



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR December 14, 2021

Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>4</u>
TOTAL CERTIFICATES	<u>6</u>



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: 1-5300

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

Upon the application of:

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

Name: Daniel Cardenas Garcia

Address: 1233 Mohawk Trail
Alamo TX 78516

Phone: 956 867 4109

Water Supplier: NAWS

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:

North Alamo Village Lot 67

[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 December 14, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

12/14/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21

ATTEST:

Anton Hernandez Jr.
Hidalgo County Clerk

12/15/21
Date

[Signature]



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
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: 1-5390

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

Daniel Garcia

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

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

North Alamo Village lot 67

[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]

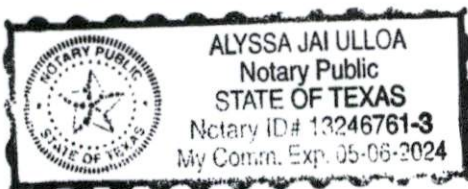
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 30, 2021, to certify which, witnesses my hand and seal of office.



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

CHARGE: VLTC

GF 175108-ML

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 7, 2021

Grantor: MARTIN PENA, a single person

Grantor's Mailing Address:

P.O. Box 1303
La Joya, Texas 78560
Hidalgo County

Grantee: DANIEL LANDAVERDE GARCIA and CLARA LUZ AVALOS OCHOA, a married couple

Grantee's Mailing Address:

235 E. 3rd Street
San Juan, Texas 78589
Hidalgo County

Consideration:

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

Property (including any improvements):

All of Lot 67, NORTH ALAMO VILLAGE, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 193, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

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

Restrictive covenants described in instrument filed in Volume 1755, Page 799, Deed Records; Volume 1954, Page 350; Volume 2265, Page 509 and Volume 21, Page 193, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of North Alamo Village, recorded in Volume 21, Page 193, Map Records of Hidalgo County, Texas.

Fifteen (15) foot water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 20, 1973, recorded in Volume 1411, Page 157, Deed Records of Hidalgo County, Texas.

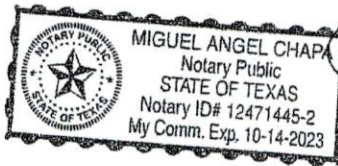
Mineral and/or royalty reservation contained in deed dated July 3, 1953, recorded in Volume 945, Page 165 and dated February 28, 1973, recorded in Volume 1359, Page 893, both in the Deed Records of Hidalgo County, Texas.

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared MARTIN PENA, proved to me through DRIVERS LICENSE to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MARTIN PENA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7TH day of OCTOBER, 2021.



[Handwritten Signature]

Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Fax: (956) 683-8958
Email: CantuR@valleylandtitleco.com
File/GF No.: 12589-21 / 175108vltc

AFTER RECORDING RETURN TO:
DANIEL LANDAVERDE GARCIA and
CLARA LUZ AVALOS OCHOA
235 E. 3rd Street
San Juan, Texas 78589



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 1-5320
Receipt No.: 021169
N3300-00-000-0067-00

GARCIA DANIEL LANDA VERDE & CLARA L AVALOS OCHOA
235 E 3RD ST
SAN JUAN, TX 78589
(956) 732-7409
(956) 732-7409

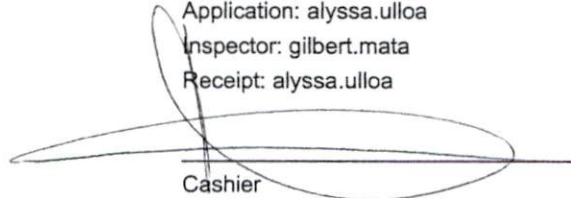
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 296Sq.Ft.
- [5] Legal Description: NORTH ALAMO VILLAGE LOT 67
- [6] Location: SIoux & VALVERDE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [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 1-5320
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00

Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

11/29/21
Date

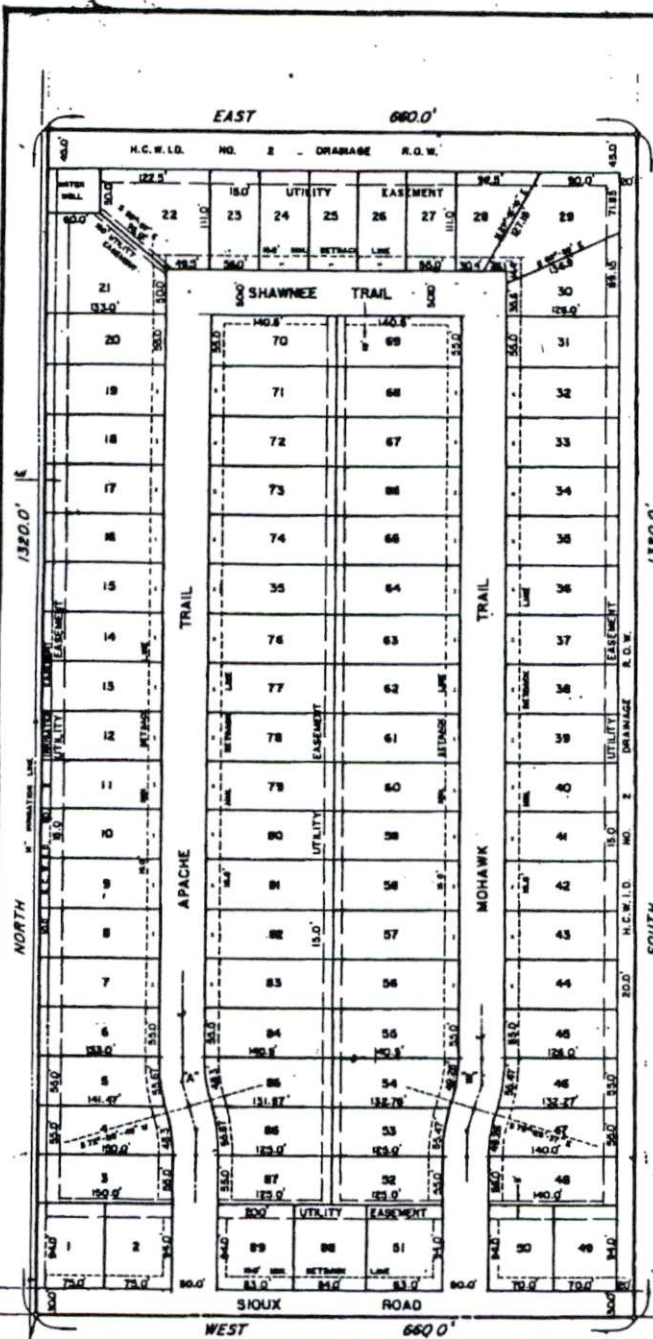
[NOTICE]

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

11/29/21
Date



MAP OF
NORTH ALAMO VILLAGE

HIDALGO CO., TEXAS
 BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 16, BLOCK 46 ALAMO LAND AND SUGAR COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY DIRECTION.



Larry L. Smith
 LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SURVEYED: August 28, 1980
 T188-P15 JOB # 900382

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, R.C. LOVELAND, ACTING IN MY CAPACITY AS REPRESENTATIVE OF TWO SUMMERS, INC., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE CITY OF ALAMO OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

TWO SUMMERS, INC.
R.C. Loveland
 R.C. LOVELAND, PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.C. LOVELAND, 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. GIVEN UNDER MY HAND AND OFFICE, THIS 21st DAY OF July, A.D.



Laura Linder
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
 LAURA LINDER QUENEA
 Notary Public, Hidalgo County, Texas
 My Commission Expires the 25th Day of April 1984

S.W. COR.
 LOT 16, BLK. 46

WEST 660.0'

CURVE DATA CURVE "A"
 A = 17°-34'-14"
 R = 182.19'
 T = 28.16'
 L = 55.87'

CURVE DATA CURVE "B"
 A = 10°-30'-23"
 R = 219.57'
 T = 27.95'
 L = 55.99'

21 July 1981
 Recorded in Book
 of the map records of Hidalgo
 County, Texas
 Charles L. Madden
 County Surveyor

APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
Verna Walker
 Date: 7-21-81



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

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5351

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

Upon the application of:

Name: Apolonia MARTINEZ

Address: 107 Sing Circle
Pharr TX 78577

Phone: 806-494-7896

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

Water Supplier: N/A

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

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

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

Apolonia MARTINEZ

Balli Estates Lot 23 B1K4

[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 December 14, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21

Rigoberto F. Lopez
Hidalgo County Judge

12/14/21
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

12/15/21
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

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5351

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

Apolonia Martinez

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

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

Balli Est. lot 23 BIK 4"

[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]

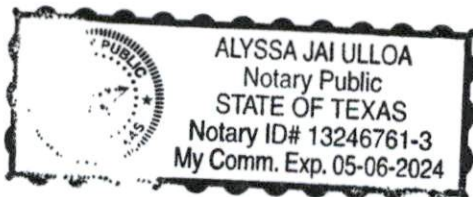
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~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."

Apolonia Martinez (Signature)

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



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

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

GENERAL WARRANTY DEED WITH VENDOR LIEN

STATE OF TEXAS
COUNTY OF HIDALGO

THIS DEED is made this day of October 27, 2021 by and between the "**Grantors,**"

SILVIA VIERA and CESAR VIERA, residing at 305 Pine St Donna, TX 78537

AND the "**Grantee,**"

APOLONIA MARTINEZ, residing at 107 sing Cir Pharr, TX 78577

FOR VALUABLE CONSIDERATION of the sum of ten dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Hidalgo county, Texas, free of encumbrances or other restrictions except as may be specifically set forth herein:

Property (including any improvements):

Property Address: 2719 Sandra Ave. Donna, TX 78537

Legal Description: Lot Twenty-Three (23), Block Four (4) BALLI ESTATES, an Addition to the City of Donna, Hidalgo County, Texas, as per amended map or plat thereof of recorded in the Office of the county of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water or irrigation district, if any; and taxes for the current year, 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.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE- DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON SUCH PROPERTY.

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.

Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on October 27, 2021.

Grantor (or authorized agent)

x/ [Handwritten Signature]

Print Name: [Handwritten Name]

Grantor (or authorized agent)

x/ [Handwritten Signature]

Print Name: Cesar Viera

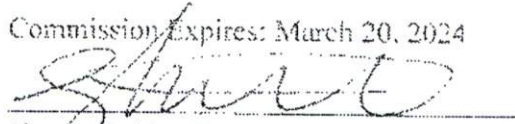
NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

On October 27, 2021 before me, Sheyla J Alvarez, personally appeared **SILVIA SALINAS VIERA**, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: March 20, 2024


Notary Public, Texas



NOTARY ACKNOWLEDGMENT

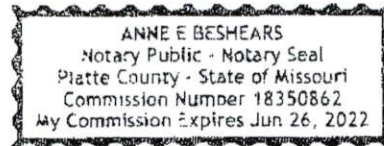
STATE OF Missouri
COUNTY OF platte

On November 10, 2021 before me, Anne E. Beshears personally appeared **CESAR VIERA**, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: June 26, 2022


Notary Public, State of Missouri



AFTER RECORDING RETURN TO:

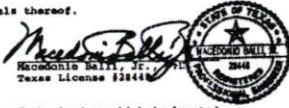
APOLONIA MARTINEZ
107 SING CIR
PHARR, TX 78577

ENGINEER'S CERTIFICATE

I, Macedonio Balli, Jr., Registered Professional Engineer, do hereby certify that this is a true and correct map of "BALLI ESTATES", a resubdivision of Lot 3, Block 11, La Donna Subdivision (Hidalgo County Map Records Volume 1, Page 51), of the lands of the Texas Bank & Trust Co., Hidalgo County, Texas.

All measurements are in feet and decimals thereof.

Nov. 16, 1976



STATE OF TEXAS COUNTY OF HIDALGO

Know all men by these presents: That I, Reynaldo Balli, Sr., owner of the land on which is located "BALLI ESTATES", have caused the same to be subdivided as shown hereon and do hereby confirm and adopt this "BALLI ESTATES" and further do hereby dedicate to the public use the streets and easements as shown thereon. In testimony whereof, I, Reynaldo Balli, Sr., have caused these presents to be executed this 16 day of Nov, 1976.

Reynaldo Balli, Sr. Owner

STATE OF TEXAS COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared, Reynaldo Balli, Sr., 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 expressed and in the capacity therein set forth. Witness my hand and seal of office this 16 day of November, 1976.

Notary Public in and for Hidalgo County

Filed for record at o'clock P.M., on the day of 1976.

County Clerk

STATE OF TEXAS COUNTY OF HIDALGO

I, Santos Saldaña, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the day of 1976, with its certificate of authentication was filed for record in my office the day of 1976 at o'clock P.M., and duly recorded in Volume Page of the Map Records of said County, at o'clock P.M. the day of 1976. Witness my hand and seal of office in Edinburg, Texas the day and year last above written.

County Clerk Hidalgo County, Texas

Tax Assessor-Collector Hidalgo County, Texas

APPROVED by the Planning Commission of the City of Donna, Texas.

Date: November 27, 1976

John W. Middlebrooks Chairman

APPROVED by the City Commission of the City of Donna, Texas.

ATTENT:

