



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 05, 2021

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	5

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	ROBERTO CARLOS ROMERO	3-3602
2.	ANA ROSA ESTRADA	3-3462
3.	TOMAS HERNANDEZ	3-3594
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 5, 2021	



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

Precinct 1 2(3)4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-3602

8/30/21

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

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>09/23/2021</u>

Name: Roberto Carlos Romero

Address: 2800 ENCKE Rd
Mission TX 78574

Water Supplier: Shary land W.S

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

Phone: (956) 570-0204

Account/ESI No.: 100327894

[] Temporary Pole [X] Permanent Service

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

Basham #9 Lot 5

[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 October 5, 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.~~

Sandra Carter 9/23/21
Planning Department Authorized Signature

Debra Flores 10/5/21
Hidalgo County Judge Date

ATTEST: Antonio Hernandez Jr. 10/5/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/5/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4

Application No: 3-3602
8/30/21

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Roberto Carlos Romero

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:

Basham #9 lots"

[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]

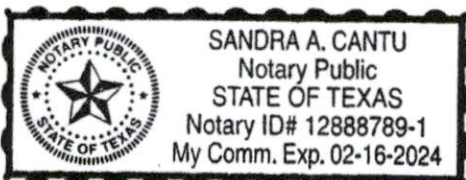
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 September 23, 2021, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code

8/30/2021 11:36:56 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 3-3602

Receipt No.: 019871

B1900-09-000-0005-00

ROMERO ROBERTO CARLOS
2800 ENCKE ROAD
MISSION, TX 78574
(956) 570-0204
(956) 570-0204

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 420Sq.Ft.
- [5] Legal Description: BASHAM UT NO. 9 LOTS 5
- [6] Location: LA HOMA AND 8 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6N', Side ', Corner 10'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-3602
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

