



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR November 30, 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>5</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	9

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	RUBEN REYNA	3-3808
2.	ELISABETH CRISTINA GARZA ALVAREZ	3-3832
3.		
4.		
5.		
6.		
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11.		
12.		
13.		
	COMM. COURT: NOVEMBER 30, 2021	



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
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:

3-3808
11/9/2021

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

Upon the application of:

Name: Ruben Reyna

Address: 1723 N. Montana St.
Alton, TX 78573

Phone: (956) 862-7531
Vanessa

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>INSTALLATION</u>	
Date Approved:	<u>11/17/2021</u>	<u>/ /</u>

Water Supplier: Sharyland

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:

The East 2.215 AC of the North 9.43 AC of
Lot 54-1, West Addn to Sharyland

[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 November 30, 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 Ant...
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

11/30/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 23, 2012

Grantor: Melissa Yvette Gonzalez, as her sole and separate property

Grantor's Mailing Address (including county):

Melissa Yvette Gonzalez
7425 Link Meadow
San Antonio, TX 78420
Bexar County

Grantee: Ruben Reyna

Grantee's Mailing Address (including county):

Ruben Reyna
1717 Leandro St
Mission, TX 78572
Hidalgo County

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 THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

Property (including any improvements):

The East 2.215 acres of the North 9.43 acres of Lot 56-1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 56, 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 2012, and subsequent years;
2. Statutory easements, rules, regulations and rights in favor of United Irrigation District.

3. Roads, easements and reservations as shown on the map and dedication of West Addition to Sharyland Subdivision, recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Right of Way easement in favor of Hidalgo County Water Control & Improvement District No.7 as shown by instrument recorded in Volume 331, Page 472, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 29, 1984, recorded in Volume 2014, Page 989, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, filed April 10, 2006 recorded under Document Number 1601278, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
8. Mineral and/or royalty reservation contained in Deed filed July 12, 1999 under Document Number 789827, and Deed filed September 12, 2006 under Document Number 1662222, Official Records of Hidalgo County, Texas.
9. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
10. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained under this policy if such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

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

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.

3452.1
WARRANTY DEED

pd
5w
Power Deed

Date: September 10, 1987
Grantor: RANDY LEE MILLER and wife, DONNA JO MILLER
Grantor's Mailing Address (including county): Rt. 1, Box 309M
Mission, Texas 78572 (Hidalgo County)
Grantee: ROBERT W. MILLER and wife, FLORENCE M. MILLER
Grantee's Mailing Address (including county): P. O. Box 1138
Mission, Texas 78572 (Hidalgo County)

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

Property (including any improvements):

The East 2.215 acres of the North 9.43 acres of Lot 56-1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 56, 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:

SUBJECT TO all oil, gas and mineral reservations now of record;
SUBJECT TO all oil, gas and mineral leases of record;
SUBJECT TO easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 7 and easements for roadways as shown on the map of the above described subdivision;
SUBJECT TO ten (10) foot easement for underground pipeline for irrigation purposes reserved for the benefit of Hidalgo County Water Control and Improvement District No. 7; as set forth in Deed dated July 3, 1930, recorded in Volume 331, Page 472, Deed Records of Hidalgo County, Texas;
SUBJECT TO subdivision restrictions of Hidalgo County, Texas;
SUBJECT TO taxes for the year 1987 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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 conveyance and warranty.

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

Randy Lee Miller
RANDY LEE MILLER

Donna Jo Miller
DONNA JO MILLER

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11th day of September, 19 87
by RANDY LEE MILLER and wife, DONNA JO MILLER

Shirley L. Brown
Notary Public, State of Texas
Notary's name (printed): Shirley L. Brown
Notary's commission expires: 5-19-88

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____ of _____
corporation, on behalf of said corporation.

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

34521
AFTER RECORDING RETURN TO:
LOUIS C. BROWN
1207 Conway
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:
LOUIS C. BROWN
File No. 4483

TUSA



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

11/9/2021 2:51:31 PM

Permit No.: Permit 3-3808
Receipt No.: 020948
W0100-00-056-0001-07

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

REYNA RUBEN
1723 N MONTANA
ALTON, TX 78573
(956) 862-7531
(956) 862-7531

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2250Sq.Ft.
- [5] Legal Description: WEST ADDN. TO SHARYLAND E 292'-N
9.43 AC LT 56-1 2.22 AC GROSS 2.09 AC NET
- [6] Location: Mile 9 & Los Ebanos
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340300D
Precinct: 3
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD se backs and regulations.
Description: Permit 3-3808
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sandra.cantu
Inspector: guillermo.rodriguez
Receipt: sandra.cantu

Sandra Cantu 11/09/2021
Cashier 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.

Vanessa Gonzalez
Signature of Owner or Applicant

11-9-21
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
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: 33832

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

Upon the application of:

Name: Elisabeth Cristina Garza Alvarez

Address: 6919 Pradera lane

Mission, TX. 78572

Phone: (956) 529-2043

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudy R</u>	<u>Installs</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>11/18/2021</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:

Prairie View Heights Ph 1 Lot 105

[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 November 30, 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 Arredondo
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

11/30/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

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

WARRANTY DEED

Date: July 26, 2021

Grantor: Roka Properties, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county):

P.O. 720623
McAllen, Texas 78504
Hidalgo, County

Grantee: Elisabeth Cristina Garza Alvarez, a single person

Grantee's Mailing Address (including county):

7609 S. Azul Ln
Pharr, Texas 78577
Hidalgo, County

Consideration: Ten Dollars and other valuable consideration

Property (including any improvements):

Lot 105, PAIRIE VIEW HEIGHTS PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas

Reservations From and Exceptions to Conveyance and Warranty:

- a. Future Cable Vision Franchise Agreement dated April 2, 1987, between Jack Martin and Rick Martin, dba Future Cable Vision, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.
- b. Agreement dated July 12, 1991, from Hidalgo County Municipal Utility District No. 1 to the Public recorded in Volume 3104, Page 480, Official Records of Hidalgo County, Texas.

- c. Agreement dated July 12, 1991, between Central Power and Light Company and Leonel Bazan, et al., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 1993, under Clerk's File No. 361664.
- d. Right of way easement granted to Central Power and Light Company, by The Fordyce Company, a Texas Corporation, dated December 17, 1993, filed for record on March 29, 1994 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 377113.
- e. Easement for Drainage Line Purposes granted to Hidalgo County, by Humberto Hernandez and wife, Lydia Hernandez, dated September 24, 2009, filed for record on September 29, 2009, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2038537.
- f. Future Cable Vision (Easement permit) dated November 10, 2014, filed for record on November 18, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No.2564837.
- g. A One Hundred foot (100.0') Swale and Utility Easement along the South side of subject property, according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- h. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- i. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.
- j. Easements or claims of easements which are not a part of the public record.
- k. A Twenty foot (20') building set back line along the Front line of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- l. A Fifteen foot (15') building set back line along the Rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- m. A Six foot (6') building set back line along the Sides of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
- n. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack A. Martin to Atlantic Richfield Co., dated October 21, 1982, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 422, Page 830, Oil and Gas Lease Records Hidalgo County, Texas.

- o. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Chester W. Showers and wife, Lena T. Showers to Atlantic Richfield Company, dated August 23, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1894, Page 321, Official Records Hidalgo County, Texas.
- p. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Iris Goldston, et al to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of The County Clerk of Hidalgo County, Texas in Volume 1899, Page 120, Official Records Hidalgo County, Texas.
- q. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Arthur E.W. Barrett, Jr., Independent Executor of the Estate of Patricia Pickens Barrett to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1902, Page 746, Official Records Hidalgo County, Texas.
- r. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Iris Goldston, et al to Atlantic Richfield Company, dated July 11, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1907, Page 283, Official Records Hidalgo County, Texas.
- s. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack A. Martin and wife, Lila Martin to Smith Production, Inc., dated August 11, 1999, filed for record on November 16, 1999, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 823334.
- t. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated December 20, 1971, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1306, Page 553; dated April 3, 1972, recorded in Volume 1317, Page 624 and dated September 28, 1983, recorded in Volume 1906, Page 286, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- u. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- v. 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.
- w. Grantee herein assumes and agrees to pay all taxes assessed against the property herein conveyed for the year 2021 and subsequent years.

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 who soever 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.

Roka Properties, LLC, a Texas Limited Liability Company

By: Christian Tijerina
It's: Managing Member

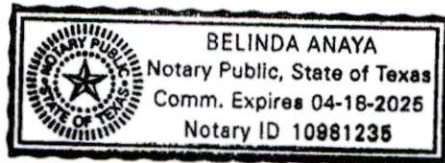
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 27 2021 by Christian Tijerina, Managing Member, of Roka Properties, LLC, a Texas Limited Liability Company.



Belinda Anaya
Notary Public, State of Texas



Chapter 232, Texas Local Government Code

11/18/2021 9:35:43 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-3832
Receipt No.: 021064
P8115-01-000-0105-00

GARZA ALVAREZ ELISABETH CRISTINA
6919 PRADERA LANE
MISSION, TX 78572
(956) 529-2043
(956) 529-2043

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1 LOT 105
- [6] Location: ABRAM ROAND AND 1 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 20', Rear 100', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-3832
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 11/18/2021
Cashier 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.

