



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA COMMISSIONERS COURT AGENDA FOR September 28, 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>3</u>
TOTAL CERTIFICATES	6



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: 4-5128

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

Upon the application of:

Name: MARTIN GARZA

Address: 104-E DIAZ
Pharr, TX 78577

Phone: 956-929-8756

Approved by Environmental Health:	Temporary Service <u>Lisht only</u> <u>M Ramirez</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>No septic</u> <u>vet</u>	Authorized Signature
Date Approved:	<u>9/16/21</u>	<u>/ /</u>

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:

The East 0.89 of Lot # 1 and West 1/2 of Lot # 2
Block # 2 Santa Cruz Gardens UT NO. 2

[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 28, 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: 9/28/21

Ricardo F. Cruz 9/28/21

Antonio Guajardo Jr. 9/24/21



PLANNING DEPARTMENT

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5128

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

Martin Garza

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

The East 0.89 acre of lot #01 and West 1/2
of lot #02 Block #02 Santa Cruz Gardens UT No. 2

[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."

Martin Garza (Signature)

SUBSCRIBED AND SWORN TO before me on 9-16, 2021, to certify which, witnesses my hand and seal of office



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

8/24/2021 12:03:48 PM

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 4-5128
 Receipt No.: 019772
 S1700-02-002-0001-20

GARZA MARTIN
 104 E DIAZ ST
 PHARR, TX 78577
 (956) 929-8756
 (956) 929-8756

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2600Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2 E0.89-
 LOT 1 & W4.11AC-LOT 2 BLK 2 4.845 AC NET
- [6] Location: FM 2812 & JAZMIN
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$14000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: ~~NO~~ **YES**
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS**
 Description: Permit 4-5128
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: aaron.hernandez
 Receipt: alex.antons



 Cashier

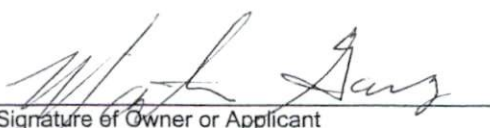
8/24/21

 Date

Prop. ID# 277858

[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

8/24/21

 Date

01035 VJC

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 23, 1997

714578

Grantor: ROSA LYDIA BLANTON and husband, DONALD BLANTON

Grantor's Mailing Address (including county):

7378 Parkridge Blvd., #183
Las Collnas, Texas 75063
_____ County, Texas

Grantee: MARTIN GARZA

Grantee's Mailing Address (including County):

104 E. Diaz
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of \$30,600.00 and is executed by Grantee, payable to the order of Inter National Bank. The note is secured by a vendor's lien retained in favor of Inter National Bank in this deed and by a deed of trust of even date, from Grantee to Robert J. Hymel, Jr., Trustee.

Inter National Bank, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Inter National Bank and are transferred to Inter National Bank without recourse on Grantor.

Property (including any improvements):

The East 0.89 acre of Lot 1 and West 1/2 of Lot 2, Block 2, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the amended in Volume 8, Page 28, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 1998, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
2. Blanket easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the recorded map of the above described subdivision.
3. Right of Way easement in favor of State of Texas as shown by instrument dated April 15, 1969, recorded in Volume 1230, Page 928, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 17, 1973, recorded in Volume 1411, Page 388, Deed Records of Hidalgo County, Texas.
5. All oil, gas and other minerals have been heretofore reserved and/or conveyed by prior grantors and/or predecessors in title as set forth in Deed dated April 15, 1947, recorded in Volume 619, Page 92, Deed Records and Deed dated November 3, 1995, filed November 6, 1995, under Document Number 484589, in the Official Records of Hidalgo County, Texas.
6. Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease executed by Santa Cruz Farms Co. to Magnolla Petroleum Company, dated March 15, 1944, recorded in Volume 54, Page 93 Oil and Gas Lease Records of Hidalgo County, Texas.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-

territorial jurisdiction of said property.

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

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.

Rosa L. Blanton

ROSA LYDIA BLANTON

Donald Blanton

DONALD BLANTON

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF Hidalgo

This instrument was acknowledged before me on 12/23, 1997,
by ROSA LYDIA BLANTON and DONALD BLANTON



Notary Public, State of Texas

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

PREPARED IN THE OFFICE OF:

Jose Luis Flores
5413 N. McColl Road
McAllen, Texas 78504

On: Oct 02, 1998 at 03:07P

As a
Recording

Document Number: 714578
Total Fees: 11.00

AFTER RECORDING RETURN TO:

Martin Garza
104 E. Diaz
Pharr, Texas 78577

Receipt Number - 177562
By:
MaryLou Cantu

CASH WARRANTY DEED

484589

Date: November 3, 1995

Grantor: Petra R. Garza

Grantor's Mailing Address (including county):

104 E. Diaz
Pharr, Texas 78577
Hidalgo County

Grantee: Rosa Lydia Blanton

Grantee's Mailing Address (including County):

7378 Parkridge Blvd., #183
Las Colinas, Texas 75063
County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

The East 0.89 acres out of Lot 1 and the West one-half (being 4.11 acres, more or less), out of Lot 2, Block 2, Santa Cruz Gardens, Unit No. 8, Hidalgo County, Texas, according to Map thereof recorded in Volume 8, page 28, of the Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

All easements and reservations of record.