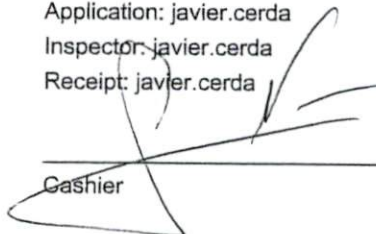
Payment: \$40.00

Change Due: \$10.00

Application: javier.cerda

Inspector: javier.cerda

Receipt: javier.cerda


Cashier

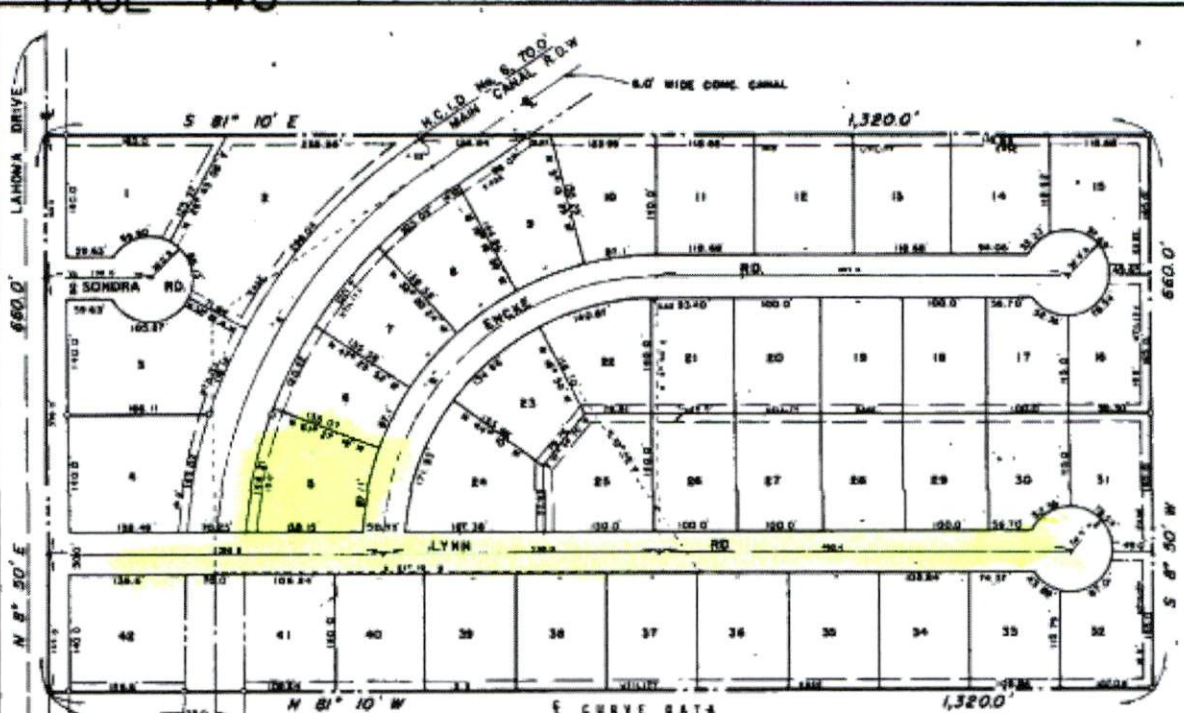
8-30-21
Date

[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



E CURVE DATA

A.	L	R	T	L	D	LC
56° 30'	578.8'	313.0'	570.76'	9.90	547.91'	
90° 00'	330.0'	330.0'	517.76'	17.36'	666.7'	

MAP OF 47566
BASHAM SUBDIVISION
UNIT NO. 9
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF LOT 28 AND 29, BLOCK 2,
 LA ROMA RANCH CITRUS GROVES UNIT NO. 2
 HIDALGO COUNTY, TEXAS

FILED FOR RECORD THIS DATE
 AUG 3 1982
 [Signature]

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

Recorded in Book 227 Page 148
 of the survey records of Hidalgo
 County, Texas
 C. J. [Signature] and Hank, Inc.
 County Surveyors

[Signature]
 LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SURVEYED: 2-25-82
 T201-P37
 Job No: 820006 & 820165



2/3/1982

STATE OF TEXAS:
 COUNTY OF HIDALGO:

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

[Signature]
 W.F. BASHAM, OWNER



STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, LILLIAN YODER INGRAM, IN THE UNDERSTOOD AUTHORITY, ON THIS DAY PERSONALLY APPEARED M.F. BASHAM, OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CALCULATED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF August, 1982, A.D.

LILLIAN YODER INGRAM
 Notary Public, Hidalgo County, Texas
 My Commission Expires On 04-28-2008
 [Signature]
 NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE 16 DAY OF August, 1982, A.D.

[Signature]
 PRESIDENT

ATTEST:
 [Signature]
 SECRETARY

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 30 day of Aug 1982
 MARTIN SALDANA, County Clerk
 Hidalgo County, Texas
 Dr. [Signature] District

CHECKED FOR DRAINAGE
 BY: [Signature]

APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 [Signature]
 8/23/82



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No: 3-3462

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

7/9/2021

Upon the application of:

Name: Ana Rosa Estrada

Address: _____

7213 Hanna St unit 1
Mission TX 78574

Phone: (956) 510-1004

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	<u>53555</u>
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: Agua SUD

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

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

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

Citrus City lot 28 & 29 Blk 49

[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 October 5, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

10/5/21
Date

ATTEST:

[Signature]
Hidalgo County Clerk

10/5/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/5/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2034

Application No:

3-3462
7/9/2021

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

Ana Rosa Estrada

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:

Citrus City Lot 28 & 29 BIK 49."

[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]

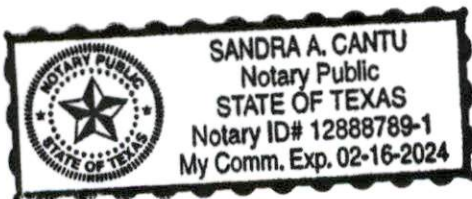
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Ana Estrada (Signature)

SUBSCRIBED AND SWORN TO before me on September 24, 2021, to certify which, witnesses my hand and seal of office.



Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

XO/ct
12-173

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: April 20, 2012

Grantor(s): MARIO A. SIFUENTES

Grantor's Mailing Address: 7227 Haven Drive
Mission, Texas 78574
Hidalgo County

Grantee(s): ANA ROSA ESTRADA, a single person

Grantee's Mailing Address: 7213 Hanna Street Unit #1
Mission, Texas 78574
Hidalgo County

Consideration:

A note of even date executed by Grantee and payable to the order of MARIO A. SIFUENTES in the principal amount of NINETEEN THOUSAND AND 00/100 DOLLARS (\$19,000.00). 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 JOSEPH PRESTIA, Trustee.

Property (including any improvements):

Lots Twenty-Eight (28), Twenty-Nine (29) and Thirty (30), Block Forty-Nine (49), CITRUS CITY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof on file and of record in the Office of County Clerk of Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals which have been previously reserved.

SUBJECT TO oil, gas and mineral leases of record, if any.