X *[Signature]*
Signature of Owner or Applicant

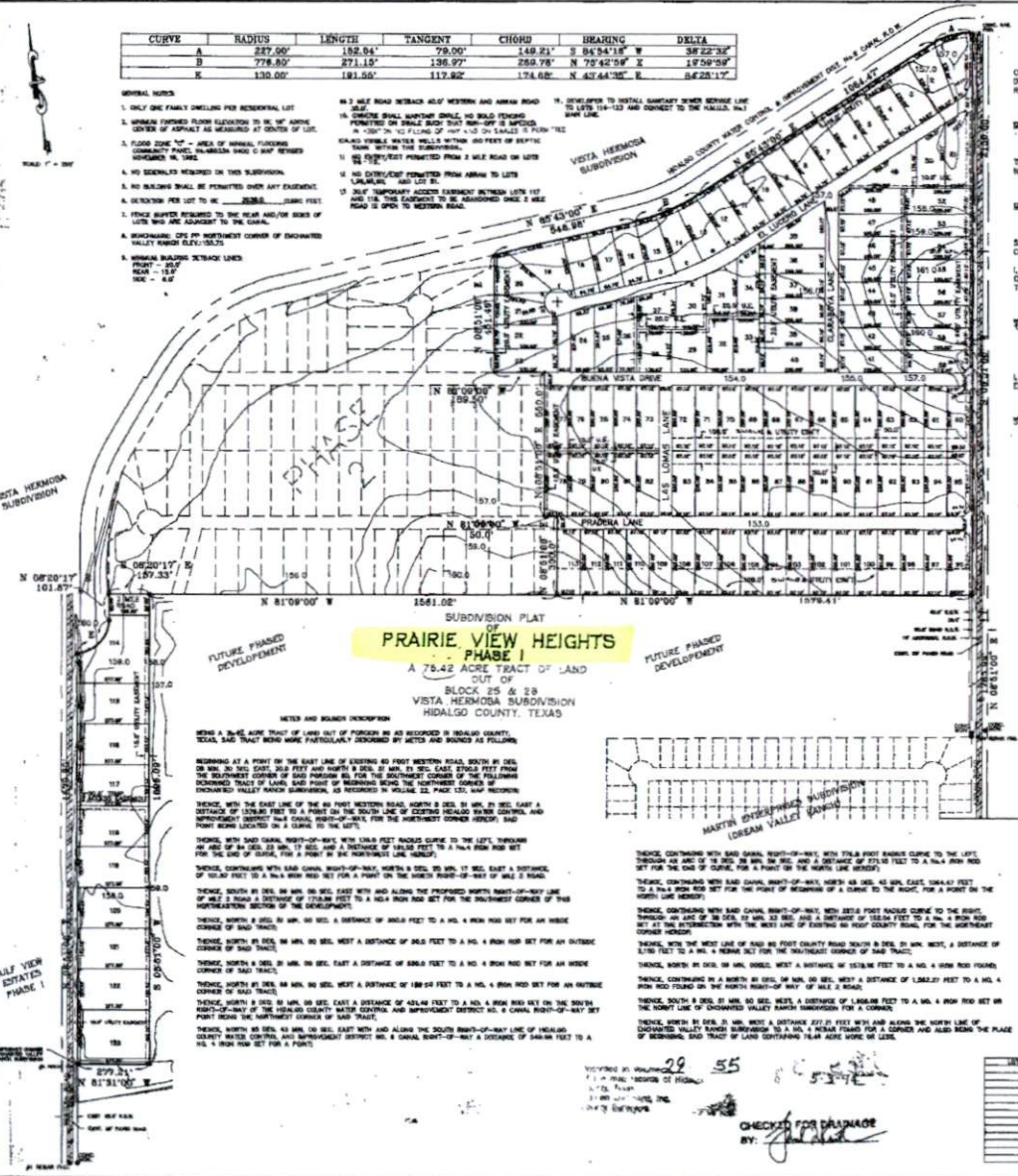
11-18-21
Date

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	247.50'	182.94'	79.00'	149.21'	S 84°34'18" W	38°22'38"
B	774.80'	271.15'	136.97'	269.78'	N 79°42'59" E	14°59'59"
C	130.00'	181.50'	117.82'	174.68'	N 43°44'30" E	44°28'17"

- GENERAL NOTES**
- ONLY ONE FAMILY DWELLING PER RESIDENTIAL LOT.
 - MINIMUM CURVED FLOOR ELEVATIONS TO BE 1/2" ABOVE CENTER OF ASPHALT AS MEASURED AT CENTER OF LOT.
 - FLOOD ZONE "C" - AREA OF ANNUAL FLOODING COMMUNITY RISK. MINIMUM BASE IS 5' ABOVE BENCHMARK IN ONE.
 - NO DWELLING PERMITTED ON THIS SUBDIVISION.
 - NO BUILDING SHALL BE PERMITTED OVER ANY EXISTING DETENTION POND TO BE 10' ABOVE 100-YEAR FLOOD.
 - VEHICLE SERVICE REQUIRED TO THE REAR AND/OR SIDES OF LOTS WHO ARE ADJACENT TO THE CANAL.
 - BOUNDARIES OF NEIGHBORHOOD CENTER OF EXISTING VALLEY HEIGHTS ELEV: 100.75.
 - VEHICLE SERVICE TRACK LINES POINT - 25.0' REAR - 15.0' SIDE - 4.5'

- 3 MILE ROAD BETWEEN OLD WESTERN AND ANHANG ROAD TO LOTS 114-122 AND CORNER TO THE RAILROAD RIGHT-OF-WAY.
- EXISTING SMALL WOODSHED SHALL BE MAINTAINED LOCATED ON TRACT 8001 BUT NOT TO EXCEED 100' IN TO FILING OF MAP AND ON LOTS 8 FROM 7822 CANAL SHALL BE MAINTAINED WITHIN 100 FEET OF SOUTH SIDE WITHIN THE SUBDIVISION.
- NO DEVELOPMENT PERMITTED FROM 2 MILE ROAD ON LOTS 124, 125, 126, 127 AND LOT 8.
- NO DEVELOPMENT PERMITTED FROM ANHANG TO LOTS 124, 125, 126, 127.
- ONLY TEMPORARY ACCESS EXISTENT BETWEEN LOTS 117 AND 118. THIS EXISTENT TO BE MAINTAINED ON 2 MILE ROAD TO OPEN TO SECTION ROAD.

- DEVELOPERS TO INSTALL SANITARY SEWER SERVICE LINE TO LOTS 114-122 AND CORNER TO THE RAILROAD RIGHT-OF-WAY.
- EXISTING SMALL WOODSHED SHALL BE MAINTAINED LOCATED ON TRACT 8001 BUT NOT TO EXCEED 100' IN TO FILING OF MAP AND ON LOTS 8 FROM 7822 CANAL SHALL BE MAINTAINED WITHIN 100 FEET OF SOUTH SIDE WITHIN THE SUBDIVISION.
- NO DEVELOPMENT PERMITTED FROM 2 MILE ROAD ON LOTS 124, 125, 126, 127 AND LOT 8.
- NO DEVELOPMENT PERMITTED FROM ANHANG TO LOTS 124, 125, 126, 127.
- ONLY TEMPORARY ACCESS EXISTENT BETWEEN LOTS 117 AND 118. THIS EXISTENT TO BE MAINTAINED ON 2 MILE ROAD TO OPEN TO SECTION ROAD.



CERTIFICATION OF THE MAYOR OF THE CITY OF MISSION, I THE UNDERSIGNED MAYOR OF THE CITY OF MISSION DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION BY APPROVAL IS REQUIRED.

[Signature]
MAYOR CITY OF MISSION

THIS PLAT APPROVED FOR WATER AND SANITARY SEWER SERVICES BY HIDALGO MUNICIPALITY UTILITY DISTRICT SHALL BE SUBJECT TO THE DISTRICT'S RULES AND REGULATIONS AND TO THE AVAILABILITY OF SUCH SERVICES.

[Signature]
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 3878 IN THE STATE OF TEXAS, HEREBY CERTIFY THE ABOVE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature]
SAMUEL H. FARMS, P.L.S.

I, SAMUEL H. FARMS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature]
SAMUEL H. FARMS, P.E.

IRREGULAR LOT TABLE

LOT NO.	AREA
1	23,500 sq. ft.
2	20,000 sq. ft.
3	21,112 sq. ft.
4	21,781 sq. ft.
5	21,112 sq. ft.
6	21,112 sq. ft.
7	21,112 sq. ft.
8	21,112 sq. ft.
9	21,112 sq. ft.
10	21,112 sq. ft.
11	21,112 sq. ft.
12	21,112 sq. ft.
13	21,112 sq. ft.
14	21,112 sq. ft.
15	21,112 sq. ft.
16	21,112 sq. ft.
17	21,112 sq. ft.
18	21,112 sq. ft.
19	21,112 sq. ft.
20	21,112 sq. ft.
21	21,112 sq. ft.
22	21,112 sq. ft.
23	21,112 sq. ft.
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27	21,112 sq. ft.
28	21,112 sq. ft.
29	21,112 sq. ft.
30	21,112 sq. ft.
31	21,112 sq. ft.
32	21,112 sq. ft.
33	21,112 sq. ft.
34	21,112 sq. ft.
35	21,112 sq. ft.
36	21,112 sq. ft.
37	21,112 sq. ft.
38	21,112 sq. ft.
39	21,112 sq. ft.
40	21,112 sq. ft.
41	21,112 sq. ft.
42	21,112 sq. ft.
43	21,112 sq. ft.
44	21,112 sq. ft.
45	21,112 sq. ft.
46	21,112 sq. ft.
47	21,112 sq. ft.
48	21,112 sq. ft.
49	21,112 sq. ft.
50	21,112 sq. ft.
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52	21,112 sq. ft.
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82	21,112 sq. ft.
83	21,112 sq. ft.
84	21,112 sq. ft.
85	21,112 sq. ft.
86	21,112 sq. ft.
87	21,112 sq. ft.
88	21,112 sq. ft.
89	21,112 sq. ft.
90	21,112 sq. ft.
91	21,112 sq. ft.
92	21,112 sq. ft.
93	21,112 sq. ft.
94	21,112 sq. ft.
95	21,112 sq. ft.
96	21,112 sq. ft.
97	21,112 sq. ft.
98	21,112 sq. ft.
99	21,112 sq. ft.
100	21,112 sq. ft.

