros

Grantee's Mailing Address (including county):

16005 Monte Bonito Ln.
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration:

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$32,130.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to Patrick Moore, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

Property:

**LOT SEVENTEEN (17), COLLIN SUBDIVISION, A RESUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES, LOT 4, BLOCK 95, MO-TEX, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
(ACCT NO# C6430-00-000-0017-00)**

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

All of record.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing body for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

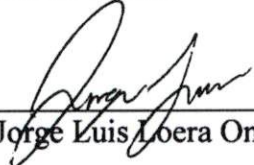
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

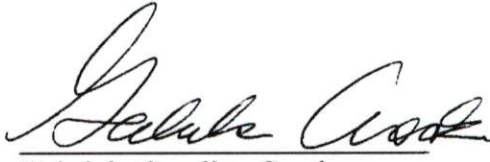
ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEES:



Jorge Luis Loera Ontiveros

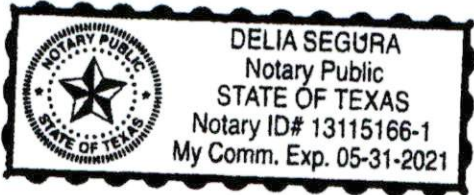


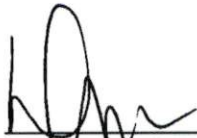
Gabriela Carolina Cuadros

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2021 by A. Ford Sasser, III, Manager of Dos Jardines LTD., on behalf of said partnership.



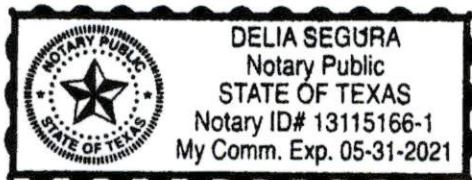


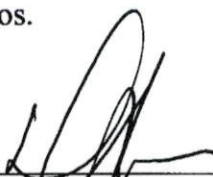
Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/21

ACKNOWLEDGMENT

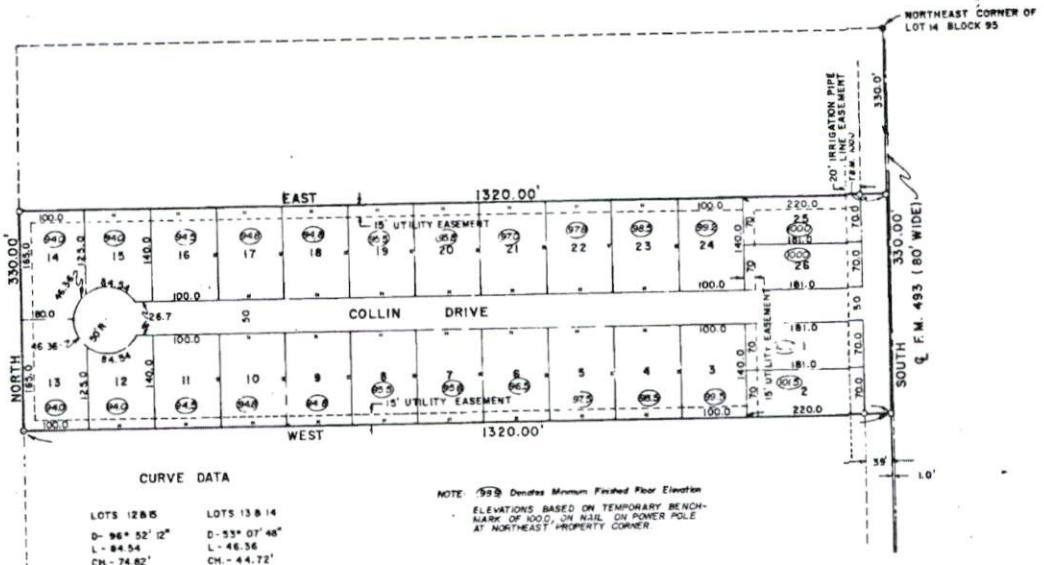
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of February, 2021 by Jorge Luis Loera Ontiveros and Gabriela Carolina Cuadros.





Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/21



CURVE DATA

LOTS 12 & 5	LOTS 13 & 14
D - 96° 52' 12"	D - 53° 07' 48"
L - 84.54'	L - 46.36'
CH - 74.82'	CH - 44.72'

NOTE: 99.9 Denotes Minimum Finished Floor Elevation
 ELEVATIONS BASED ON TEMPORARY BENCH-MARK OF 100.00' ON NAIL ON POWER POLE AT NORTHEAST PROPERTY CORNER

PLAT OF
 COLLIN SUBDIVISION
 SCALE 1" = 100'

QUANTITY OF SURVEY CALCULATION

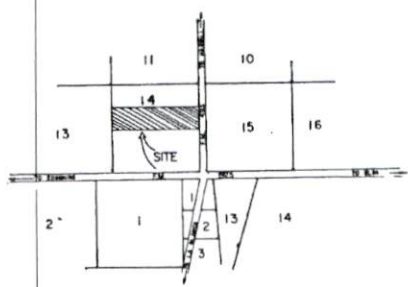
TOTAL Q = ATR/P
 P = 3
 A = 2
 R = 10
 I = 0.85
 Q = (10)(.85)(3)/3
 Q = 3.4 c.f.a.

100 Year Storm: This subdivision lies within Zone C area of minimal flooding, having the lowest insurance risk. This does not lie within a recognized 100 year flood plain.
 ANTICIPATED HIGH WATER ELEVATION 90.0

RECORDED
 FOR RECORDING
 IN THE PUBLIC RECORDS OF
 HIDALGO COUNTY, TEXAS
 DATE JULY 19, 1982

FILED
 JUL 19 1982
 HIDALGO COUNTY, TEXAS

CHECKED FOR DRAINAGE
 BY: [Signature]



LOCATION MAP
 SCALE 1" = 1000'

COLLIN SUBDIVISION
 OWNERS STATEMENT AND DEDICATION
 STATE OF TEXAS)
 COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the land described by this plat, being a subdivision of

The South Ten (5 10) acres of the North Twenty (1 N 20) acres of Lot Fourteen (14), Block Ninety-five (95), Missouri-Texas Land & Irrigation Company's Subdivision of land in the Lee-Mestienes Grant, Hidalgo County, Texas, as shown by the map of said Subdivision of record in Volume 1, Page 29, Map Records of Hidalgo County, Texas, as such lot has been re-subdivided by J. C. Engelman, Jr., according to the plat of the East half of Block 94, of record in Volume 5, Page 42, Map Records of Hidalgo County, Texas.

does hereby make subdivision of said property and designates such subdivision as COLLIN SUBDIVISION, a subdivision subdivided in the following manner:

- Lots 1 thru 26
- COLLIN DRIVE is hereby dedicated to the County of Hidalgo forever as a public road and for utilities.
- UTILITY EASEMENTS, 15 feet wide, are hereby dedicated to the public for gas, water, sewer, electric and communication facilities over Northern 15 feet, the Southern 15 feet and the Western 15 feet of the land herein subdivided and along the rear 15 feet of Lots 2 and 25, as shown on this plat.

Executed this [] day of September, 1982.

[Signature]
 Claud Lookingbill

STATE OF TEXAS)
 COUNTY OF HIDALGO)

Before me, the undersigned Notary on this day personally appeared Claud Lookingbill, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that the same was his act and deed for the purposes and consideration therein expressed, and in capacity therein stated.
 Given under my hand and seal of office, this [] day of September,

STATE OF TEXAS)
 COUNTY OF HIDALGO)

Before me, the undersigned Notary on this day personally appeared [Signature], known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that

SURVEYORS CERTIFICATE

This is to certify that I, George E. Stourton, P.S., a Public Surveyor of the State of Texas, have surveyed and platted the subdivision shown hereon from an actual survey on the ground, made under my direction. All corners are properly marked as shown on this plat and this plat correctly represents that survey made under my direction. Dimensions are U.S. feet, sexagesimal bearings.

[Signature]
 PUBLIC SURVEYOR NO. 2911

Items not shown hereon:

- Easements and reservations as may be reflected by the map and plat of record in Volume 1, Page 29, and volume 5, Page 42, Records of Hidalgo County, Texas.
- Rights, rules, regulations, easements and liens in favor of Engelman Irrigation District No. 1.
- Easement for electrical powerline in favor of Central Power and Light Company, dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
- Easements for water pipeline as set forth in instrument dated March 25, 1973, to North Alamo Water Supply Corporation, recorded in Volume 1411, Page 657, Deed Records of Hidalgo County, Texas.
- Easement for roadway purposes as shown by instrument deed from Lucy Annette Neumann to Hidalgo County, Texas, dated December 4, 1904, re-recorded in Volume 760, Page 487, Deed Records of Hidalgo County, Texas.
- Restrictions, reservations etc. as shown by deed from J. C. Engelman, Jr. to J. C. Shattuck and wife, dated March 22, 1928, recorded in Volume 298, Page 348, Deed Records of Hidalgo County, Texas.

APPROVED BY ENGELMAN IRRIGATION DISTRICT NO. 1.