City Engineer

Mayor

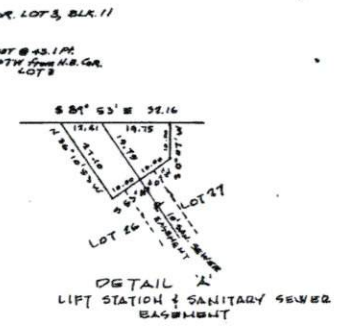
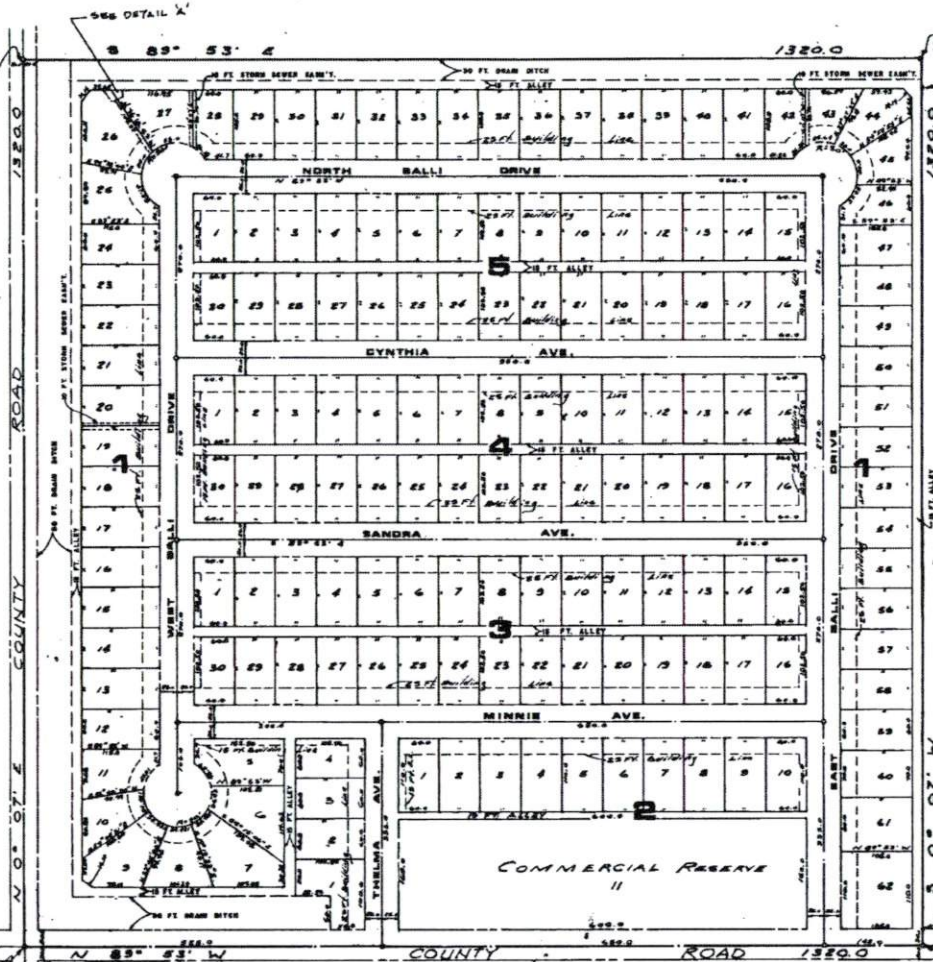
APPROVED FOR RECORDING BY COMMISSIONERS' COURT This 17th day of April 1978 SANTOS SALDANA, County Clerk Hidalgo County, Texas Sr. Shongana Deputy

APPROVED FOR RECORDING Hidalgo Co. Dept. of Tax Dist. by Tom Walker Date 4-17-78

PLANS FOR RECORDING THIS DATE IN LINDSEY P. H. APR 17 1978

BALLI & ASSOCIATES, INC. ARCHITECTS-ENGINEERS-PLANNERS BROWNSVILLE, TEXAS

Subdivided by Book 20-92 of the map records of Hidalgo County, Texas Charles L. Balli, County Surveyor



130928 BALLI ESTATES A RESUBDIVISION OF LOT 3, BLOCK 11 LA DONNA SUBDIVISION (HIDALGO COUNTY MAP RECORDS VOL. 1, PG. 51) OF THE LANDS OF THE TEXAS BANK & TRUST CO. HIDALGO COUNTY, TEXAS SUBDIVIDED FOR: REYNALDO BALLI, SR. SCALE: 1"=100' NOV. 16, 1976



Chapter 232, Texas Local Government Code

12/8/2021 9:59:17 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 1-5351
Receipt No.: 021313
B0500-00-004-0023-00

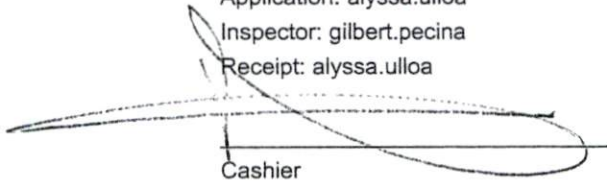
MARTINEZ APOLONIA
107 SING CIR
PHARR, TX 78577
(806) 494-7896
(806) 494-7896

- [1] Contractor: SELF
- [2] Water System: City of Donna
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 216Sq.Ft.
- [5] Legal Description: BALLI ESTATES LOT 23 BLK 4
- [6] Location: LOTT & SODERQUIST RD.
- [7] Sewage: City of Donna
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$7000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340500B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-5351
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

12/8/21
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

12/08/21
Date

AI-83938

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Tomasita Salinas	4-1248
2.	David & Lyndsea Hoard	4-4926
3.		
4.		
5.		
6.		
7.		
8.		
COMM. COURT: DECEMBER 14, 2021		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1248

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>44211</u>	<u>44211</u>
	<u>9/26/06</u>	<u>9/26/06</u>

Name: Tomasita Salinas

Address: 3566 Davis Dr.
Edinburg, Tx 78542

Water Supplier: NAWS

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

Phone: 956)562-7880

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

regarding the land described as:

Davis Ranchette 10t 5

on December 14, 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 11/21/06);
- 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

[Signature]
Hidalgo County Judge
Date 12/14/21

ATTEST: [Signature]
Hidalgo County Clerk
Date 12/15/21

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21

~~[Signature]~~



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
4-1248

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: Tomasita Salinas

Address: 3566 Davis Rd.