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

[Signature]
CHAIRMAN PLANNING & ZONING

STATE OF TEXAS
COUNTY OF HIDALGO

KNOWN TO ALL MEN BY THESE PRESENTS

(WE, THE UNDERSIGNED OWNERS) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PRAIRIE VIEW HEIGHTS SUBDIVISION, TO THE COUNTY OF HIDALGO, TEXAS AND WHOSE NAMES (WE) HAVE SUBSCRIBED HERETO, HEREBY DEDICATE, GIVE TITLE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
WILLIAM "TRACY" LEO, County Clerk
Hidalgo County, Texas

[Signature]
MAYOR OF THE CITY OF MISSION

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MR. LEONEL BRAZAN AND JOSE AMARCO RIVERA JR. 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.

[Signature]
NOTARY PUBLIC AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 10-12-95

THIS PLAT IS HEREBY APPROVED BY THE BRISGARDEN DISTRICT NO. 16 SUBJECT TO THE CONDITION THAT IF BRISGARDEN FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE NEAREST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH DATED THIS 4/18/94.

DATE 4/18/94 ATTEST: *[Signature]*
PRESIDENT: *[Signature]*
SECRETARY: *[Signature]*

PHASE V ENGINEERING, INC.
Civil, Structural and Industrial Engineering
Land Planning
Construction Management

9120 NORTH 23rd STREET
McALLEN, TEXAS 78504
(210) 686-8304

TITLE: PRAIRIE VIEW HEIGHTS SUBDIVISION

DATE	BY	FOR
DATE DRAWN	DATE CHECKED	DATE APPROVED
DATE REVISION	DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION	DATE REVISION

CURVE DATA TABLE

STATION	CHORD	CHORD BEARING	TANGENT	DELTA	AREA
1	182.94	S 84°34'18" W	79.00	38°22'38"	23,500
2	271.15	N 79°42'59" E	136.97	14°59'59"	20,000
3	181.50	N 43°44'30" E	117.82	44°28'17"	21,112

CHECKED FOR DAMAGE BY: *[Signature]*

M
5/3/1994

AI-83499

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Nansy A. Garza	4-5400
2.	David Perales	4-4481
3.	Minerva Reyes	4-5179
4.		
5.		
6.		
7.		
8.		
COMM. COURT: NOVEMBER 30, 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: 4-5400

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: Nancy A. Garza

Address: 1000 Alcala Ave
Mission TX 78573

Phone: 956 605 6237

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	<u>MRamirez</u> Authorized Signature	Authorized Signature
Date Approved:	<u>Not connected</u>	
	<u>11/22/21</u>	<u>/ /</u>

Water Supplier: North Alamo WSC

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

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

regarding the land described as: Lot 38 Pueblo Estates Ph. 1

on November 30, 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 11/15/21);

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

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 MRamirez);

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 MRamirez);

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 11/30/21

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

ATTEST: [Signature]
Hidalgo County Clerk
Date 11/30/21



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-5400

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: Nansy A Garza
Address: 10601 Alcala Ave
MISSION TX
Phone: 956 605 6237

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

Lote 38 Pueblo estates Ph.1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nansy Garza
Requesting Party (Signature)

11-22-2021
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/22/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5400

Receipt No.: 021119

P9286-01-000-0038-00

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

GARZA HERIBERTO & GARZA NANSY A.


10001 ALCALA AVE
MISSION, TX 78573
(956) 605-6237
(956) 605-6237

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1638Sq.Ft.
- [5] Legal Description: PUEBLO ESTATES PH 1 LOT 38
- [6] Location: doolittle and ramseyer
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 23', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5400
Price: \$30.00

Total Amount.....\$30.00

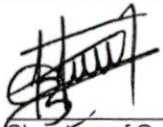
Method of Payment: Check
Check/M.O.#: 349
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons


Cashier

11/22/21
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

11-22-21
Date

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

General Warranty Deed

Date: OCTOBER 21, 2021

Grantor: MARTIN PENA

Grantor's Mailing Address: P.O. BOX 1303
LA JOYA, TEXAS 78560
HIDALGO COUNTY

Grantee: HERIBERTO GARZA and NANSY A. GARZA

Grantee's Mailing Address: 10001 ALCALA AVE.
MISSION, TEXAS 78573
HIDALGO COUNTY

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

Property (including any improvements):

Lot Thirty Eight (38), PUEBLO ESTATES SUBDIVISION UNIT NO. 1, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 49, Page 78, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 2011764, Official Records and Volume 49, Pages 78-80, Map Records, Hidalgo County, Texas.
- b. 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.
- c. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 49, Pages 78-80, Map Records of Hidalgo County, Texas.
- e. Right of way easement in favor of North Alamo Water Supply Corporation dated October 4, 1988, recorded in Volume 2658, Page 400, Official Records, Hidalgo County, Texas.
- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
- g. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated January 28, 1983, recorded in Volume 1822, Page 793, Official Records of Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".

- h. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- i. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS". 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 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.

HERIBERTO GARZA and NANSY A. GARZA, Grantee, accepts the deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

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

Grantor:



 MARTIN PENA

Agreed and Accepted by Grantee:



 HERIBERTO GARZA



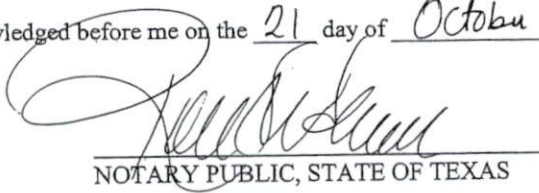
 NANSY A. GARZA

ACKNOWLEDGMENT

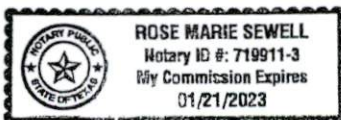
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of October, 2021, by MARTIN PENA.



 NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of October, 2021, by HERIBERTO GARZA.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of October, 2021, by NANSY A. GARZA.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#212441705

AFTER RECORDING, RETURN TO:

HERIBERTO GARZA and NANSY A. GARZA



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: 4-4481

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: David Perales

Address: 2421 Moreno St
Edinburg Tx. 78541

Phone: 956-457-8625

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>MRamirez</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>11/17/21</u>

Water Supplier: N/A

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

Account/ESI No.: 1000036994
[] Temporary Pole Permanent Service

regarding the land described as:

Moreno Ph. 3 lot 1

on November 30, 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 8/29/14);
- 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 MRamirez);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

11/30/21
Date

ATTEST: [Signature]
Hidalgo County Clerk

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4481

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: David Perales
Address: 2421 Moreno Sr.
Edinburg, TX.
Phone: 956-457-8025

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

Moreno PH 3 LOT 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11/15/21
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:

11/22/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4481
Receipt No.: 017153
M6415-03-000-0001-00

PERALES DAVID H & ELOISA M
3511 GINGER
EDINBURG, TX 78539
(956) 457-8625
(956) 457-8625

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 3190Sq.Ft.
[5] Legal Description: MORENO PH 3 LOT 1
[6] Location: DEPOT RD AND ROGERS RD
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$280000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side ', Corner 40'
Special Conditions: MUST COMPLY WITH HCPD
Description: Permit 4-4481
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2830
Payment: \$30
Change Due: \$0.00
Application: peter.hernandez
Inspector: peter.hernandez
Receipt: peter.hernandez

Cashier (Signature)

3/24/2021
Date

[NOTICE]

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

(Signature)
Signature of Owner or Applicant

3-24-21
Date

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

GENERAL WARRANTY DEED

Date: July 13, 2020

Grantor: The Esperanza Z. Moreno Trust, Dated February 23rd, 2007

Grantor's Mailing Address (including county):

16840 Pine Ridge Dr
Granada Hills, CA 91344
Los Angeles County

Grantee: David Hector Perales and Eloisa Mari Perales

Grantee's Mailing Address (including county):

3511 Ginger
Edinburg, Texas 78539
Hidalgo County

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

Property (including any improvements):

Lot 1, MORENO SUBDIVISION, PHASE III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 29, 2014, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 2544231.

Reservations From and Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years;
2. Rights of parties in possession.
3. Easements for Canals, laterals, etc. as shown in Deed dated December 3, 1919, recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.
4. Right-of-Way Easement granted by Encarnacion Aguinaga and wife, Carmen Aguinaga to Sharyland Water Supply Corporation, by instrument dated April 10, 1980, recorded in Volume 1669, Page 7, Deed Records of Hidalgo County, Texas.