Less and except all of the oil, gas and other minerals in, on, under and that may be produced from said land, together with rights of ingress and egress for the purposes of exploring, mining, drilling and operating for and removing same, as heretofore reserved.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee as her sole and separate 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, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

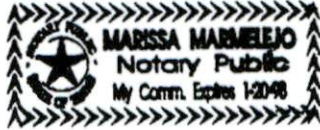
When the context requires, singular nouns and pronouns include the plural.


Petra R. Garza

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on 4/3, 1995, by Petra R. Garza.



Marissa Marmelejo

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICES OF JUSTINO GARZA, JR.
117 E. Tom Landry
Mission, Texas 78572
(210) 580-7777

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Nov 06, 1995 at 10:11A

As a
Recording

Document Number: 484589
Total Fees : 13.00

Receipt Number - 6941
By,
Mary Lou Cantu



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-968-4734
956-973-7850

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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: Permit 4-5138

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

Upon the application of:

Name: x Arnaldo Davila

Address: 29366 FM 493
Hargill, TX 78549

Phone: (956) 800-0970

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

Water Supplier: North Plano

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:

Hargill Townsite lot 21 Blk 94

[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 28, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

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

-OR-

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

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 9/28/21

Hidalgo County Judge

Ricardo F. Lopez 9/28/21

Date

ATTEST:

Hidalgo County Clerk

Antonio Serrano Jr.

Date

9/29/21



PLANNING DEPARTMENT

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: Permit 4-5138

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

X Arnoldo Davila

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

Hurgill Townsite 10T21 B1K 94"

[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]

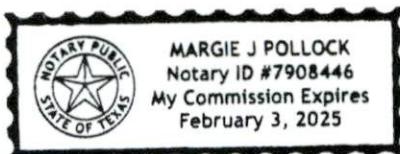
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

X [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 9-14, 2021, to certify which, witnesses my hand and seal of office.



Margie Pollock
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5138

Receipt No.: 019815

H1200-00-094-0021-00

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

DAVILA ARNOLDO ADAN

PO BOX 59

HARGILL, TX 78549

(956) 789-4562

(956) 731-1562

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 05 Residential, Move In or relocated building

[4] Size of Structure: 960Sq.Ft.

[5] Legal Description: HARGILL TOWNSITE LOT 21 BLK 94

[6] Location: 490 and 493

[7] Sewage: North Alamo WSC

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$10000

[10] Flood Zone: Zone C

Community Panel Number: 4803340250B

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'

Special Conditions: must comply with hcpd setbacks and regulations

Description: Permit 4-5138

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

8/26/21
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.

Jessica Davila
Signature of Owner or Applicant

8-26-21
Date

WARRANTY DEED

128 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

Know All Men by These Presents:

County of Hidalgo

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

THAT Mario Armando Davila of the County of Hidalgo State of Texas for and in consideration of the sum of \$10.00 and other valuable consideration DOLLARS to me in hand paid by Arnoldo Adan Davila

as follows:

Lot No. Twenty-one (21), in Block No. Ninety-four (94), of the Townsite of Hargill, Hidalgo County, Texas, according to the map of the Hargill Townsite appearing of record in Volume 3, page 45, of the Map Records of Hidalgo County, Texas;

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Arnoldo Adan Davila whose mailing address is P.O. Box 72, Hargill, Texas 78549-0072 of the County of Hidalgo State of Texas all that certain

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

heirs and assigns forever and do hereby bind heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS hand at Devine TX this 13 day January 2019 Witness at Request of Grantor:

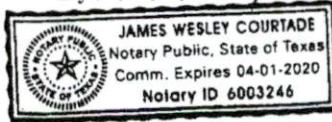
Mario Armando Davila Arnoldo Adan Davila [Signatures]

(Acknowledgement)