Edinburg, Tx 78542

Phone: 956) 563-7880

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

Davis Ranchette lot 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Tomasita Salinas 12/7/21
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

12/7/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1248
Receipt No.: 004779
D1550-00-000-0005-00

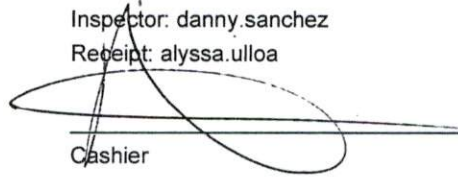
SALINAS JORGE & TOMASITA
3206 SATURN ST
EDINBURG, TX 78542
(956) 563-7880
(956) 563-7880

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 80', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1248
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2132Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 5
- [6] Location: davis rd and kenyon rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: alyssa.ulloa


Cashier

10/17/18
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

10/17/2018
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 TRANSFER AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: December 22, 2017

GRANTOR: ROBERT C. RANKIN, CUSTODIAN
OF THE H. HOLLIS RANKIN, III - REGULAR IRA

GRANTOR'S MAILING ADDRESS (including county):

920-B South McColl Rd
Edinburg, Texas 78539
Hidalgo County

GRANTEES: JORGE SALINAS and wife, TOMASITA SALINAS

GRANTEES' MAILING ADDRESS (including county):

3206 Saturn Street
Edinburg, Texas 78542
Hidalgo County

CONSIDERATION: TEN AND NO/100TH DOLLARS (\$10.00) a note of even date, executed by Grantees and payable to the order of Grantor in the amount of THIRTY FIVE THOUSAND FOUR HUNDRED AND NO/100THS (\$35,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ROBERT C. RANKIN, CUSTODIAN and by a first lien deed of trust of even date from Grantee to H. HOLLIS RANKIN, III, Trustee.

EXCEPT AS OTHERWISE PROVIDED IN THIS PARAGRAPH, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THE DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, SPECIFICALLY, BUT WITHOUT LIMITATION, (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL

PROTECTION, POLLUTION OR LAND USES LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS MATERIALS OR CONDITIONS AFFECTED BY ENVIRONMENTAL LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE INSPECTION PERIOD. GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED, OR TO BE PROVIDED, BY GRANTOR EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FOR A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE AGREES TO ACCEPT THE PROPERTY AND HEREBY WAIVES AND RELEASES GRANTOR FROM ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY, WHETHER BY CONTRACT, UNDER LAND, UNDER ANY RIGHT OF CONTRIBUTION, OR OTHERWISE, UNLESS GRANTOR WAS SOLELY, AND DIRECTLY, RESPONSIBLE THEREFOR.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY AN VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN NEGOTIATED BASED ON THE FACT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. GRANTEE'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEE'S RECORDING OF THIS WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

If any of Grantor's warranties or representations above is discovered by Grantee prior to Closing, to be misrepresented or inaccurate, Grantee shall notify Grantor promptly in writing, and Grantor shall have the opportunity to correct or remedy such misrepresentation or inaccuracy.

Anything to the contrary herein notwithstanding, Grantor shall have no liability to the Grantee with respect to the breach of any of the representations or warranties contained herein unless (i) written notice or demand with respect to the breach or alleged breach is given within one (1) years after the date hereof and (ii) suit is filed with respect to the breach or alleged breach of representation with one (1) year of the hereof.

PROPERTY (including any improvements):

Lot 5, **DAVIS RANCHETTES SUBDIVISION**, an addition to the City of Edinburg, Hidalgo County, Texas as per amended map or plat thereof recorded in Volume 51, Page 179-181, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- A. Restrictive covenants duly recorded under Document No. 1691032 and amended in Clerk's File No. 1977983 in the Official Records and Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas, omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.
- B. Mineral and/or royalty grant and/or reservation in instrument dated December 18, 1948, recorded in Volume 646, Page 363, and dated March 13, 1950, recorded in Volume 689, Page 415, Deed Records, Hidalgo County, Texas.
- C. Oil, Gas and Mineral Lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not.
- E. Easement for Right of Way, as set forth in instrument dated January 1, 1979, recorded in Volume 909, Page 41, Deed Records, Hidalgo County, Texas.
- F. Easement for Right of Way, as set forth in instrument dated January 29, 1988, recorded in Volume 2552, Page 145, Deed Records, Hidalgo County, Texas.
- G. All right title and interest in and to those portions of land claimed by Santa Cruz Irrigation District No. 15 as set forth in Condemnation filed under Cause No. CL-143 in the County Clerk's office of Hidalgo County, Texas.
- H. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
- I. Minimum floor elevation; fifty foot (50') minimum setback line along the front or easement, whichever is greater; six foot (6') minimum setback line along the sides or easement, whichever is greater; forty foot (40') minimum setback line along the rear, or easement, whichever is greater, fifteen foot (15') N.A.W.S.C. easement along the North side; fifty foot (50') Santa Cruz Irrigation District #15 easement along the South side; Fifteen foot (15') utility easement along the

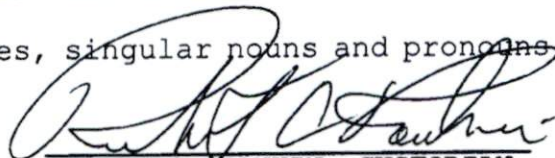
North fifteen feet (15') of the South eighty feet (80'); fifteen foot (15') swale easement along the North fifteen (15') of the South sixty-five (65'); as per map or plat thereof recorded in Volume 51, pages 170-181, Map Records, Hidalgo County, Texas.