5. Conveyance of Water Rights granted to City of McAllen, dated September 10, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 21, 2005, under Clerk's File No. 1547184.
6. Easements and conditions as shown on the Map filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 29, 2014, under Clerk's File No. 2544231, including, but not limited to:
 - 1) A Fifteen foot (15') Drainage Swale Easement along the South and West sides of subject property.
 - 2) A Utility Easement along the North fifteen feet (15') of the South thirty feet (30') of subject property.
 - 3) A Five foot (5') Utility Easement along the East side of subject property.
 - 4) A twenty-five foot (25') Minimum Setback Line along the front of said property.
 - 5) A thirty foot (30') Minimum Setback Line along the rear of said property.
 - 6) A six foot (6') Minimum Setback Line along the sides of said property.
 - 7) Minimum Setback Lines are greater for easements.
7. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.
8. Easements, or claims of easements, which are not of public record.
9. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joy G. Luitien et al, to TXO Production Corp., dated April 25, 1983, recorded in Volume 1862, Page 900 Official Records of Hidalgo County Texas. Title to said Leases not checked subsequent to dates of aforesaid instruments.
10. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Georgia Moffitt, et al, to TXO Production Corp., dated July 28, 1983, recorded in Volume 1883, Page 772 Official Records of Hidalgo County Texas. Title to said Leases not checked subsequent to dates of aforesaid instruments.
11. Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from J. C. Powell and Mignon Powell to Joe Hill and Irene Hill dated April 10, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 576, Page 625, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
12. Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from H. F. Moffitt to Fred H. Coburn, dated October 26, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 654, Page 211, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
13. Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instrument executed by Texan Land Company to Mike E. George, dated September 12, 1952, filed for record in the Office of the County Clerk of Hidalgo, County, Texas in Volume 133, Page 196, Oil and Gas Lease Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
14. Terms, conditions, and stipulations contained in Water Service Agreement between Sharyland Water Supply Corp., to RGV Horizon Developers, ltd., dated December 8,

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5179

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: Minerva Reyes

Address: 4115 Reymundo ST
Edinburg TX 78542

Phone: 956) 534-7393

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	11/16/2021

Water Supplier: North Atamo

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

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

regarding the land described as: PUEBLO ESTATES SUB ^{Ph1} LOT 43

on November 30, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 12/1/2021);
- 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]);
- 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 [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

ATTEST: [Signature]
Hidalgo County Clerk

11/30/21
Date



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-5179

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: Minerva Reyes

Address: 6115 Reymundo ST
Edinburg TX 78542

Phone: 956) 534-7393

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

Pueblo Estates subd. Ph. 1 lot 43

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

M. Reyes
Requesting Party (Signature)

11-16-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/16/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5179

Receipt No.: 020017

P9286-01-000-0043-00

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

REYES MINERVA
5213 N DOOLITTLE RD
EDINBURG, TX 78542
(956) 534-7393
(956) 720-2121

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: PUEBLO ESTATES PH 1 LOT 43
- [6] Location: ramseyer and doolittle
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 23', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5179
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antonis
Inspector: danny.sanchez
Receipt: alex.antonis


Cashier

9/9/21
Date

[NOTICE]

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

Jose Reyes
Signature of Owner or Applicant

9-9-21
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: August 1, 2016

Grantor: Stonehaven Development, Inc., a Texas Corporation

Grantor's Mailing Address:
806 N. Jackson Rd.
Hidalgo, Texas 78557

Grantee: Minerva Reyes

Grantee's Mailing Address (including county):
5213 N Doolittle Rd.
Edinburg, Texas 78541
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 Nineteen Thousand Five Hundred Fifty Dollars and No Cents (\$19,550.00), 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 Anthony E. Gray, Trustee.

Property (including any improvements):

Lot 43, Pueblo Estates Subdivision Unit No. 1, as shown by the map or plat thereof recorded in Volume 49, Pages 78-80, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

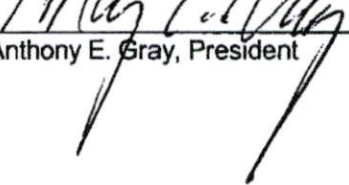
1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other 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 Pueblo Estates Subdivision Unit No. 1, as shown on the plat thereof, recorded in Volume 49, Page(s) 78-80, Map records of Hidalgo County, Texas.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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. **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.

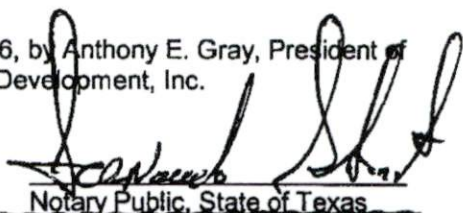
Stonehaven Development, Inc., a Texas Corporation

BY: 
Anthony E. Gray, President

(Acknowledgment)

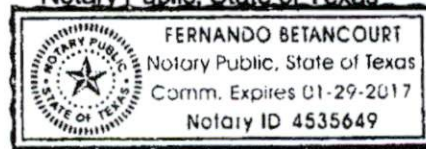
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1 day of August, 2016, by Anthony E. Gray, President of Stonehaven Development, Inc., a Texas Corporation on behalf of the said Stonehaven Development, Inc.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Stonehaven Development, Inc.
806 N. Jackson Rd.
Hidalgo, Texas 78557





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: 4-5399

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
		<i>M Ramirez</i>
Inspection/Permit No:		<i>Sewer Connected</i>
Date Approved:	/ /	<i>11/22/21</i>

Name: Jessica Vela

Address: 608 Kennedy
John Closner - 5721

San Juan, TX 78589
1900 - W 319.4 Lot 4
Block 6

Phone: 956-789-4755

Water Supplier: North Alamo WSC

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

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

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

John Closner Subdivision Lot 4 Block 6
5721 - 1900 - W 319.4

[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 November 30, 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

Rielma FENTER
Hidalgo County Judge 11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

ATTEST: [Signature]
Hidalgo County Clerk 11/30/21
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
1900 Joe Stephens Ave.
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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: 4-5399

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

Jessica Vela

Known to me [or proved to me in the oath of _____ or through
Tx D.L. (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:

John Closter S 72' - N 900' - W 319.4' Lot 4
Block 6"

[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]

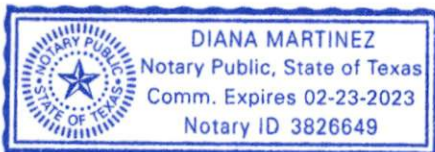
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."

Jessica Vela (Signature)

SUBSCRIBED AND SWORN TO before me on November 22, 2021, to certify which, witnesses my hand and seal of office.



Diana Martinez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

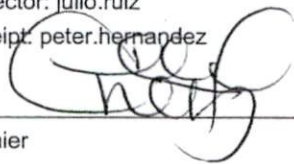
Permit No.: Permit 4-5399
Receipt No.: 021110
J5700-00-006-0004-13

- DEL TORO ABEL I & JESSICA D VELA
- 608 KENNEDY
- SAN JUAN , TX 78589
- (956) 789-7941
- (956) 789-7941
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1900Sq.Ft.
- [5] Legal Description: JOHN CLOSNER-S72'-N900'-W319.4' LOT 4
BLK 6 0.52AC NET
- [6] Location: MINNESOTA RD & RODRIGUEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$187000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-5399
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: peter.hernandez
Inspector: julio.ruiz
Receipt: peter.hernandez



Cashier

11/22/21

Date

[NOTICE]

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Signature of Owner or Applicant

11/22/21

Date

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

GIFT DEED

Date: August 11, 2021

Grantor(s): **BRENDA BERENICE ALEMAN AND HUSBAND, MARCO ANTONIO ALEMAN**

Grantor's Mailing Address (including county): 908 W. ARAPAHO AVE
Pharr, Hidalgo County, Texas 78577

Grantee(s): **ABEL ISRAEL DEL TORO AND JESSICA DARLENE VELA**

Grantor's Mailing Address (including county): 608 KENNEDY ST.
San Juan, Hidalgo County, Texas 78589

Consideration: For and in consideration of the love and affection we have unto and toward grantee herein.

Property (including any improvements): **THAT PORTION OF LOT FOUR (4) BLOCK SIX (6), JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS SAID PORTION HEREIN CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND ABOUNDS AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE WITH THE CENTERLINE OF RODRIGUEZ STREET BEING THE WEST LINE OF THE LOT FOUR (4), SOUTH 828.0 FEET TO THE NORTHWEST CORNER AND PLACE BEGINNING;

THENCE EAST, AT 20.0 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EAST R.O.W. OF SAID STREET, AT 319.4 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 72.0 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WEST, AT 299.4 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET AT THE EAST R.O.W. OF SAID STREET, AT 319.4 FEET IN ALL TO THE SOUTHWEST CORNER HEREOF;

THENCE WITH SAID CENTERLINE OF RODRIGUEZ STREET, ALSO BEING THE WEST LINE OF SAID LOT, NORTH 72.0 FEET TO THE PLACE OF BEGINNING, CONTAINING FIFTY-TWO HUNDREDTHS (0.52) ACRE, MORE OR LESS.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

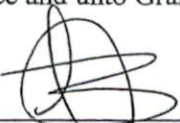
Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

Grantor, for consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS and CONVEYS to GRANTEE the property. TO HAVE AND TO HOLD same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.