SUBJECT TO rules, regulations, rights of way and easements in favor of water district in which subject property is located.

SUBJECT TO easements of record and all visible easements.

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.

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


MARIO A. SIFUENTES

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

{Certificate of Acknowledgment}

STATE OF TEXAS

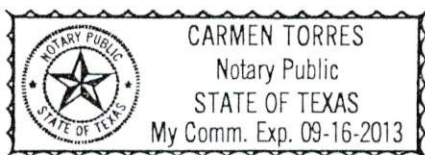
*


COUNTY OF HIDALGO

*

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

Given under my hand and seal of office this 20th day of April, 2012.




Notary Public, State of Texas

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



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

7/9/2021 1:50:39 PM

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
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Permit No.: Permit 3-3462
 Receipt No.: 019111
 C4750-00-049-0028-00

ESTRADA ANA ROSA
 7213 HANNA ST UNIT 1
 MISSION, TX 78574
 (956) 510-1006
 (956) 510-1006

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 480Sq.Ft.
- [5] Legal Description: CITRUS CITY LTS 28 - 30 BLK 49
- [6] Location: WESTERN ROAD AND 6 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$16000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL REGULATIONS
 AND COUNTY SETBACKS
 Description: Permit 3-3462
 Price: \$30.00

Total Amount.....\$30.00

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

Roy Cantu

 Cashier

7/9/2021

 Date

[NOTICE]

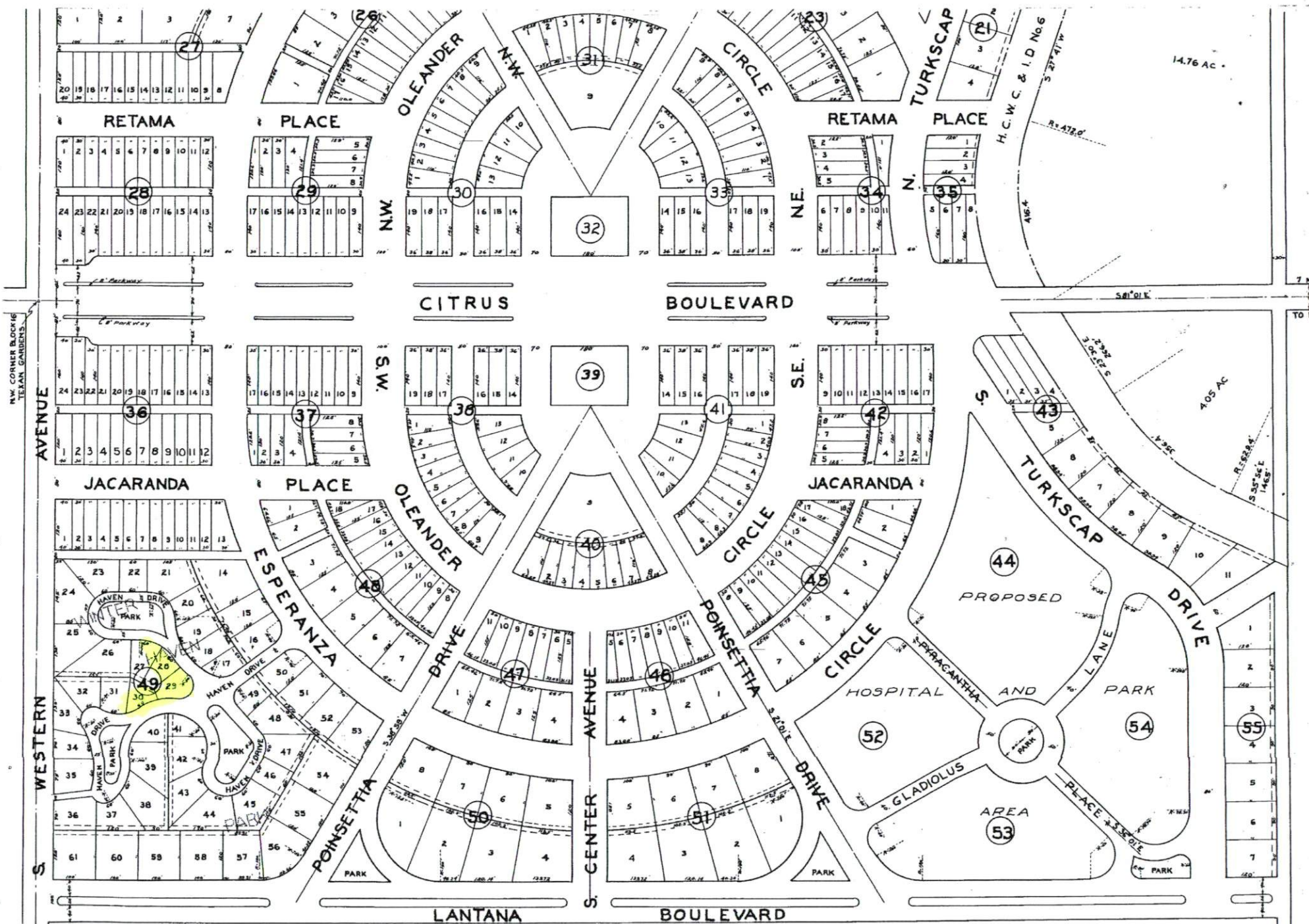
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Ana Estrada