STATE OF TEXAS COUNTY OF

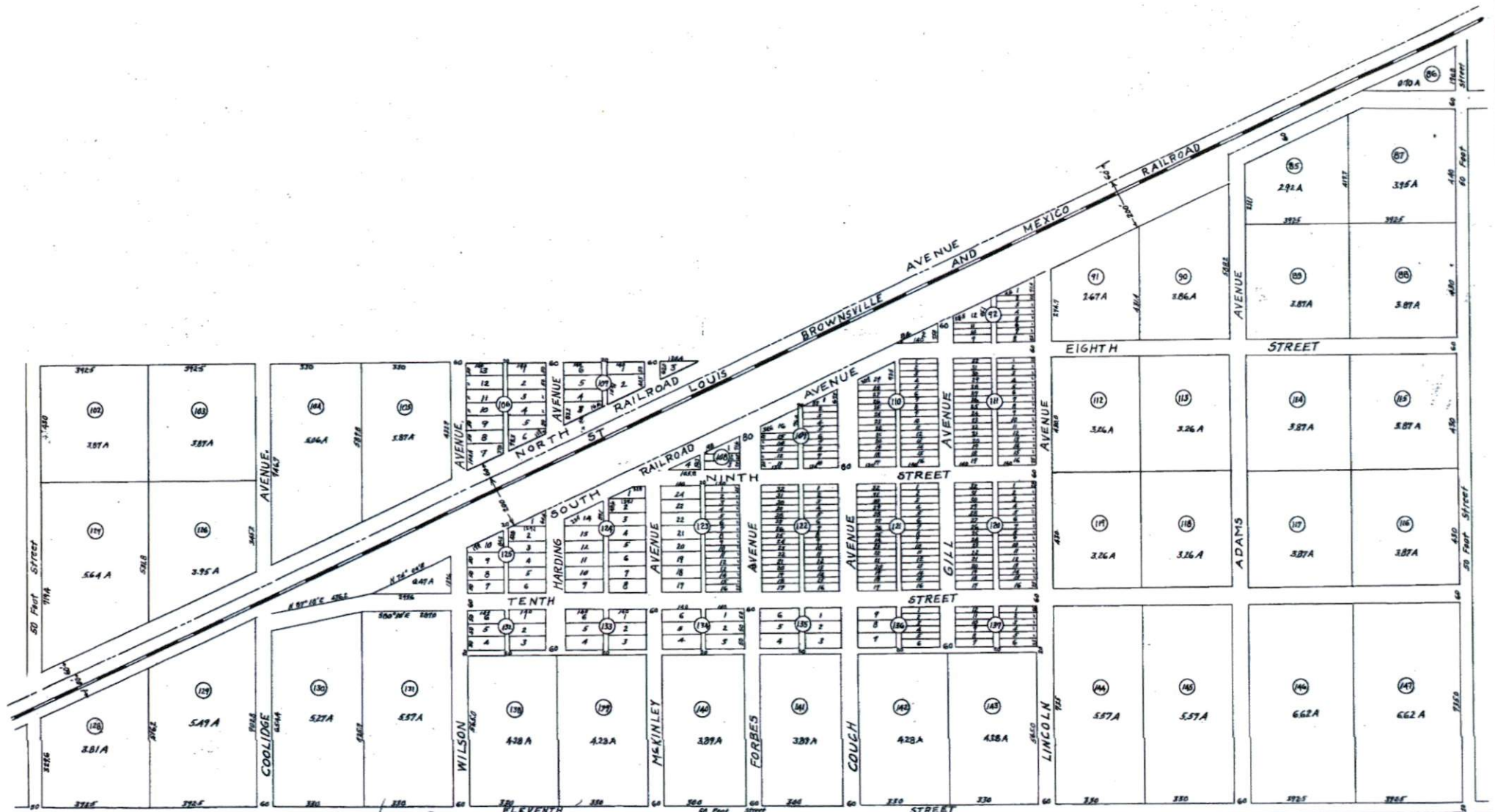
This instrument was acknowledged before me on the 13 day of January 2019 by Mario Armando Davila

[Signature]



My commission expires: 4-1-2020

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



State of Texas,
County of Hidalgo
I, R. J. Parks Surveyor and Civil Engineer do hereby
Certify that the Map upon which this is written is a true
and Correct Map of Hargil Townsite as surveyed and
platted by me.
Witness my hand this 17th day of August 1926

State of Texas
County of Hidalgo
Before me the undersigned authority on this day personally appeared
R. J. Parks known to me to be the person whose name is subscribed to
the foregoing instrument and acknowledged to me that he
executed the same for the purpose and consideration
herein expressed. Given under my hand and Seal of office
this 17th day of August 1926

R. J. Parks
Surveyor and Civil Engineer

R. J. Parks
Notary Public in and for Hidalgo County

FILED for record this day
SEP 2 1926
4:25 o'clock P. M.
C. M. E. HILL
Clk. County Court Hidalgo, Texas
By *[Signature]*