Grantor – BRENDA BERENICE ALEMAN

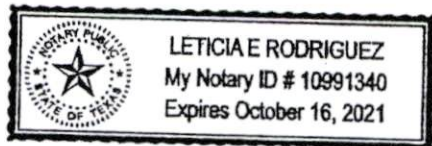


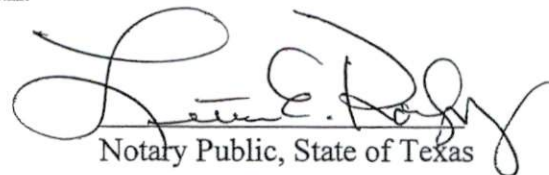
Grantor – MARCO ANTONIO ALEMAN

ACKNOWLEDGEMENT

STATE OF TEXAS}
COUNTY OF HIDALGO}

This instrument was acknowledged before me on the 11th day of August, 2021 by Brenda Berenice Aleman and Marco Antonio Aleman.




Notary Public, State of Texas

Grantor(s) Name, Address, Phone:

Brenda B. Aleman and Marco A. Aleman
908 W Arapaho Ave. Pharr, TX 78577
(956)-566-8126

Grantee(s) Name, Address, Phone:

Abel I. Del Toro and Jessica D. Vela
608 Kennedy St. San Juan, TX 78589
(956) 789-7941

SEND TAX STATEMENTS TO GRANTEE

2252

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1983 by the State Bar of Texas

SPECIAL **WARRANTY DEED**
(Long Form)

DOC# 318938

Date: *April 28, 1993*

Grantor: *ERASMO RODRIGUEZ JOINED HEREIN BY MY WIFE, ISABEL M. RODRIGUEZ*

Grantor's Mailing Address (including county): *1640 Northeast 9th Court, Homestead, Dade County,
Florida 33033*

Grantee: *DELIA CASTILLO*

Grantee's Mailing Address (including county): *15937 Southwest 295 St.-Box 158, Homestead, Dade County,
Florida*

Consideration: *FOR THE LOVE AND AFFECTION WHICH I HAVE AND BEAR UNTO AND
TOWARDS MY SISTER*

Property (including any improvements):

That portion of Lot Four (4), Block Six (6), John Closner Subdivision, Hidalgo County, Texas said portion herein conveyed being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said lot, thence with the Centerline of Rodriguez Street being the West line of Lot Four (4), South 828.0 feet to the Northwest corner and PLACE OF BEGINNING;

Thence East, at 20.0 feet pass a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said Street, at 319.4 feet in all to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

Thence South 72.0 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence West, at 299.4 feet pass a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said Street, at 319.4 feet in all to the Southwest corner hereof;

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

Thence With said Centerline of Rodriguez Street, also being the West line of said Lot, North 72.0 feet to the PLACE OF BEGINNING, containing FIFTY-TWO HUNDREDTHS (0.52) acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

THOSE OF RECORD

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 conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

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

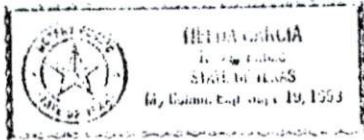
Erasmus Rodriguez
ERASMO RODRIGUEZ
Social Security No. 464-96-6498

Isabel M. Rodriguez
ISABEL M. RODRIGUEZ
Social Security No. 264-31-1769

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28th day of April, 19 93,
by ERASMO RODRIGUEZ AND WIFE, ISABEL M. RODRIGUEZ, BOTH



Nelda Garcia
Notary Public, State of Texas
Notary's name (printed): Nelda Garcia
Notary's commission expires: September 19, 1993

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____
of _____
a _____ corporation, on behalf of said corporation.

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

AFTER RECORDING RETURN TO:
A. C. Garcia, Attorney
P. O. Drawer 630
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
A. C. Garcia

STATE OF TEXAS ()

COUNTY OF HIDALGO ()

I, ERASMO RODRIGUEZ JOINED HEREIN BY MY WIFE, ISABEL H. RODRIGUEZ, of 1640 Northeast 2th Court, Homestead, Dade County, Florida 33033, HEREBY DECLARE THAT I DONATED A 0.52 ACRE OF LAND OUT OF LOT 4, BLOCK SIX (6), JOHN FLORES SUBDIVISION, HIDALGO COUNTY, TEXAS.

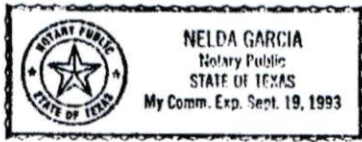
THIS LAND WAS NOT SOLD. IT WAS CONVEYED TO MY SISTER, DELIA CASTILLO.

Erasm Rodriguez
ERASMO RODRIGUEZ

Isabel M. Rodriguez
ISABEL H. RODRIGUEZ

Delia Castillo
DELIA CASTILLO

SWORN AND SUBSCRIBED BEFORE ME ON THIS THE 28TH DAY OF APRIL, 1993.



Nelda Garcia
NOTARY PUBLIC, STATE OF TEXAS
NELDA GARCIA
MY COMMISSION EXPIRES: 9-19-93

FILED FOR RECORD
DOC# 318938 #14
04-28-1993 11:25:45
WILLIAM (BILLY) LEO
HIDALGO COUNTY



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4358

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

Upon the application of:

Name: Isai & Sylvia Granados

Address: 3109 Valcosta
Edinburg, TX. 78541

Phone: 956-483-5549

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		existing septic
Date Approved:	1 / 1	11/21/21

Water Supplier: Sharyland Water Supply Co.

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

Account/ESI No.: 1000033463
 Temporary Pole Permanent Service

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

0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined

Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo county, Texas; 3109 Valcosta.

[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 November 30, 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

Rigelma F. Carter
Hidalgo County Judge
Date: 11/30/21

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk
Date: 11/30/21

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM



PLANNING DEPARTMENT
County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
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956-318-2840
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-4358

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

Sylvia Z. Granados, Isai Granados

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

0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined ,,

Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo county, Texas; 3109 Valcosta.

[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."

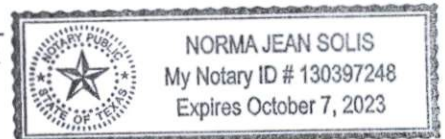
-OR-

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."

Isai Granados, Sylvia Z. Granados (Signature)

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

Notary Public Signature
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4358
Receipt No.: 016654
M0100-00-000-0000-20

GRANADOS ISAI & SYLVIA
3109 VALCOSTA ST
EDINBURG, TX 78541
(956) 207-3525
(956) 207-3525

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3615Sq.Ft.
- [5] Legal Description: M & M W114.8'-E1179'-S251.8'-N1706.9' OF BLK 2 0.66AC
- [6] Location: M.CRISTO & ROUTH
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 4-4358
Price: \$30.00

Total Amount.....\$30.00

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

Cashier [Signature] Date 02-23-21

PROP. 10 # 224761

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

2/23/21
Date

SIERRA TITLE
CLOSER *F.R.* OF# *3187672*

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: **October 14, 2020**

Grantor: **EFRAIN CORTINA, JR., and wife, CLAUDIA C. CORTINA**

Grantor's Mailing Address: **4609 Quince Avenue
McAllen, Texas 78501
Hidalgo County**

Grantee: **ISAI GRANADOS and wife, SYLVIA GRANADOS**

Grantee's Mailing Address: **128 W. Marigold Avenue
McAllen, Texas 78501
Hidalgo County**

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

Property (including any improvements):

A 0.66 acre tract of land being the West 114.8 feet of the East 1179.0 feet of the North 10.00 acres of the South 20.00 acres of combined Lot 11, Block 4 and Block 2, M and M Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 8, Page 20 of the Map Record of said County; said tract of land also known as Lot 10 of the unrecorded map of Courtney Palm Subdivision, a 0.66 acre tract of land being described by metes and bounds as follows:

Commencing at the Northeast corner of said Block 2, thence with the East line of said Block, the centerline of 40 foot dedicated Rooth Road (29th Street), South 09° -01' West 1455.10 feet, thence with the North Right of Way apparent 50 feet Access Easement as described in Volume 1667, Page 88 of the Deed Records of said County, North 80° -14' West 1064.20 feet to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" found for the Northeast corner hereof and PLACE OF BEGINNING;

Thence with the West line of Pedro Pacheco's Tract as described in Document Number 2827321, Official Records, South 09°-01' West, at 50.00 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Melden & Hunt" at the South Right of Way of Valcosta Street, at 251.80 feet in all to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

Thence with the North line of Martin E. Cherone's Tract as described in Volume 1302, Page 386, Deed Records, North 80°-14' West 114.80 feet to a one-half (1/2) inch diameter iron with cap stamped "Melden & Hunt" found for the Southwest corner hereof;

Thence with the East line of Antonio Sandoval's Tract as described in Document Number 1600337, Official Records, North 09°-01' East, at 201.80 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Melden & Hunt" at the South Right of Way of said Valcosta Street, at 251.80 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" set for the Northwest corner hereof;

Thence with the South line of said George Salas' Tract as described in Document Number 546874, Official Records, South 80°-14' East 114.80 feet to the PLACE OF BEGINNING, containing Sixty-six hundredths (0.66) acre, more or less.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1667, Page 245, Deed Records of Hidalgo County, Texas, correction thereof recorded in Volume 1896, Page 463, Deed Records of Hidalgo County, Texas.

Easements reserved in Deed from Robert s. Martin and J. A. Morgan, to Maynard Dowell, dated February 27, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 576, Page 379, Deed Records of Hidalgo County, Texas.

Right of Way Easement granted to Sharyland Water Supply Corp., by Lynn C. Courtney and wife, M. Lorraine Courtney, dated July 16, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1632, Page 544, Deed Records of Hidalgo County, Texas.