- J. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- K. 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.
- L. SUBJECT TO all reservations, exceptions, leases, easements, rights, restrictions, uses, and regulations, visible or of record, and taxes for 2018 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 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 and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

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.

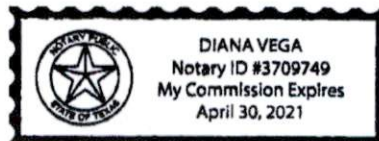

ROBERT C. RANKIN, CUSTODIAN

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 22nd day of December, 2017 by Robert C. Rankin, Custodian.


NOTARY PUBLIC - STATE OF TEXAS



The undersigned **GRANTEES** hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein and acknowledges that same is in conformity with **GRANTEES'** intent, any agreements and representations made to **GRANTEES** or, if not **GRANTEES** hereby amend any agreement and representations to conform to this Deed, and the terms and provision of same shall control in the event of any conflict, and **GRANTEES** acknowledge this Deed constitutes complete compliance to all agreements and representation, if any, of **GRANTOR** to the complete satisfaction of **GRANTEES** regarding the property described in the attached deed.

DATED this the 22nd day of December, 2017.



JORGE SALINAS



TOMASITA SALINAS

PREPARED IN THE LAW OFFICE OF:

Law Office of Hollis Rankin, III, PLLC
920-B South McColl Rd.
Edinburg, Texas 78539
Telephone No.: 956-287-8400

AFTER RECORDING RETURN TO:

Law Office of Hollis Rankin, III, PLLC
920-B South McColl Rd.
Edinburg, Texas 78539

F/N:16732
HHR/dv



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: 4-49260

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	1 / 1	12/8/21

Name: David Lyndsen Heard

Address: 501 Buck Fawn Dr
Los Venados, Lot 501
Edinburg, TX
78542

Phone: 956-272-4646
956-246-2613

Water Supplier: City of Edinburg

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

Account/ESI No.: 323170001
 Temporary Pole Permanent Service

regarding the land described as ph. 5
Lot 501, Los Venados Edinburg Tx

on December 14, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes A plat has been prepared; (Date approved 4/8/15);

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

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

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

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

[Signature]
Planning Department Authorized Signature

Rigelme F. Lopez
Hidalgo County Judge

12/14/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21

ATTEST: [Signature]
Hidalgo County Clerk

12/15/21
Date
[Signature]



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: 4-4926

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 & Lyndsen Head
Address: Los Venados, Lot 501
501 Buck Fawn Dr.
Edinburg, TX 78542
Phone: 956-272-4644

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

Lot 501 Los Venados Edinburg, Tx
Ph. 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12-8-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Ph. 5

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

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

12/8/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4926
Receipt No.: 018946
L6446-05-000-0501-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

HOARD DAVID BRYAN & LYNDESEA

7001 N VALVERDE RD

DONNA , TX 78537

(956) 246-2613

(956) 532-8804

[1] Contractor: SELF

[2] Water System: City of Edinburg

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

[4] Size of Structure: 2563Sq.Ft.

[5] Legal Description: LOS VENADOS PH 5 LOT 501

[6] Location: 186 and 281

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$300000

[10] Flood Zone: Zone C

Community Panel Number: 4803340250B

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 30', Rear 15', Side 10', Side 10', Corner '

Special Conditions: must comply with hcpd setbacks and regulations

Description: Permit 4-4926

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 7763

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: peter.hernandez

Receipt: alex.antons

Cashier

6/29/21
Date

702153

[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

Date

6-29-21

SIERRA TITLE
CLOSER MC GF# 3182328

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: August 15, 2019

Grantor: **JOE GARZA JR. and wife, ROSA E. GARZA**

Grantor's Mailing Address: **201 E. Warren St.
Pharr, Texas 78577
Hidalgo County**

Grantee: **DAVID BRYAN HOARD and wife, LYNDSEA HOARD**

Grantee's Mailing Address: **501 Buck Farm Dr.
Edinburg, Texas 78539
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):

Lot 501, LOS VENADOS SUBDIVISION PHASE V, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2005, under Clerk's File No. 1465875, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 28, 2005, under Clerk's File No. 1464510, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2006, under Clerk's File No. 1570860, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 28, 2005, under Clerk's File No. 1464510, and as shown on the map recorded in Volume 47, Pages 130 through 138, inclusive.

Easement granted to Tennessee Gas Transmission Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Easement granted to Southwestern Bell Telephone Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 785, Page 568, Volume 785, Page

569, Volume 400, Page 632 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easements granted to Humble Oil and Refining Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1019, Pages 38 through 40, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical & Utility Easement along the North side, East side, and South side of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical & Utility Easement along the West side of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

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

A one hundred foot (100') Minimum Setback Line along the front of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the rear of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

A twenty foot (20') Minimum Setback Line along the sides of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 508, Page 427, Volume 67, Page 579, Volume 573, Page 206, Volume 284, Page 436, Volume 822, Page 367, and Volume 180, Page 524, Oil and Gas Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589, Official Records of Hidalgo County, Texas.

Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.

No structures permitted over any easements, according to the Map or Plat thereof, filed for record in Volume 47, Pages 130 through 140, Map Records of Hidalgo County, Texas.

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.

All ad valorem taxes for the year 2019 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.



JOE GARZA JR.



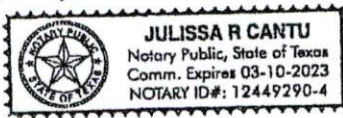
ROSA E. GARZA

(Acknowledgment)

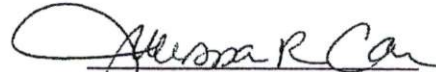
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of August, 2019,
by **JOE GARZA JR.**

(SEAL)



(Acknowledgment)

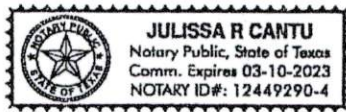


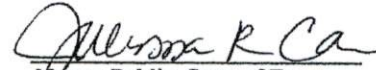
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of August, 2019,
by **ROSA E. GARZA.**

(SEAL)





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
David Bryan Hoard and, Lyndsea Hoard
501 Buck Farm Dr.
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF3182328;MC/DL



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: 4-5144

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

Upon the application of:

Name: Esteban M. Garza

Address: 815 S Cesar Chavez
Edinburg, Texas

Phone: 210 373 5155

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

Water Supplier: NORTH ALAMO WATER SUPPLY

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

Account/ESI No.: 10032789405397613
[] Temporary Pole [X] Permanent Service

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

Esteban M. Garza Caledonian Estates lot 18-5110' /
E75' / N375.5' .19 AC NET

[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 December 14, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

12/14/21
Date

ATTEST:

Hidalgo County Clerk

12/15/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
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: 4-5144

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

Esteban Martin Garza

Known to me [or proved to me in the oath of _____ or through
None _____ (recognition 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:

Caledonian Estates Lot 18 S 110' E 75' N 375" S .19 acres

[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 Sept 3, 2004, to certify which, witnesses my hand and seal of office.



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

κ



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 4-5144
Receipt No.: 019830
C0350-00-000-0018-05

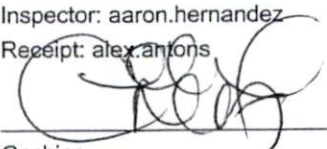
GARZA ESTEBAN M
815 S CESAR CHAVEZ
EDINBURG, TX 78542
(210) 373-5155
(210) 373-5155

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1170Sq.Ft.
- [5] Legal Description: CALEDONIAN ESTATES LOT 18-
S110°/E75°/N375.5' .19 AC NET
- [6] Location: C.CHAVEZ & CUVER
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 45', Rear 6', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS /MUST COMPLY WITH OSSF
Description: Permit 4-5144
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 542
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons


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.


Signature of Owner or Applicant

8-27-21
Date

SIERRA TITLE
CLOSER Coast GF# 3174487

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 11, 2017

Grantor: GLORIA BLISS MOORE, a single woman

Grantor's Mailing Address: 1003 Beaver Trail
Austin, Texas 78746
Travis County

Grantee: ESTEBAN M. GARZA and wife, MARIA D. GARZA

Grantee's Mailing Address: 8407 Rita Elena
San Antonio, Texas 78250
Bexar County

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

Property (including any improvements):

A tract of land containing 0.19 acre out of the North 5.27 acres of Lot 18, CALEDONIA ESTATES, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Lot 18, said point being South, 09 degrees 04 minutes West, 265.50 feet from the Northeast corner of said Lot 18;

THENCE, with and along the East line of Lot 18, South 09 degrees 04 minutes West, a distance of 110.0 feet;

THENCE, along a line parallel to the North line of Lot 18, North, 80 degrees 53 minutes West, a distance of 75.0 feet;

THENCE, along a line to the East line of Lot 18, North 09 degrees 0 minutes East, a distance of 110.0 feet;

THENCE, along a line parallel to the North line of Lot 18, South, 80 degrees 53 minutes East, a distance of 75.0 feet, to the POINT OF BEGINNING, said tract containing 0.19 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to North Alamo Water Supply Corporation, by Williford F. Lee and wife, Rebecca L. Lee; and, Harry L. Lee and wife, Imogene C. Lee, dated April 24, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1603, Page 181, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 5, Page 31, Map Records Hidalgo County, Texas.

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

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from L.D. Morrisett, et ux, to Joe C. Gibson, dated March 2, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 306, Page 821, Oil and Gas Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Pearl T. Morrisett, Individually and as Independent Executrix of the Estate of L.D. Morrisett, deceased, to Wilford F. Lee and wife, Rebecca L. Lee; and Harry L. Lee and wife, Imogene C. Lee, dated March 23, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1358, Page 657, Deed Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Wilford F. Lee and wife, Rebecca L. Lee, and Harry L. Lee and wife, Imogene C. Lee to Randy D. Miller, dated March 9, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1567, Page 206, Deed Records Hidalgo County, Texas.