MAP
— OF —
HARGIL
TEXAS
JANUARY 1926
SCALE

State of Texas
County of Hidalgo
The dedication in the town of Hargil, of the Streets, alleys and Road
ways is made with the express reservation in V.M. Sutphen of the right to
occupy and use said streets, alleys and roadways for the purpose of creating
and operating plants, pipe lines, poles and lines of wire for the distribution
and sale of water, heat, light or power and telephone and telegraph lines
and for the purpose of operating lines of transportation for the carriage of freight
and passengers and all of said rights, privileges and franchises in the streets
alleys and roadways afore-said are and shall be the property of, and shall be used
owned and exercised by the said V.M. Sutphen or by such person, persons or
corporation to whom such right, privilege or franchise may be assigned and conveyed
by the said V.M. Sutphen. This dedication is made with the further reservation
that V.M. Sutphen retains the title to and in all streets and alleys shown upon the
Map unless and until a sale of said streets and alleys is made upon which
the lot abuts becomes dedicated the length of the block out of which a lot is sold
and the said V.M. Sutphen reserves the right to and may close and abandon any
and all streets within the afore said
witness my hand this 28th day of September A.D. 1926

V.M. Sutphen
Notary Public in and for Hidalgo County Texas

State of Texas
County of Hidalgo
I, Cam E. Hill County Clerk of
Hidalgo County Texas do hereby
Certify that the above and foregoing
plat and dedication was filed for
record in my office on the 25th
day of SEP 1926 at 4:30
o'clock P.M. and was recorded
by me on the 28th day of Sept 26
at 2:30 o'clock A.M. in Book
no page — of the Map Records of
HIDALGO COUNTY, TEXAS.

CAM E. HILL
County Clerk Hidalgo County
By *[Signature]*
Notary

CARD & PARKS - ENGINEERS
McAllen Texas



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

Sewer

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Hi Star Investments, LLC.</u>	_____	_____
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	/ /	/ /

Name: Hi Star Investments, LLC.

Address: P.O. Box 959
Edinburg, TX 78540

Water Supplier: N/A

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

Phone: 361-0868

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

regarding the land described as: Engle Springs well 1-98.

on September 28, 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 9/24/21);

yes A plat has been reviewed and approved by the Commissioners Court; 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 Fun Sesin);

YES 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]);

no 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 Fun Sesin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz 9/28/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/28/21

ATTEST: [Signature] 9/24/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 06-03-15

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

Sewer

Precinct 1 2 3 (4)

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Hi Starr Investments, LLC

Address: PO 959

Edinburg, TX 78540

Phone: (956) 383-0868

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

Ingle Springs Subdivision: A 20.00 acre tract of land being all of Lots 5 and 6, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas *105-1-98*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-15-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

Other (describe) copy of subd. plat

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

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

9/20/21
Date

[Signature]
County Official

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: 1-5033

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:

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

Name: Alicia Belmares

Address: 1017 Tabasco St
Alamo TX 78516

Water Supplier: North Alamo Water

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

Phone: 956-450-0850

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

regarding the land described as:

Los Indios Est. lot 24

on September 28, 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 7-13-2012)
- 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

Ricardo F. Lopez 9/28/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/28/21

ATTEST: [Signature] 9/24/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
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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: 1-5033

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: Alicia Belmares

Address: 1017 Tubasco St
Alamo Tx 78516

Phone: (469) 450-0850

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

Los Indios Est. Lot 24

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alicia Belmares
Requesting Party (Signature)

9-14-21
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:

9/14/21
Date

[Signature]
County Official

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

Special Warranty Deed with Vendor's Lien

Date: July 16, 2012

Grantor: SWB RGV VENTURES, LTD., a Texas limited partnership

Grantor's Mailing Address: P.O. Box 365
La Blanca, Hidalgo County, Texas 78558

Grantee: ALICIA BELMARES, a single person

Grantee's Mailing Address: 1017 Tabasco
Alamo, Hidalgo County, Texas 78516

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$34,400.00) 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 SUELEMA LUNA, Trustee.

Property (including any improvements):

All of Lot 24, LOS INDIOS ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 2325397, Official Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenants of record under Document Number 2326133, Official Records, Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Roadways; canal across the North 40 feet of property; 50 foot easement and right of way across the South 50 feet of the North 150 feet of property; irrigation pipeline easement across the North 10 feet of the South 40 feet of property; 30 foot road right of way across the South side of property as shown on the map of Hill-Halbert Tract, recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas and as shown on the survey dated

January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.