Road Easement along the North side of subject property as set out in restrictions, reserved in Deed from Citrus City Lake Development Corp., to Alfonso A. Tagle and wife, Isidra R. Tagle, dated February 21, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1667, Page 245, Deed Records of Hidalgo County, Texas, corrected by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1896, Page 463, Official Records of Hidalgo County, Texas, and as being more particularly described in Deed from Texas Citrus Development Corporation to Citrus City Lake Development Corporation, dated May 31, 2018, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 2, 2018, under Clerk's File No. 2929144.

Utility Easement along the North side of subject property as being more particularly described in Deed from Texas Citrus Development Corporation to Citrus City Lake Development Corporation, dated May 31, 2018, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 2, 2018, under Clerk's File No. 2929144.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated January 31, 1980, from Dorothy Clare Rogers, et al to J. M. Huber Corporation recorded in Volume 389, Page 972, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, Oil and Gas Lease dated January 31, 1980, from V.N. Crow to J. M. Huber recorded in Volume 389, Page 975, Oil and Gas Lease Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Rio Grande Industries, Inc. to Bracero Transportation Company, Inc., dated May 20, 1961, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1008, Page 92, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Bracero Transportation to Palm Shores, Inc., dated April 5, 1966, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1144, Page 879, Deed Records of Hidalgo County, Texas.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

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

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

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2020 and all subsequent years.

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

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


EFRAIN CORTINA, JR.



CLAUDIA C. CORTINA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of October, 2020, by EFRAIN CORTINA, JR.

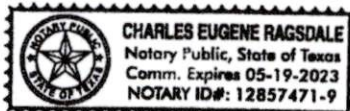
(SEAL)  CHARLES EUGENE RAGDALE
Notary Public, State of Texas
Comm. Expires 05-19-2023
NOTARY ID#: 12857471-9


Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

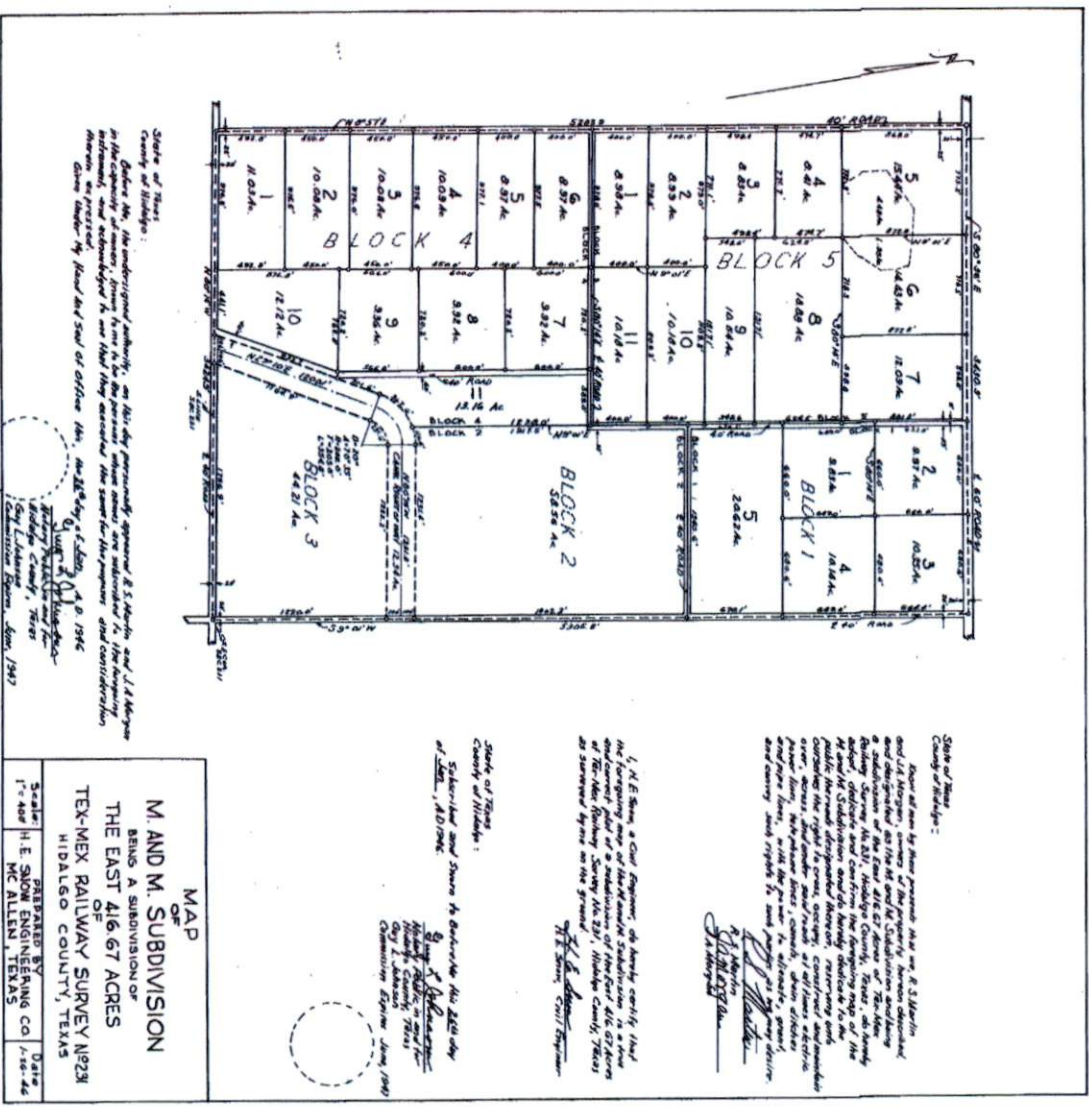
This instrument was acknowledged before me on the 14th day of October, 2020, by CLAUDIA C. CORTINA.

(SEAL)  CHARLES EUGENE RAGDALE
Notary Public, State of Texas
Comm. Expires 05-19-2023
NOTARY ID#: 12857471-9

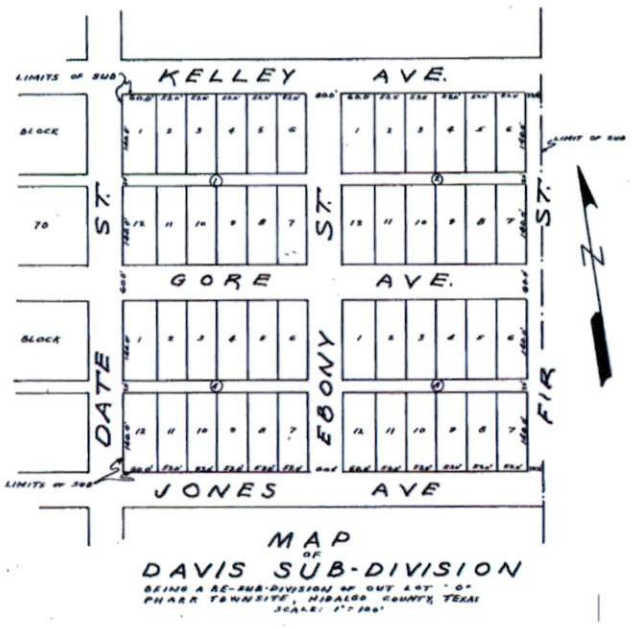

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Isai Granados and Sylvia Granados
128 W. Marigold Avenue
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF: 3187672; ER/ah



Filed Mar 5, 1946 11:18 A.M.



Filed Mar 5, 1946 11:18 A.M.

THE STATE OF TEXAS,
 COUNTY OF HIDALGO.

I, J. W. Davis, a Civil Engineer & Surveyor,
 do hereby certify that the accompanying map is a true
 and correct representation of a survey made by me on the
 ground for J. M. Davis, master, on the 14 day of February
 A.D. 1946.

Subscribed & sworn to by J. W. Davis before me and
 signed on this 16th day of February, A.D. 1946.

THE STATE OF TEXAS,
 COUNTY OF HIDALGO:

I, J. W. Davis, of Hidalgo County, Texas,
 owner of Out Lot "D" in the City of Pharr, Hidalgo
 County, Texas, having caused same to be subdivided,
 do hereby approve, accept & adopt the accompanying
 map of said subdivision of said Out Lot "D" as hereby
 agreed to by the public, the use of & no easement into
 the Aboys shown thereon for all public purposes &
 especially for the City of Pharr, a municipal corporation,
 as if it ran within the boundaries of said City.
 There is reserved over & across the Lots & Aboys
 shown thereon, easements for water lines, gas lines,
 telephone & telegraph lines, electric lines & other
 utilities. Such easements to be for the benefit of
 Pharr & those who may, at the time, have franchise
 under it.

IN TESTIMONY WHEREOF, I have
 my hand this 28th day of February, A.D. 1946.

Approved by the City Commission of
 Pharr, Texas on this 28th day of February, 1946.