 Signature of Owner or Applicant

7-9-21

 Date



N.W. CORNER BLOCK 16
TEXAN GARDENS

WESTERN AVENUE

S WESTERN AVENUE

NOTE: Alley easements are 20' wide 10' off of back side of each lot.

MAP OF CITRUS CITY

HIDALGO COUNTY, TEXAS.

Scale 1"=100'

BEING A SUBDIVISION OF THE SOUTH 186.0 ACRES OF BLOCK 17

Dedication accompanying the above Map recorded in
Volume Page of the Deed Records
Office of the County Clerk, Hidalgo County, Texas

I, Charles L. Molder, Civil Engineer, do hereby certify the foregoing map to be a true and correct representation of lands herein described as actually surveyed by me on the ground.
Charles L. Molder
Charles L. Molder, Civil Engineer
Sworn and subscribed to before me this 15th day of January 1948 A.D.
11-1-1948



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-3594
8/26/21

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

Upon the application of:

Name: Tomas Hernandez

Address: 5307 S.

Ezequiel loop
Mission, TX 78574

Phone: (956) 379-0807

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>J. P. [Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	<u>53649</u>
Date Approved:	____/____/____	____/____/____

Water Supplier: Agua Sud

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

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

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

Acevedo unit No.3 Lot 32 B1K1

[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 October 5, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

10/5/21
Date

ATTEST:

[Signature]
Hidalgo County Clerk

10/5/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/5/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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:

3-3594
8/26/21

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Thomas Hernandez

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

Acevedo Unit No. 3 Lot 32 Blk 1"

[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]

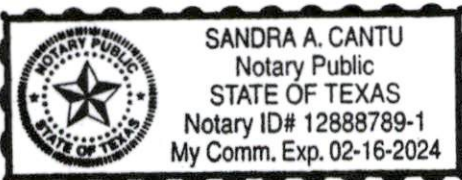
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Tomás Hernández (Signature)

SUBSCRIBED AND SWORN TO before me on September 27, 2021, to certify which, witnesses my hand and seal of office.



Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

STATE OF TEXAS)
COUNTY OF) KNOW ALL MEN BY THESE PRESENTS:
HIDALGO)

That Mario Enriquez, social security number 457-15-9006, and his wife Shelby Enriquez, social security number 415-84-2102, collectively herein also referred to as "Grantor", for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which are acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to Tomas Hernandez and his wife Patricia Hernandez, herein also referred to as "Grantee", the following described property:

Lot Thirty Two (32), Block One (1), Acevedo Subdivision, Unit No. Three (3), According to the Map or Plat recorded in the Office of the County Clerk of Hidalgo County, Texas

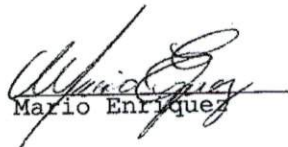
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

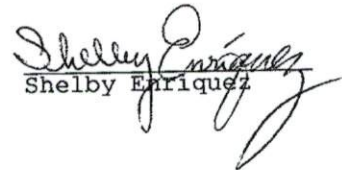
Save and Except all oil, gas and other minerals in and under and that may be produced from the herein conveyed premises and Subject to:

- (1) Oil and Gas Leases of record,
- (2) Building restrictions of record,
- (3) Rights, rules, regulations and easements in favor of any water district in which the herein conveyed property may be located,
- (4) Easements of record and all visible easements, and
- (5) Taxes for the year 2003 and subsequent years.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the property, subject to the provisions, reservations and exceptions stated above, to Grantee, their heirs, personal representatives, successors, and assigns forever, and Grantor bind themselves and their heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and their heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions, reservations and exceptions stated above.