This plat is approved by Engelman Irrigation District No. 1 on this [] day of [] 1982.

BY [Signature]

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5170

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 <i>light only</i> <i>M Ramirez</i> Authorized Signature <i>No septic pot</i>	Final Service
Inspection/Permit No:		Authorized Signature
Date Approved:	<i>9/2/21</i>	<i>/ /</i>

Name: Moraima Montoya
Terrazas

Address: 822^s Richmond
Pharr Tx 78577

Phone: 956 874 7206

Water Supplier: N/A

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:

Delta Orchards company UT. NO. 1
lot # 31

[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 September 7, 2021, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~-OR-~~

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

Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

9/7/21
Date

ATTEST:

Antonio Hernandez Jr.
Hidalgo County Clerk

9/8/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/7/21



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:

4-5170

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

Moraima Veronica Montoya De Los Santos
AKA Moraima V. Ferrazas

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

1. "I am requesting utility service to the following described land:

Delta Orchards Company UT No. 1 Lot # 31

[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]

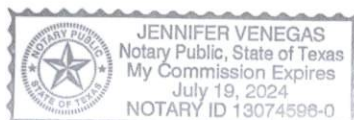
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."~~

MORAIMA V. FERRAZAS (Signature)

SUBSCRIBED AND SWORN TO before me on September 2, 2021, to certify which, witnesses my hand and seal of office.



Jennifer Venegas
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 4-5170
Receipt No.: 019945
D3800-01-000-0031-00

TERRAZAS HUGO & MORAIMA V
822 RICHMOND DR
PHARR, TX 78577
(956) 874-7206
(956) 874-7206

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 1
LOT 31 10 ACS. 9.52 ACS. NET
- [6] Location: valverde and benito ramirez
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$30680
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5170
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: danny.sanchez
Receipt: alex.antons

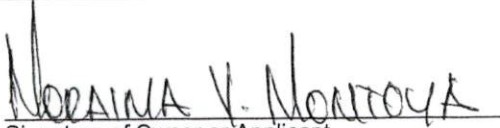


Cashier

9/2/21
Date

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Signature of Owner or Applicant

09/02/21
Date

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WARRANTY DEED WITH VENDOR'S LIEN

Date: July 7, 2015

Grantor: RICARDO AMBRIZ, AKA RICARDO J. AMBRIZ
and wife, ANA MARIELA ZAVALA

Grantor's Mailing Address (including county): 21216 Uresti Street
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: HUGO TERRAZAS and wife, MORAIMA V. TERRAZAS

Grantee's Mailing Address (including county): 822 Richmond Drive
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTY THOUSAND AND NO/100THS DOLLARS (\$60,000.00). 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Thirty-one (31), DELTA ORCHARDS COMPANY UNIT NO. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 6, Page 7, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instruments dated May 6, 2003, recorded under Clerk's File No. 1199892 and dated March 12, 2004, recorded under Clerk's File No. 1315530, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated June 25, 1964, recorded in Volume 288, Page 407, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.


Oil, Gas & Mineral Lease dated November 21, 1988, recorded in Volume 2687, Page 163, Official Records, Hidalgo County, Texas and unitized in instrument recorded in Volume 2748, Page 909, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

EXCLUDED.

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

Ricardo Ambriz
RICARDO AMBRIZ,
AKA RICARDO J. AMBRIZ

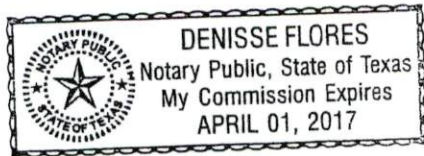

ANA MARIELA ZAVALA

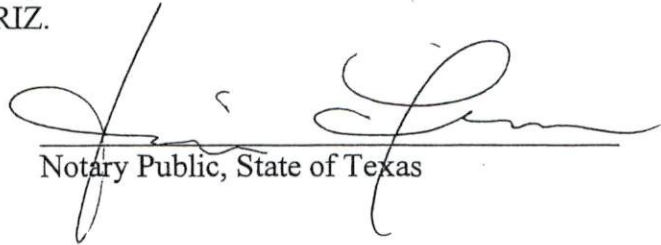
By:  Attorney in fact
ANA MARIELA ZAVALA,
ATTORNEY-IN-FACT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 15 of July, 2015,
by ANA MARIELA ZAVALA, INDIVIDUALLY, and as ATTORNEY-IN-FACT on behalf of
RICARDO AMBRIZ, AKA RICARDO J. AMBRIZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HUGO TERRAZAS and wife, MORAIMA V. TERRAZAS
822 Richmond Drive
Pharr, Texas 78577