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: 1-5174

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: Berenice A Rodriguez

Address: 413 casandra
Weslaco TX 78596

Phone: 956-472-7788

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

Water Supplier: NAWS

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

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

regarding the land described as:

Mariposa lot 8

on November 30, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 12-9-1997);
- 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 11/30/21
Hidalgo County Judge Date

ATTEST: [Signature] 11/30/21
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
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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: 1-5174

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: Berenice A. Rodriguez

Address: 413 Casandra D. Weslaco TX
78596

Phone: 956-472-7788

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

Mariposa lot 8

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Berenice A. Rodriguez
Requesting Party (Signature)

11-22-21
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:

11/22/21
Date

[Signature]
County Official

SIERRA TITLE

STG/MC GF# 3187671

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

GENERAL WARRANTY DEED

Date: October 23, 2020

Grantor: RUBEN SAENZ, a/k/a OSCAR RUBEN SAENZ and wife, AGUSTINA HERNANDEZ SAENZ

Grantor's Mailing Address:

7920 North Mile 4 W.
Mercedes, Texas 78570
Hidalgo County

Grantee: ESTEBAN REYES and wife, BERENICE RODRIGUEZ

Grantee's Mailing Address:

413 Casandra Dr.
Weslaco, Texas 78596
Hidalgo County

Consideration:

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

Property (including any improvements):

Lot 8, MARIPOSA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 33, Page 16, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Restrictions filed for record on June 1, 1998 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 681794, and Restrictions as shown on the map recorded in Volume 33, Page 16, Map Records of Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex,

handicap familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 33, Page 16, Map Records, Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

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

Oil and Gas Leases in favor of Southport Exportation, Inc. recorded in Volume 411, Page 812, Volume 811, Page 822, and Volume 417, Page 643, Oil and Gas Records of Hidalgo County, Texas.

Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Lorraine M. George and husband, Johnny George to S. H. Turberville and wife, Edith L. Turberville, dated October 28, 1964, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1100, Page 559, Deed Records, Hidalgo County, Texas; reference to which instrument is made for all intents and purposes.

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.

Taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which 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 the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

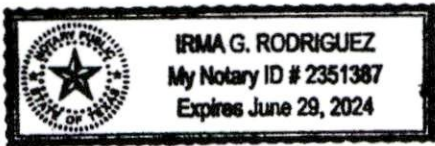
When the context requires, singular nouns and pronouns include the plural.

[Signature]
RUBEN SAENZ, a/k/a OSCAR RUBEN SAENZ

[Signature]
AGUSTINA HERNANDEZ SAENZ

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

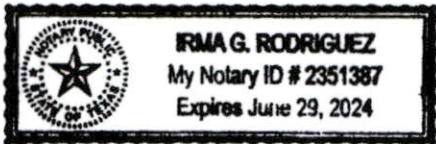
This instrument was acknowledged before me on the 23rd day of October, 2020, by RUBEN SAENZ, a/k/a OSCAR RUBEN SAENZ.



[Signature]
Notary Public, State of TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 23rd day of October, 2020, by AGUSTINA HERNANDEZ SAENZ.



[Signature]
Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

Juan R. Molina, Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

Juan R. Molina, Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596



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 1-5174
Receipt No.: 020602
M1110-00-000-0008-00

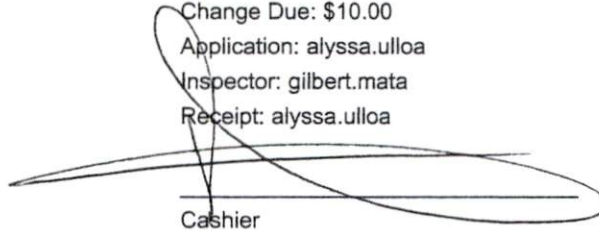
REYES ESTEBAN & BERENICE A RODRIGUEZ
413 CASANDRA DR
WESLACO, TX 78596
(956) 854-1683
(956) 355-8832

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2609Sq.Ft.
- [5] Legal Description: MARIPOSA LOT 8
- [6] Location: MIDWAY & ML 8 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 25', Side 10', Side ', Corner 10'
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-5174
Price: \$30.00

Total Amount.....\$30.00


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


Cashier

10/19/21
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

10-19-21
Date

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

1-5858

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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: Juanita R. Martinez

Address: 3509 Cummings lane
Donna, TX 78537

Phone: 956463-1693

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

Water Supplier: NAWS

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

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

regarding the land described as:

Country View Est. Lot 2

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 9-5-2008);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by _____);
- 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 _____);
- 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 _____);
- 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 _____);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM

ATTEST: Antonio Hernandez Jr.
Hidalgo County Clerk

11/30/21
Date
CA



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

Application No: 1-5258

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: Juanita R. Martinez

Address: 3509 Cummings Lane
Donna, TX 78537

Phone: 956 463-1693

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

Country View Est Lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juanita R. Martinez
Requesting Party (Signature)

11/22/21
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:

11/22/21
Date

[Signature]
County Official

Charge to: VLTC
GF# 115,985

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 17, 2009

Grantor: SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership

Grantor's Address: 605 N. Main, Suite C, Donna, Hidalgo County, TX 78537

Grantee: ANTONIO MARTINEZ and wife, JUANITA R. MARTINEZ

Grantee's Address: 3408 Cummings Rd., Donna, Hidalgo County, TX 78537

Consideration: TENDOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a Note of even date that is in the principal amount of ONE HUNDRED NINETEEN THOUSAND SIX HUNDRED NINETY-ONE DOLLARS (\$119,691.00), is executed by Grantee and is payable to the order of DRAPER AND KRAMER MORTGAGE CORP d/b/a 1st ADVANTAGE MORTGAGE. The Note is secured by a vendor's lien retained in favor of DRAPER AND KRAMER MORTGAGE CORP d/b/a 1st ADVANTAGE MORTGAGE in this Deed and by a Deed of Trust of even date from Grantee to LESA C. TAYLOR, Trustee.

Property (including any improvements): All of Lots 1 and 2, COUNTRY VIEW ESTATES SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 55, Pages 162-164, 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. Restrictive covenants dated September 22, 2008, filed September 23, 2008 under Document Number 1930966; amendment dated November 13, 2008, filed January 9, 2009 under Document Number 1960773, Official Records and Volume 55, Pages 162-164, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated September 22, 2008, filed September 23, 2008 under Document Number 1930966, Official Records, Hidalgo County, Texas; however, said lien is subordinated to any Mortgage Vendor's Lien or Deed of Trust filed for record prior to the date payment of such assessments and/or maintenance charges become due.
3. Blanket easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1 and easements and restrictions as shown on the map of the above described subdivision.
4. Minimum floor elevations; 50 foot front setback line, 15 foot rear setback, 6 foot side setback line; drainage swale easement across the North 15 feet of the South 22.5 feet of lot; 15 foot NAWSC easement across the front and restrictions as shown on the map of Country View Estates Subdivision, recorded in Volume 55, Pages 162-164, Map Records of Hidalgo County, Texas and as shown on the survey dated June 2, 2009, Job No. 17107 by Reynaldo Robles, RPLS #4032 of RA Robles and Associates, PLLC.
5. Subject to one story brick and frame house encroachment on the 50 foot front building setback line as shown on the survey prepared by Reynaldo Robles, RPLS #4032 of RA Robles and Associates, PLLC, dated June 2, 2009, Job No. 17107.
6. Blanket easement and agreement in favor of AEP Texas Central Company, dated November 13, 2008, filed December 9, 2008, under Document Number 1952921 Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
7. Right of First Refusal Sandoval Development, L.P., a Texas Limited Partnership prior to the construction of a single family residence, as set forth in instrument dated September 22, 2008, filed September 23, 2008 under Document Number 1930966, Official Records of County, Texas.

8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by W. L. Stuart and wife, Sara to Southport Exploration, Inc., dated March 10, 1982, recorded in Volume 416, Page 46, Oil and Gas Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Leslie Scharf to Ventex Oil & Gas, Inc., dated October 19, 2005, filed December 1, 2005 under Document Number 1550759, Official Records of Hidalgo County, Texas.
10. Memorandum of Seismic Permit Agreement by and between Byron L. Chalker and wife, Barbara Chalker and Palo Blanco Oil and Gas Company as shown by instrument dated March 4, 1999, filed under Document Number 841060, Official Records of Hidalgo County, Texas.
11. Taxes for the year 2009 and subsequent years, the payment of which Grantee assumes.

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.

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.

DRAPER AND KRAMER MORTGAGE CORP d/b/a 1st ADVANTAGE MORTGAGE, at Grantee's request, has 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 the superior title to the property are retained for the benefit of DRAPER AND KRAMER MORTGAGE CORP d/b/a 1st ADVANTAGE MORTGAGE and are transferred to DRAPER AND KRAMER MORTGAGE CORP d/b/a 1st ADVANTAGE MORTGAGE without recourse on Grantor.