Executed this 7 day of November, 2003

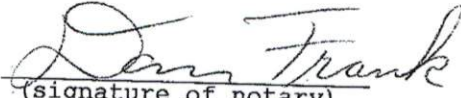

Mario Enriquez


Shelby Enriquez

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on Nov. 7, 2003
by Mario Enriquez and his wife Shelby Enriquez.


(signature of notary)

seal >

Notary Public in and for The State of Texas



Filed for Record in:
Hidalgo County,
by J. D. Salinas, III
County Clerk
On: Nov 14, 2003 at 12:56P

As a Recording

Document Number: 1266621
Total Fees : 16.00

Receipt Number - 542622
By:
Monique Garate, Deputy



Chapter 232, Texas Local Government Code

8/26/2021 2:44:44 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 3-3594
Receipt No.: 019827
A0360-03-001-0032-00

HERNANDEZ TOMAS & PATRICIA
5103 S EZEQUIEL LOOP
MISSION, TX 78574
(956) 379-0807
(956) 379-0807

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 288Sq.Ft.
- [5] Legal Description: ACEVEDO UT NO. 3 LOT 32 BLK 1
- [6] Location: DOFFING AND 4 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$33000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-3594
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

Date

[Handwritten Signature]
8-26-21

[NOTICE]

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[Handwritten Signature]
Signature of Owner or Applicant