4. Easement for roadways, canals, drainage etc. as shown by instrument dated March 26, 1925, recorded in Volume 179, Page 393, Deed Records of Hidalgo County, Texas.
5. Easement for roadways, canals, drainage etc.. as shown by instrument dated March 26, 1925, recorded in Volume 179, Page 391 and Volume 181, Page 581; dated April 18, 1929, recorded in Volume 284, Page 621 and recorded in Volume 284, Page 623, both in the Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Donna Irrigation District Hidalgo County No. 1 as shown by instrument dated January 28, 1920, recorded in Volume 103, Page 592, Deed Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
7. Right of way easement in favor of Hidalgo County as shown by instrument dated March 2, 1961, recorded in Volume 1000, Page 689, Deed Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
8. Right of way easement in favor of Consuelo Alvarado her successors and assigns as shown by instrument dated October 1, 1987, recorded in Volume 2506, Page 517, Official Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
9. Easement and Right of Way easement in favor of Magic Valley Electric Cooperative, Inc. as shown by instrument dated August 5, 2009, filed August 25, 2009 under Document Number 2009-2028526, Official Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by George E. Peacock and wife, Helen J. Peacock to Santa Fe Energy, Co., dated August 2, 1984, recorded in Volume 2032, Page 386, Official Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deed dated March 10, 1968, recorded in Volume 1199, Page 630, Deed Records of Hidalgo County, Texas.
12. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
13. Any portion of the property described herein within the limits or boundaries of Sioux Road and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
14. Taxes for the year 2012, and subsequent years, the payment of which is assumed by Grantee. Special assessments due to change of ownership and/or usage shall be assumed by Grantee.

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

through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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.

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, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

SWB RGV VENTURES, LTD., a Texas limited partnership

By: **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company

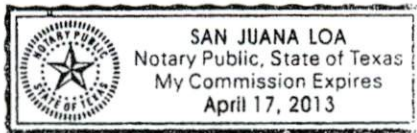
Its: **General Partner**

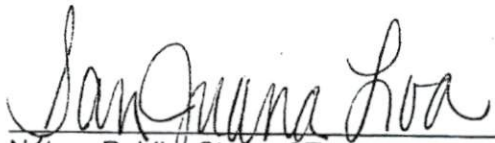
By: 
KYNDEL W. BENNETT, President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on August 6, 2012, by **KYNDEL W. BENNETT**, President of **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company, General Partner of **SWB RGV VENTURES, LTD.**, a Texas limited partnership, on its behalf in said capacity.




Notary Public, State of Texas



Chapter 232, Texas Local Government Code

9/7/2021 1:31:04 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-5033

Receipt No.: 019966

L6212-00-000-0024-00

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


BELMARES ALICIA
1017 TABASCO ST
ALAMO, TX 78516
(469) 450-0850
(469) 450-0850

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1300Sq.Ft.
- [5] Legal Description: LOS INDIOS ESTATES LOT 24
- [6] Location: SIOUX & HUTTO
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-5033
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$100.00
Change Due: \$70.00
Application: leo.najera
Inspector: gilbert.mata
Receipt: leo.najera



Cashier

9/7/21

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.

Belmares Alicia

Signature of Owner or Applicant

9/7/21

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5078

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:

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

Name: Angelica Leyva

Address: PO Box 883

La Blanca N
78558

Phone: 956-292-1820

Water Supplier: NAWS

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

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

regarding the land described as:

Oak Hill Ranch Ph 2 Lot 118

on _____, 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 4-21-2008;
- 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

Ricardo F. Cruz 9/28/21
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/28/21

ATTEST:

[Signature] 9/29/21
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-5078

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Angelica Leyva
Address: PO Box 883
La Blanca TX
Phone: 956-292-1820

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

Oak Hill Ranch Ph 2 lot 118

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

9-21-21
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:

9/21/21
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: December 1, 2011

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Grantee: Angelica Levya and Juan Perez

Grantee's Mailing Address (including county):
P.O. Box 883
La Blanca, Texas 78558
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Eight Thousand Four Hundred Dollars and No Cents (\$48,400.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 118, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Phase II Subdivision, as shown on the plat thereof, recorded in Volume 55, Pages 41- 46, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas under clerk's document number 1882643;
13. A lien securing a promissory note (the "Prior Note"), dated December 19, 2007, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1839107. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note.

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

If this interest is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the Lease.

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

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

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

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

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

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

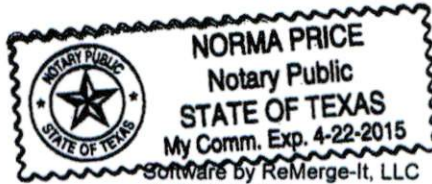
Jack McClelland
Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7th day of December, 2011, by Jack McClelland.