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

SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership

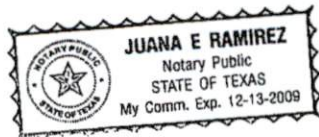
By: **SANDOVAL OPERATIONS, L.C.,
General Partner**

By: *Jose T. Sandoval*
JOSE T. SANDOVAL, Member

(ACKNOWLEDGMENT)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18th day of June, 2009, by **JOSE T. SANDOVAL, Member of SANDOVAL OPERATIONS, L.C., General Partner of SANDOVAL DEVELOPMENT, L.P., a Texas Limited Partnership, as the act and deed thereof.**



Juana E. Ramirez
Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert
612 S. Texas
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)
rstlaw@bizrgv.rr.com
File/GF No. 115,985vlt

CHARGE RECORDING & RETURN TO:

VALLEY LAND TITLE CO.
2300 W. Pike, Suite 104
Weslaco, TX 78596



Chapter 232, Texas Local Government Code

11/9/2021 1:50:35 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
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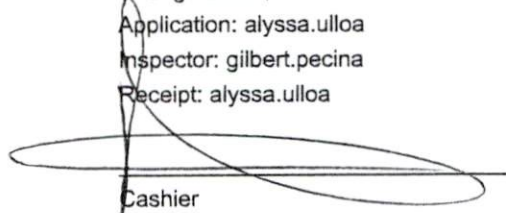
Permit No.: Permit 1-5258
Receipt No.: 020943
C9100-00-000-0002-00

- MARTINEZ ANTONIO & JUANITA R MARTINEZ
- 3408 CUMMINGS RD
- DONNA, TX 78537
- (956) 463-1693
- (956) 463-1693
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1190Sq.Ft.
- [5] Legal Description: COUNTRY VIEW ESTATES LOT 2
- [6] Location: CUMMINGS & MIDWAY RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$94000
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 1-5258
 Price: \$30.00

Total Amount.....\$30.00

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



Cashier

11/9/21
Date

[NOTICE]

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

Mae Ramirez
Signature of Owner or Applicant

11-9-21
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: 1-5287

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

Upon the application of:

Name: (Ana Cecilia Goual)
Hollywood Development
& Construction LLC

Address: 2201 W. Dove Ave
McAllen TX 78504

Phone: 956-803-0341

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

Water Supplier: North Atomo Water Supply

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

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

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

Lot 43, Diguato De Oro

[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 November 30, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

11/30/21
Date

ATTEST:

Antonio Serrano Jr.
Hidalgo County Clerk

11/30/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11-30-21 MM



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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956-205-7049

Precinct 12 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5287

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 Cecilia Garcia / Hollywood development

Known to me [or proved to me in the oath of TX DCH 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 43, Piquito Negro"

[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]

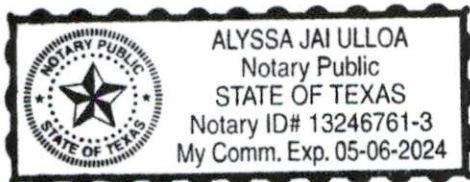
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 16, 2021, to certify which, witnesses my hand and seal of office.



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

CHARGE San Jacinto Title Services-McAllen

GF# 212441611 Closes NR

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

General Warranty Deed

Date: OCTOBER 5, 2021

Grantor: SERVANDO GARCIA

Grantor's Mailing Address: 4622 HERNANDEZ DR.
DONNA, TX 78537
HIDALGO COUNTY

Grantee: HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC

Grantee's Mailing Address: 2516 BUDDY OWENS BLVD.
MCALLEN, TX 78504
HIDALGO COUNTY

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

Property (including any improvements):

Lot Forty Three (43), PIQUITO DE ORO, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 22, Page 124, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 2513763, Official Records of Hidalgo County, Texas. Volume 22, Page 124, Map Records, Hidalgo County, Texas..
- b. 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.
- c. Statutory rights, rules, regulations, easements and liens in favor of Donna Irrigation District, Hidalgo County, No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.
- e. Right of way easement from Ralph P. Jones et al to Hidalgo County, dated april 3, 1961, recorded in Volume 1003, Page 328, Deed Records, Hidalgo County, Texas.
- f. Right of way easement from Ralph P. Jones et al to Hidalgo County, dated July 1, 1961, recorded in Volume 1011, Page 359, Deed Records, Hidalgo County, Texas.
- g. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 10, 1969, executed by Republic National Bank of Dallas to Jose A. Hernandez, recorded in Volume 1226, Page 856, Deed Records, Hidalgo County, Texas.

- h. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- i. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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




 SERVANDO GARCIA

ACKNOWLEDGMENT

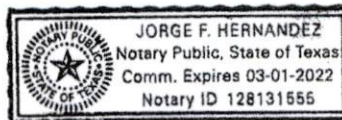
STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7 day of October, 2021, by SERVANDO GARCIA.



 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH, STE, E-2
 McALLEN, TEXAS 78504
 GF#212441611



AFTER RECORDING, RETURN TO:
 HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC
 2516 BUDDY OWENS BLVD.
 MCALLEN, TX 78504



Chapter 232, Texas Local Government Code

11/16/2021 12:26:25 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
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-5287
Receipt No.: 021019
P6960-00-000-0043-00

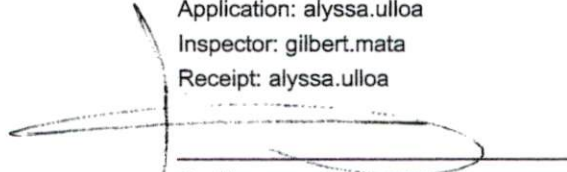
HOLLYWOOD DEVELOPMENT
2516 BUDDY OWENS BLVD
MCALLEN, TX 78504
(956) 803-0341
(956) 803-0341

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1258Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 43
- [6] Location: SIOUX & HUTTO
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$75000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-5287
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

11/16/21
Date

[NOTICE]

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Signature of Owner or Applicant

11/16/21
Date

PIQUITO DE ORO

Phase II ENGINEERING
PHONE (918) 781-8887
P.O. BOX 808 PHARR, TEXAS

DATE 7-25-82
SHEET 1 OF 1
DRAWN BY JLM



CHECKED FOR DRAINAGE
BY: [Signature]

STATE OF TEXAS
COUNTY OF HALLAM
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 2818 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SHOWN AT SURVEY ON THE ABOVE
COUNTY OF HALLAM
DATE 7-25-82

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT HALLAM COUNTY, NO. 1, ON THIS THE 7 DAY OF [Month], A.D. 1982.

REGISTERED PUBLIC SURVEYOR: [Signature]

REGISTERED PROFESSIONAL ENGINEER: [Signature]

APPROVED FOR RECORDING:
COUNTY CLERK: [Signature]

STATE OF TEXAS
COUNTY OF HALLAM
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 2818 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SHOWN AT SURVEY ON THE ABOVE
COUNTY OF HALLAM
DATE 7-25-82

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT HALLAM COUNTY, NO. 1, ON THIS THE 7 DAY OF [Month], A.D. 1982.

REGISTERED PUBLIC SURVEYOR: [Signature]

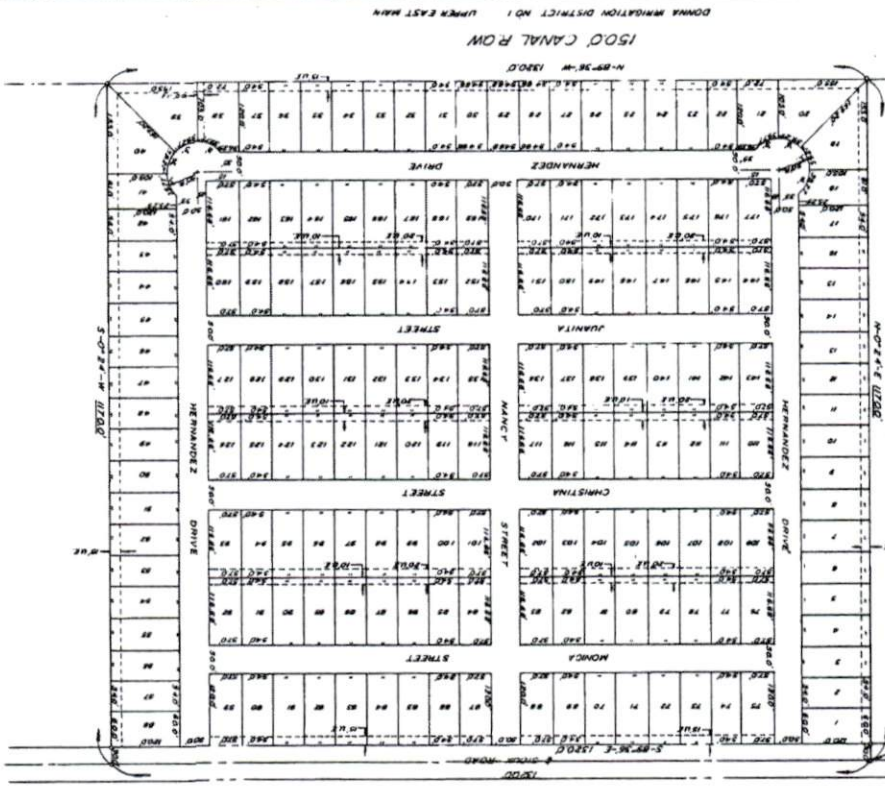
REGISTERED PROFESSIONAL ENGINEER: [Signature]

APPROVED FOR RECORDING:
COUNTY CLERK: [Signature]

APPROVED FOR RECORDING
COUNTY CLERK: [Signature]

PIQUITO DE ORO
32.06 ACRE TRACT
OUT OF
BLOCK 182 OF THE H.L. BLANKS GRANTS
EL GATO AND LA BLANCA GRANTS
HALLAM COUNTY, TEXAS

DATE: 7-25-82
BY: [Signature]



CURVE - DATA

STATION	PC	PT	PI	PI	PT	PC
1+00	1+00	1+00	1+00	1+00	1+00	1+00
2+00	2+00	2+00	2+00	2+00	2+00	2+00
3+00	3+00	3+00	3+00	3+00	3+00	3+00
4+00	4+00	4+00	4+00	4+00	4+00	4+00
5+00	5+00	5+00	5+00	5+00	5+00	5+00
6+00	6+00	6+00	6+00	6+00	6+00	6+00
7+00	7+00	7+00	7+00	7+00	7+00	7+00
8+00	8+00	8+00	8+00	8+00	8+00	8+00
9+00	9+00	9+00	9+00	9+00	9+00	9+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00

SCALE: 1"=100.0'
NAD CON BLOCK BE

NOTE: THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SURVEY CONTRACT AND THE DEEDS REFERENCED THEREIN.