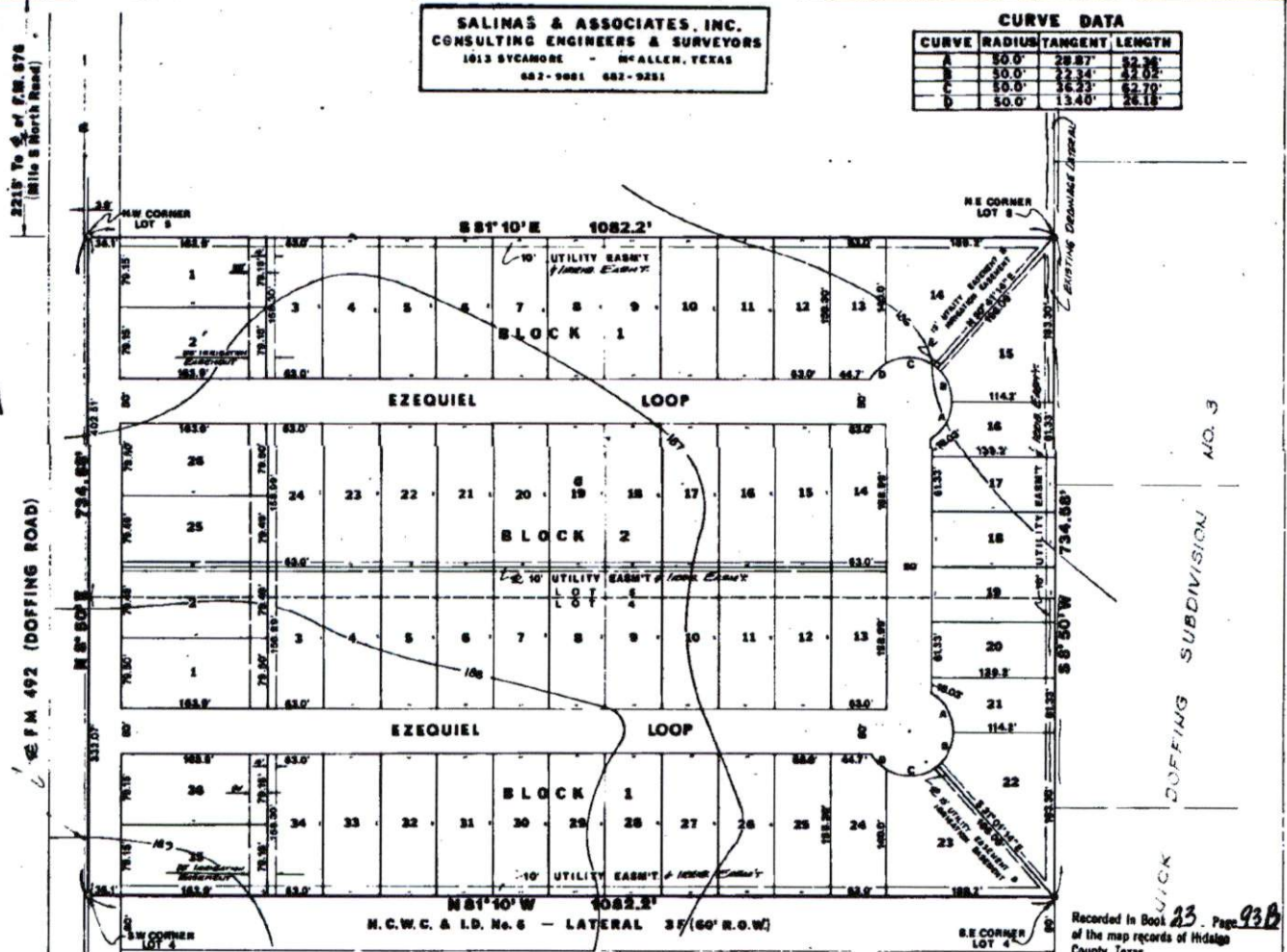
Date

Patricia M. Hernandez

8-26-21

SALINAS & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 1013 SYCAMORE - McALLEN, TEXAS
 682-9081 682-9281

CURVE DATA			
CURVE	RADIUS	TANGENT LENGTH	
A	50.0'	28.87'	53.28'
B	50.0'	27.34'	52.05'
C	50.0'	26.23'	52.70'
D	50.0'	13.40'	26.18'



- Notes**
- ANTICIPATED 100 YR STORM ELEV. = 183.50
 - LOTS 1-10 & 11-15, BLOCK 1 - Floor Finished Floor Elev. = 188.80
 - LOTS 10-15 & 16, BLOCK 2
 - LOTS 11-15 & 17-21, BLOCK 1 - Floor Finished Floor Elev. = 188.00
 - LOTS 14 & 15, BLOCK 2
 - LOTS 14-16, BLOCK 1 - Floor Finished Floor Elev. = 187.50
 - LOTS 16-17, BLOCK 1
 - LOTS 17-18, BLOCK 2 - Floor Finished Floor Elev. = 188.00
 - LOTS 18-19, BLOCK 1 - Floor Finished Floor Elev. = 183.50
 - LOTS 20-21, BLOCK 1
 - LOTS 22-23, BLOCK 2 - Floor Finished Floor Elev. = 190.00
 - LOTS 24-25, BLOCK 2 - Floor Finished Floor Elev. = 190.50

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 11th day of July, 1983
 J. EDGAR R. H. County, Clerk
 Hidalgo County, Texas
 By *[Signature]*

**ACEVEDO SUBDIVISION
 UNIT NO. 3**

HIDALGO COUNTY, TEXAS

A RESUBDIVISION CONTAINING 18.25 ACRES, BEING ALL OF LOTS 4 AND 5 OF THE NICK DUFFING SUBDIVISION NO. 2, OUT OF PORCION 49, HIDALGO COUNTY, TEXAS.

APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 by *[Signature]*
 July 11, 1983



Recorded in Book 23, Page 93B
 of the map records of Hidalgo
 County, Texas
 Malden and Hunt, Inc.
 County Surveyors

STATE OF TEXAS:
 COUNTY OF HIDALGO:

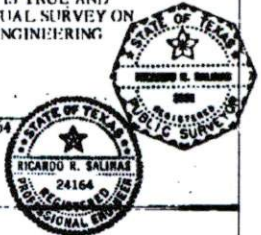
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ACEVEDO SUBDIVISION UNIT NO. 3, IN HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
 OWNER: DANIEL ACEVEDO

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND. I FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

9-8-81
 DATE *[Signature]*
 REG. PROFESSIONAL ENGINEER #24164
 REG. PUBLIC SURVEYOR #2909



STATE OF TEXAS:
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF July 1983.

[Signature]
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, ON THIS THE 11th DAY OF July 1983.

ATTENT:
[Signature] SECRETARY
[Signature] PRESIDENT

CHECKED FOR DRAINAGE
 BY: *[Signature]*



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

R561561
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-3510
7/28/21

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:
A. Samuel Delgado

Name: Amy S. Salinas

Address: 2210 Marc Drive
MISSION, TEXAS

Phone: 956-780-2008
956-257-2988

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R. Rio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>53638</u> <u>09/28/2021</u>

Water Supplier: Sharyland water

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

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

regarding the land described as: moorefield Heights Lot 37

on October 5, 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;
- no A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

may 2, 1996
(Date approved _____);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/5/21

ATTEST:

Hidalgo County Clerk

Date

10/5/21
10/5/21

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

RS61561
Precinct 1 234
3-3570
7/28/21

T.J. Arredondo, CFM
Director of Planning

Application No:

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: Amy Stephanie Salinas
Address: 2210 Marc Drive
MISSION, TEXAS 78574
Phone: 956-980-2008 or 956 257 2988

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

Moorefield Heights Lot 37

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)

7-28-21
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:

9/29/21
Date

[Signature]
County Official

EXECUTED this 21 day of June, 2021
EFFECTIVE this 23 day of June, 2021.