Norma Price
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC
(956) 630-9401
Sales@ReMerge-It.com

Jack McClelland
2614 West Freddy Gonzalez
Edinburg, Texas 78539



Chapter 232, Texas Local Government Code

9/21/2021 2:53:17 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-5078
Receipt No.: 020201
00557-02-000-0118-00

LEVYA ANGELICA & JUAN PEREZ

PO BOX 883

LA BLANCA, TX 78558

(956) 292-1820

(956) 292-1820

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 2812Sq.Ft.

[5] Legal Description: OAK HILL RANCH PH 2 LOT 118

[6] Location: FM 88 & MILE 20

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$150000

[10] Flood Zone: Zone X

Community Panel Number: 4803340350C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner'

Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**

Description: Permit 1-5078

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

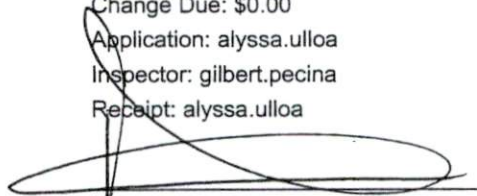
Payment: \$30.00

Change Due: \$0.00

Application: alyssa.ulloa

Inspector: gilbert.pecina


Receipt: alyssa.ulloa


Cashier

9/21/21
Date

[NOTICE]

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Signature of Owner or Applicant

9-21-21
Date

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DAVID J LOREDO	1-4954
2.		
	COMM. COURT: SEPTEMBER 28 , 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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Edinburg, Texas 78542
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-4954

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

Upon the application of:

Name: DAVID JULIO LOREDO

Address: 4103 N. VICTORIA
DOWNA, TX 78537

Phone: (956) 961-6917

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

Water Supplier: NORTH ALAMO

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

Account/ESI No.: 10032789485456425
 Temporary Pole Permanent Service

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

DAVID LOREDO (OWNER)
Floider lot 6

[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 28, 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 9/28/21
Hidalgo County Judge Date

ATTEST: Rosario Guajardo Jr. 9/24/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/28/21



PLANNING DEPARTMENT

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T.J. Arredondo, CFM
Director of Planning

**** INFORMATION REQUIRED FOR LIGHT AND WATER SERVICE ****

**** INFORMACION REQUERIDA PARA SERVICIO DE LUZ Y AGUA ****

Light

1. For Magic Valley, please contact their office in Mercedes or Edinburg and get account number
2. For CPL/AEP please contact their office and get the 17 digit ESI number

Water

1. If property has septic tanks or will be utilizing septic tanks, you must show proof of an approved inspection report or talk to the Hidalgo County Health Department at (956) 383-0111.
2. If property is utilizing sanitary sewer service, you must provide a letter from the sewer service provider indicating that sewer service is provided by that entity.

NOTE: Structure must be place/built on property before utility clearance is issued out. This includes RV, mobile homes and pre-fabricated homes. If constructing, you must have formation in place and inspected before clearance. **NO EXCEPTIONS.**

- The utility form must be returned to the Planning Department
- Do not take this utility form to the utility companies
- The utility form may take 10 working days or more to be processed.

Luz

1. Para Magic Valley de vera comunicarse con la oficina y obtener un numero de cuenta
2. Para CPL/AEP de vera de comunicarse con la oficina y obtener el ESI# cual contiene 17 digitos

Agua

1. Si su propiedad tiene o va obtener servicio de tanque septico, de vera mostrar comprobante de la inspeccion de los tanques septicos o comunicarse con el departamento de Salud al (956)383-0111.
2. Si su propiedad tiene o va obtener servicio de drenaje, de vera mostrar una carta de la compania cual le corresponda indicando que son proveedores de drenaje de dicha propiedad.

Nota: Si su estructura es mobil (RV, traila, o casa prefabricada) esta de vera ser instalada en la propiedad antes de que se le pueda mandar la carta de utilidades. Si es construccion de vera quadrear y pasar inspeccion de aprobacion. **NO EXCEPCIONES.**

- Esta solicitud de utilidades de vera regresarse al departamento de Planeacion unicamente, no de vera de entregar usted esta forma a las companies de utilidades.
- Esta forma se puede tardar 10 dias o mas para procesarse.

CPL/AEP: 1-877-373-4858
Magic Valley: 956-514-1200
956-289-4000

North Alamo Water Supply Corp. 956-383-1618
Military Hwy. Water Supply Corp. 956-656-2491
Sharyland Water Supply Corp. 956-585-6081
AGUA SUD 956-585-2459



PLANNING DEPARTMENT

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-4954

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

David Julio Loredo

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

LOT 6 FLOIBAR SUBDIVISION / 4103 N. VICTORIA RD. ."