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 900752;MR:bc



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4102

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

Upon the application of:

Name: Oneida Melender

Address: 21924 Lane Rd
Edinburg Tx 78541

Phone: 956-207-7014

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>Required</u> Authorized Signature <u>No sewer yet</u>	Final Service
Inspection/Permit No:	<u>B124121</u>	Authorized Signature
Date Approved:	<u>8/24/21</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 1000 031 484
 Temporary Pole Permanent Service

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

lane NO. 2 lot # 8 Sect. # 02

[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 September 7, 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

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/7/21

Ricardo F. Lopez 9/7/21

Antonio Guajardo Jr. 9/8/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4102

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

Oneida Melendez

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

1. "I am requesting utility service to the following described land:

Lane NO. 2 Lot # 8 Sect. # 02."

[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]

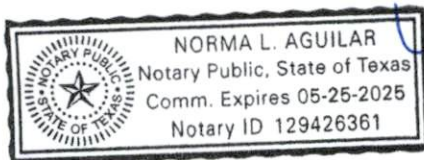
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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 August 24th, 2021, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-4102
Receipt No.: 015610
L2700-02-002-0008-00

GUERRERO MELENDEZ ONEIDA & PAULO MELENDEZ

21919 LANE RD
EDINBURG, TX 78542

(361) 568-3226

(361) 568-3226

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 864Sq.Ft.

[5] Legal Description: LANE NO. 2 LOT 8 BLK 2

[6] Location: 2812 186

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$50000

[10] Flood Zone: Zone C

Community Panel Number: 4803340225B

Precinct: 4

Certification of Elevation Required: No

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

Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS

Description: Permit 4-4102

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$50

Change Due: \$20.00

Application: maria.cerda

Inspector: peter.hernandez

Receipt: maria.cerda

Cashier

Date

Prop. ID# 215292

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

12-7-20
Date

Warranty Deed

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Date: January 21, 2019

Grantor: Eduardo Gonzalez Reyna aka Eduardo Reyna Gonzalez

Grantors Mailing Address:

404 Ric Mar
Edinburg TX 78541
Hidalgo County

Grantee: Oneida Guerrero Melendez and Paulo Melendez

Grantees' Mailing Address:

21919 Lane Rd
Linn TX 78563
Hidalgo County

Consideration:

That I, Eduardo Gonzalez Reyna aka Eduardo Reyna Gonzalez, of the County of Hidalgo County, State of Texas, for and in consideration of the sum of

Ten and No/100 (\$10.00) to me in hand by Oneida Guerrero Melendez and Paulo Melendez and have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Oneida Guerrero Melendez and Paulo Melendez of the County of Hidalgo, State of Texas, all that certain piece, parcel or tract of land described as follows:

SECTION 2, LOT 8, LANE SUBDIVISION NO. 2 BEING A SUBDIVISION OF SOUTH 11.5 ACRES OF 17.5 ACRES IN THE NORTH PART OF THE EAST 106.0 ACRES OF TRACT 110, PARTITION OF SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from and exceptions to conveyance and Warranty Easements, rights of way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect

the property; taxes for the current year, the payment of which Grantee assumes.

As part of the consideration hereof the grantees herein assume and agree to pay all taxes whether delinquent or not for 2019 and all the subsequent years on the herein conveyed property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise belonging unto the said Oneida Guerrero Melendez and Paulo Melendez and her heirs and assigns forever; and I do hereby bind ourselves and my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Oneida Guerrero Melendez and Paulo Melendez and her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my Hand at Edinburg, Texas this 21st day of January 2019.



Eduardo Gonzalez Reyna aka Eduardo Reyna Gonzalez

Acknowledgement

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned Notary Public, on this day personally appeared Eduardo Gonzalez Reyna aka Eduardo Reyna Gonzalez, proved to me on the oath of a Drivers License to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed in the capacity set forth and for the purpose and consideration therein expressed.

Given under my hand and seal of office this 21 day of January, 2019.


NOTARY PUBLIC, STATE OF TEXAS

After recording, return to Grantee, at:

**Oneida Guerrero Melendez
PO Box 304
Linn TX 78563**





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: 4-5075

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

Upon the application of:

Name: Uriel Lopez

Address: 1410 Val Bar Dr
Alamo tx 78516

Phone: 956-715-9223

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	08/10/21

Water Supplier: M/A City Alamo

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

Account/ESI No.: 1000030690
[] Temporary Pole Permanent Service

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

VAL-BAR ESTATES PH-1 LOT-17

[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 Sept 7, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
Date 9/7/21

APPROVED BY COMMISSIONERS COURT ON: 9/7/21

ATTEST: Antonio Benavides Jr.
Hidalgo County Clerk
Date 9/8/21



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:

4-5075

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

URIEL Lopez

Known to me [or proved to me in the oath of TEXAS ID 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:

VAL - BAR ESTATES P11-1 LOT-17"

[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."