Liquid Property Group, LLC,
a Delaware limited liability company

By: [Signature]
John M. Tiffin, Sole Member/Manager

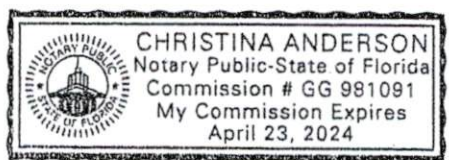
ACKNOWLEDGMENT

STATE OF FL
COUNTY OF MANATEE

This instrument was acknowledged before me on this 21 day of June, 2021, by John M. Tiffin, Sole Member/Manager of Liquid Property Group, LLC, a Delaware limited liability company.

Christina Anderson
Notary Name: Christina Anderson
State of: FL
County of: MANATEE
Expires: Apr 23, 2024

Grantees Address:
8314 Market St #153
Bradenton, FL 34202





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

7/28/2021 11:02:13 AM

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

Permit No.: Permit 3-3510
Receipt No.: 019402
M6265-00-000-0037-00

- DELGADO ADONIRAM SAMUEL & AMY STEPHANIC SALINAS
2210 MARC DRIVE
MISSION, TX 78574
(956) 780-2008
(956) 257-2988
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 29 Residential, move in or relocated building
 - [4] Size of Structure: 640Sq.Ft.
 - [5] Legal Description: MOOREFIELD HEIGHTS LOT 37
 - [6] Location: MOOREFIELD AND 6 1/2 MILE
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$150000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATION
AND COUNTY SETBACKS
Description: Permit 3-3510
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

Date

7-28-21

[NOTICE]

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


Signature of Owner or Applicant

July 28, 2021
Date

AI-82699

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Eliseo Montes	4-4801
2.		
3.		
4.		
	COMM. COURT: OCTOBER 5, 2021	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 4-4801

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: ELISEO MONTES.

Address: 2209 JESSICA AV
MISSION, TX.
78571.

Phone: (956) 379-1553.

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

Water Supplier: N/A

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

Account/ESI No.: 1000033556
 Temporary Pole Permanent Service

regarding the land described as:

LOS VENADOS PH 5 LOT 579

on October 5, 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 4/8/05);
- 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 M Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
10/5/21
Date

ATTEST: [Signature]
Hidalgo County Clerk
10/5/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/5/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct 1 2 3 (4)

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4801

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: EUSEO MONTES.

Address: 2209 JESSICA AVE.
MISSION, TX.

Phone: 78574.

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

LOS VENADOS Ph. 5 lot 579

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Euseo Montes
Requesting Party (Signature)

6/21/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

alzalzu
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4801
Receipt No.: 018469
L6446-05-000-0579-00

MONTES ELISEO & DIANA
2209 JESSICA AVE
MISSION, TX 78574
(956) 560-8359
(956) 560-8359

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 579
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4801
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

[Signature]

Date 05/28/21

[NOTICE]

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Signature of Owner or Applicant

05-28-2021

Date

General Warranty Deed

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

Date: March 9, 2022

Grantor: JOSE LUIS MORALES CHAVEZ and ERSMERALDA MORALES, husband and wife

Grantor's Mailing Address: 15525 Ebony St.
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: ELISEO MONTES and DIANA MONTES, husband and wife

Grantee's Mailing Address: 2209 Jessica Ave.
Mission, Texas 78574
Hidalgo County, Texas

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

Property (including any improvements):

Lot 579, LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

Exceptions to Conveyance and Warranty: To the extent they validly exist:

A. Restrictive covenants of record, filed under Clerk's File No. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510 and 2326928, Official Records, and Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

B. Rights of parties in possession.

C. Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on February 4, 2005, under Clerk's File No. 1432589, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

D. Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

E. Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584 and 2364585, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