[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]

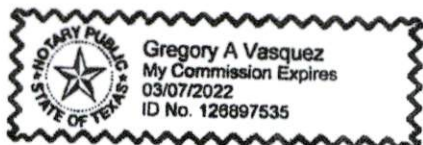
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

David Loredo (Signature)

SUBSCRIBED AND SWORN TO before me on Sept. 1st, 2021, to certify which, witnesses my hand and seal of office.



Gregory A Vasquez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GENERAL WARRANTY DEED

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

Date: April 9, 2021

Grantor: Julian Flores Loreda, Owning, Occupying and Claiming Other Property as His Homestead

Grantor's Mailing Address (including county):

1511 Grouse St
Donna, Hidalgo County, Texas 78537

Grantee: David Julio Loreda, as his sole and separate property

Grantee's Mailing Address (including county):

1506 Bobwhite Ave
Donna, Hidalgo County, Texas 78537

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements): All of Lot 6, Floibar Subdivision, an Addition to the City of Donna, Hidalgo, Texas, according to the map recorded in Volume 27, Page 103-A, Map Records in the Office of the County Clerk of Hidalgo County, Texas reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restricted covenants recorded in Volume 27, Page 103-A, Map Records of Hidalgo County, Texas.
- b. Blanket easements rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
- c. Minimum floor elevations, setback lines: 30-foot front, 10-foot side and 20 rear, restrictions and 20-foot utility and irrigation easement as shown on the map or Floibar Subdivision, recorded in Volume 27, Page 107-A, Map Records of Hidalgo County, Texas.
- d. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corp. to Thomas M. Allen, dated March 28, 1982, recorded in Volume 1857, Page 407, Official Records of Hidalgo County, Texas
- e. Taxes and assessments by any taxing authority for the year 2021 and subsequent years, payment of which the Grantee assumes.

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

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

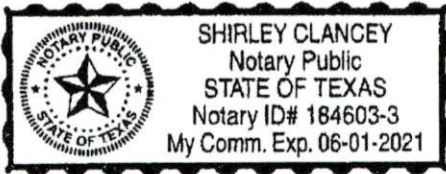
Julian Flores Loreda
Julian Flores Loreda

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of April, 2021, by Julian Flores Loreda.



Shirley Clancey
Notary Public, State of Texas



Chapter 232, Texas Local Government Code

8/17/2021 2:18:19 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 1-4954
Receipt No.: 019666
F4180-00-000-0006-00

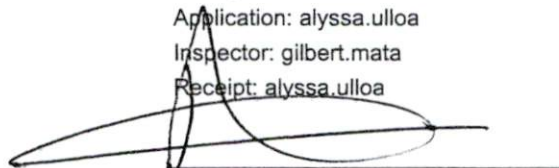
David J.
LOREDO JULIAN FLORES
1511 GROUSE AVE *ALU*
DONNA, TX 78537
(956) 686-7636
(956) 686-7636

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2903Sq.Ft.
- [5] Legal Description: FLOIBAR LOT 6
- [6] Location: ML 9 1/2 & VICTORIA
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$101605
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 20', Side N6', Side ', Corner 20'
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-4954
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1181
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

8/17/21
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

8-17-21
Date

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FLOIBAR SUBDIVISION TO THE CITY OF DONNA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED.

OWNERS - GUSTAVO E. FLORES
 ADDRESS- 717 S. KANSAS
 WESLACO, TEXAS 78594

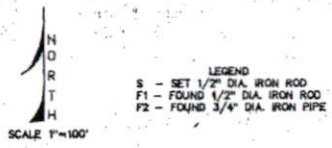
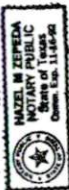
STATE OF TEXAS
 COUNTY OF HIDALGO

I, GUSTAVO E. FLORES OWNER OF FLOIBAR SUBDIVISION DO HEREBY STATE THAT I WILL:
 1. MAKE THE REPRESENTATIONS TO ALL PURCHASERS OF LOT IN THE RURAL SUBDIVISION WHICH ARE REQUIRED IN SECTION 4 OF HIDALGO COUNTY WATER SURVEILLANCE ORDER AND,
 2. INFORM ALL PURCHASERS OF THE REQUIREMENT OF HIDALGO COUNTY TO OBTAIN A BUILDING PERMIT FROM THE COUNTY PRIOR TO ANY CONSTRUCTION OR ANY REQUIREMENTS ON ANY LOT.