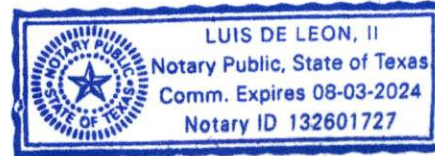
-OR-

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."

Uriel Lopez (Signature)

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

Luis de Leon II
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

8/9/2021 3:24:23 PM


COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5075
Receipt No.: 019552
V0150-00-000-0017-00

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

- LOPEZ URIEL
- 7005 OLVA AVE
- DONNA, TX 78537
- (956) 715-9223
- (956) 715-9223
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 784Sq.Ft.
- [5] Legal Description: VAL BAR ESTATES LOT 17
- [6] Location: SIOUX RD AND CESAR CHAVEZ RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-5075
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: heather.segura
 Inspector: peter.hernandez
 Receipt: heather.segura



 Cashier

8/9/21

 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

8-9-21

 Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: June 16, 2021

GRANTOR: Fred G. Karle

GRANTOR'S MAILING ADDRESS: P O Box 1064
San Benito, Texas 78586
Cameron County, Texas

GRANTEE: Uriel Lopez

GRANTEE'S MAILING ADDRESS: 7005 Olga Ave
Donna, Texas 78537
Hidalgo County, Texas

CONSIDERATION: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date, 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 Alberto A. Outon, Trustee

PROPERTY DISCRPTION: ALL OF LOT 17, VAL-BAR ESTATES, PHASE 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGES 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ACCT. NO. V0150-00-000-0017-00

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affects the property.
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, and other matters recorded in Map Records, Hidalgo County, Texas.

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

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

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

The vendor's lien against and superior title to the property are retained until the Note is fully paid per its terms, at which time this deed shall become absolute.
When the context requires, singular nouns and pronouns include the plural.

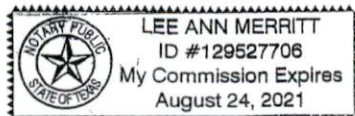


Fred G. Karle

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12 day of July, 2021 by **Fred G. Karle**.





Notary Public, State of Texas

LOT 3, SECT. 11, HIDALGO CANAL CO'S SUBD.

AMENDED MAP OF THE COURTYARD

McALLEN, TEXAS, BEING A RESUBDIVISION OF LOTS 4 & 8, THE COURTYARD, McALLEN, TEXAS OUT OF THE SOUTH 523.0 FT. OF THE NORTH 723.0 FT. OF THE EAST 390.0 FT. OF LOT 3, SECTION 11, HIDALGO CANAL CO'S SUBDIVISION OF PORCION 72, LOS TORRITOS HIDALGO COUNTY, TEXAS. CONTAINING 4.50 ACRES OF LAND MORE OR LESS.

APPROVED FOR RECORDING... 8-18-91

APPROVED FOR RECORDING BY COMMISSIONER'S COURT... 8-18-91

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "THE COURTYARD"...

STATE OF TEXAS, COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIE J. THORNE...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF ORDINANCE REGULATIONS OF THIS CITY UNDER...

THIS PLAN APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THE 14th DAY OF October, 1991.

LOT 8, BLOCK 40, ALAMO LAND & SUGAR CO'S SUBD.

MAP OF VAL - BAR ESTATES PHASE I

BEING A SUBDIVISION OF THE SOUTH 260.0 FT. OF THE NORTH 590.0 FT. OF THE WEST 967.0 FT. OF LOT 8, BLOCK 40, ALAMO LAND AND SUGAR CO'S SUBDIVISION, OF PORCION 72, LOS TORRITOS, SANTA ANA AND EL GATO GRANTS HIDALGO COUNTY, TEXAS. Containing 5.17 Acres of land more or less.

APPROVED FOR RECORDING... 9-18-91

APPROVED FOR RECORDING BY COMMISSIONER'S COURT... 9-18-91

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "VAL - BAR ESTATES, PHASE I"...

STATE OF TEXAS, COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMES MENTIONED KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE DESIGNATED TO THE FORENSIC...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY...

STATE OF TEXAS, COUNTY OF HIDALGO: I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF ORDINANCE REGULATIONS OF THIS CITY UNDER...

THIS PLAN APPROVED BY THE HIDALGO COUNTY INDIANATION DISTRICT NO. 2 ON THE 14th DAY OF October, 1991.