F. Memorandum of Oil and Gas Lease dated February 1, 2006, recorded under Clerk's File Nos. 1602909 and 1611001, dated March 10, 2006, recorded under Clerk's File Nos. 1605424, 1605425, 1605426 and 1605952, dated May 25, 2006, recorded under Clerk's File No. 1641790, 1654167 and 1654168, dated September 15, 2006, recorded under Clerk's File No. 1685207, dated September 18, 2006, recorded under Clerk's File No. 1683992 and 1683993, dated September 22, 2006, recorded under Clerk's File No. 1683994, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, dated January 17, 2012, under Clerk's File Nos. 2364625, 2364626, dated January 26, 2012, under Clerk's File No. 2364618, dated January 30, 2012, under Clerk's File No. 2364617, dated February 14, 2012, under Clerk's File No. 2364616, dated February 17, 2012, under Clerk's File No. 2364623, dated February 23, 2012, under Clerk's File No. 2364619, dated March 8, 2012, under Clerk's File No. 2364613, dated March 9, 2012, under Clerk's File No. 2364604, dated March 8, 2012, under Clerk's File No. 2364605, dated March 21, 2012, under Clerk's File No. 2364599, dated March 23, 2012, under Clerk's File No. 2364612, dated March 24, 2012, under Clerk's File No. 2364606, dated March 27, 2012, under Clerk's File No. 2364610, dated March 28, 2012, under Clerk's File No. 2364615, dated March 30, 2012, under Clerk's File No. 2364600, dated April 3, 2012, under Clerk's File No. 2364611, dated April 4, 2012, under Clerk's File No. 2364614, dated April 5, 2012, under Clerk's File Nos. 2364601, 2364602, dated April 5, 2012, under Clerk's File No. 2364603, dated April 11, 2012, under Clerk's File No. 2364607, dated May 27, 2012, under Clerk's File No. 2364593, dated June 19, 2012, under Clerk's File No. 2364624, dated September 14, 2012, under Clerk's File No. 2364598, dated September 15, 2012, under Clerk's File No. 2364594, dated September 17, 2012, under Clerk's File Nos. 2364595, 2364596, dated October 1, 2012, under Clerk's File No. 2364592, dated October 2, 2012, under Clerk's File No. 2364591, dated October 5, 2012, under Clerk's File No. 2364590, dated October 8, 2012, recorded under Clerk's File Nos. 2364588, dated October 12, 2012, under Clerk's File No. 2364589, dated October 22, 2012, under Clerk's File No. 2364587, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

G. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

H. Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Oil and Gas Records, Hidalgo County, Texas.

I. Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

J. Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

K. Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

L. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

M. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.

N. Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.

O. Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

P. Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Q. Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

R. Right of First Refusal as set forth in instrument dated April 3, 2018, recorded under Clerk's File No. 2908413, Official Records, Hidalgo County, Texas.

S. Minimum floor elevation; 100.00 foot minimum building setback line along the front or easement whichever is greater; 15.00 foot minimum building setback line along the rear or easement whichever is greater; 20.00 foot minimum building setback line along the sides or easement whichever is greater; 10.00 foot electrical and utility easement along the West side; 15.00 foot electrical and utility easement along the North, South and East sides; as per map or plat recorded in Volume 47, Page 130, Map Records, Hidalgo County, Texas.

T. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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

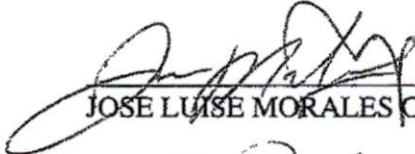

V. Lien and other rights, if any, in favor of PROPERTY OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004, recorded under Clerk's File No. 1326322, dated November 17, 2004, recorded under Clerk's File No. 1405101, dated April 26, 2005, recorded under Clerk's File No. 1464510, Official Records, Hidalgo County, Texas.

W. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's

heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

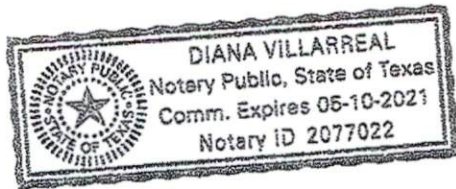
When context requires, the singular nouns and pronouns include the plural.



JOSE LUISE MORALES CHAVEZ

ESMERALDA MORALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9th day of March, 2021, by Jose Luis Morales Chavez and Esmeralda Morales, husband and wife.




Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
Law Office of Pete Diaz IV
1305 E. Nolana Avenue, Suite F
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
Law Office of Pete Diaz IV
1305 E. Nolana Avenue, Suite F
McAllen, Texas 78504