GUSTAVO E. FLORES RECORD OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO E. FLORES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF 11-16-92, 1992

MY COMMISSION EXPIRES:

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

CHIEFMAN, PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1 DATED THIS 27th DAY OF 10-27-1992

SECRETARY PRESIDENT

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

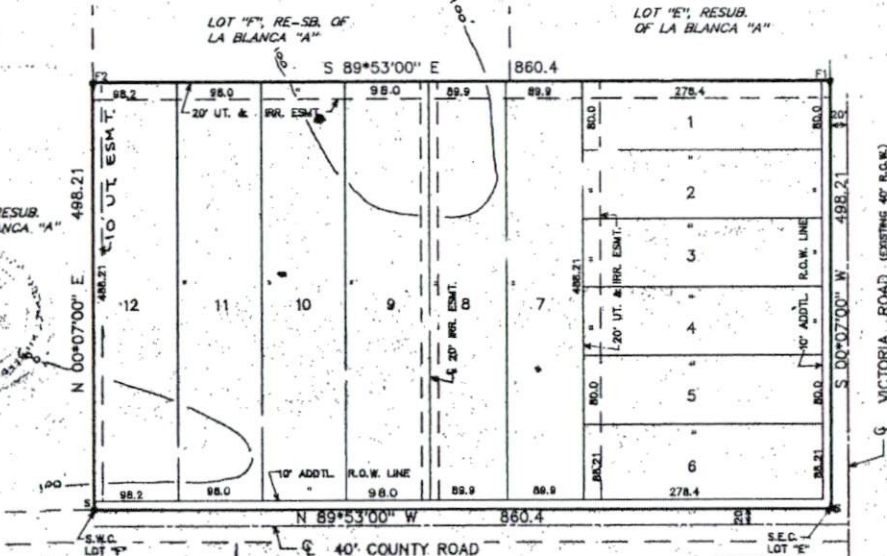
FILED FOR RECORD THIS THE 17th DAY OF 11-16-92, 1992

CITY CLERK

I, THE UNDERSIGNED, ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN.

Pablo F. Peña Jr.
 DATE: 7-14-91

LOT "10", RESUB. OF LA BLANCA "A"



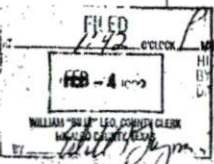
LOT "N", RESUB. OF LA BLANCA "A"

LOT "O", RESUB. OF LA BLANCA "A"

FLOIBAR SUBDIVISION

BEING A SUBDIVISION OF 9.84 ACRES IN LOTS "E" AND "F" OUT OF THE RESUBDIVISION OF LOTS 17, 20, AND 21, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "A", HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 17th day of Feb. 19 92 WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas By Deputy



STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED GUSTAVO E. FLORES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF 11-16-92, 1992

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



- NOTES
1. THIS AREA IS IN FLOOD ZONE "C" COMMUNITY-PANEL NUMBER 480334 0450 E MAP REVISED JAN. 2, 1981
 2. SETBACK LINES ARE AS FOLLOWS FRONT- 30', SIDE- 10', REAR- 20'
 3. ANY FUTURE CONSTRUCTION SHALL BE NATURAL GROUND 18" OR TOP OF ROAD + 18" WHICH EVER IS GREATER.
 4. ONLY ONE DWELLING PER LOT
 5. EACH SEPTIC TANK SYSTEM SHALL HAVE 2-500 GALL. TANKS AND DRAIN FIELD SIZE DETERMINED BY PERCOLATION TEST AND NO. OF BEDROOMS.
 6. EACH LOT SHALL RETAIN 267 C.F. OF RUNOFF IN GREEN AREAS.

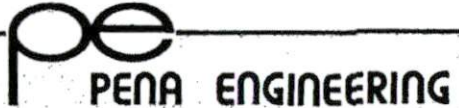
LEGAL DESCRIPTION:
 THE SOUTH TEN ACRES OF LOTS "E" AND "F" OUT OF THE RESUBDIVISION OF LOTS 17, 20, AND 21, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "A", HIDALGO COUNTY, TEXAS; SAID TEN ACRES HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE SOUTHWEST CORNER OF LOT "E" AT THE SOUTHWEST CORNER HEREOF;
 THENCE NORTH 89° 53' WEST 860.40 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;
 THENCE NORTH 00° 07' EAST 498.21 FEET TO A THREE-QUARTER (3/4) INCH DIAMETER IRON PIPE FOUND FOR THE NORTHWEST CORNER HEREOF;
 THENCE SOUTH 89° 53' EAST 860.40 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND THE NORTHEAST CORNER HEREOF;
 THENCE SOUTH 00° 07' WEST 498.21 TO THE PLACE OF BEGINNING, CONTAINING NINE AND EIGHTY-FOUR HUNDREDTHS (9.84) ACRES, MORE OR LESS.



27 103A
 County Surveyors

BY: [Signature]



PROJECT :