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

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

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 2018 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

Gloria Bliss Moore
GLORIA BLISS MOORE

(Acknowledgment)

STATE OF TEXAS
COUNTY OF *TRAVIS*

This instrument was acknowledged before me on the 14th day of October, 2017,
by GLORIA BLISS MOORE.

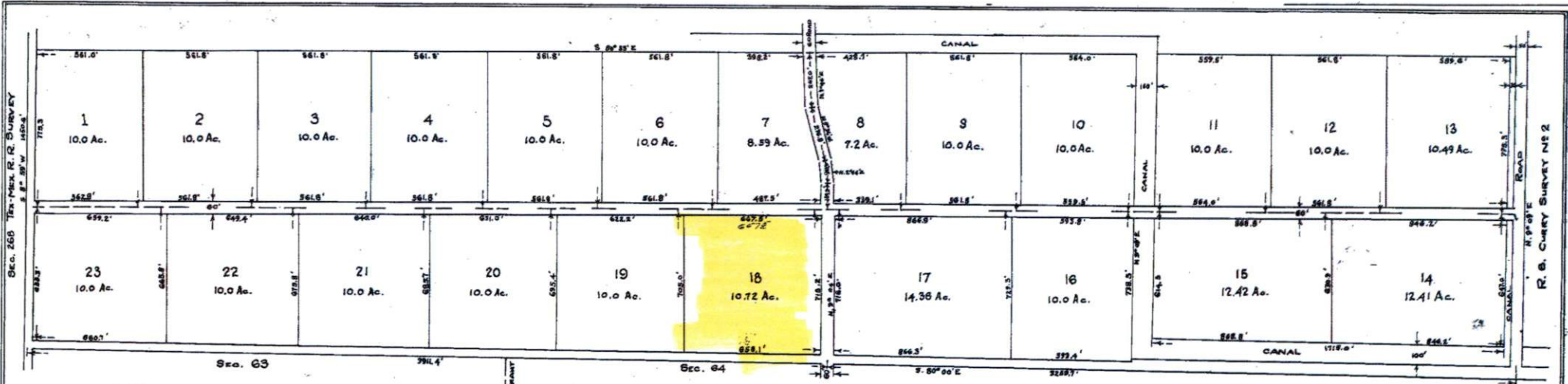
(SEAL)

Laura E Bennett
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
ESTEBAN M. GARZA and MARIA D. GARZA
8407 Rita Elena
San Antonio, Texas 78250

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3174487;GS/ch



I, E. M. Card a surveyor, do hereby certify that the foregoing map of Caledonian Estates of the American Land Company of Texas, being a subdivision out of the South Part of R. B. Curry Survey No. 1 Hidalgo County Texas, is a true and correct map as surveyed and established by me this 29th day of January 1929

E. M. Card
Surveyor

Subscribed and sworn to before me this 29th day of January 1929

V. A. Ransom
Notary Public in and for Hidalgo County Texas



MAP OF
CALEDONIAN ESTATES

OF THE
AMERICAN LAND COMPANY OF TEXAS
BEING
A SUBDIVISION OUT OF THE SOUTH PART OF R. B. CURRY SURVEY No. 1
HIDALGO COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF CAMERON

Know all men by these presents that O. E. Short, President of the American Land Co. of Texas, of Cameron County Texas by resolutions of its board of directors duly authorized hereby authenticates the foregoing map or plat together with the certificate of E. M. Card Civil Engineer thereto attached, and do hereby substitute said lands as hereinafter shown to be subdivided on said plat, and we hereby dedicate to the use and benefit of the public, easements and easements with the public and to the Hidalgo County Texas, so long as it shall occupy and maintain same to construct, maintain and operate from here to time and as often and during such periods of time, as may, or they may deem proper, over, upon, across and along said roads within all or any of the following, irrigation canals, ditches, levees, lateral, bridges, piers, gates, culverts, or other structures, for power, conveying water, or gas or other minerals or steam, oil, gas, or other substances, or other structures, or systems, to be operated by them, electricity, gas or gasoline or other motive power, or other structures incident or appurtenant thereto.

Witness my hand this 29th day of January, A. D. 1929

The American Land Company of Texas
By *O. E. Short*
President

Before the undersigned authority, a Notary Public in and for Hidalgo County Texas, on this day personally appeared O. E. Short known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed

Given under my hand and seal of office this 29th day of January, A. D. 1929

J. A. Callaway
Notary Public in and for Hidalgo County Texas



Filed for record this day at 8 o'clock A.M.
Jan. 29, 1929

Cass E. Hill
County Clerk Hidalgo County Texas

By *James Cassano*
Deputy

Duly Recorded this the 29th day of January at 4:30 o'clock A.D. 1929



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: 4-4810

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

Upon the application of:

Name: Christopher Rios
Address: 3117 Valcosta St
Edinburg, TX
78541
Phone: 956-369-9049

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	<u>53767</u> <u>11 / 17 / 2021</u>

Water Supplier: Sharyland Water
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 1000037777
 Temporary Pole Permanent Service

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

M+M W150' - E1329' - S251.8' N1706.9' OF
BLK 20.87 Acre

[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 December 14, 2021, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

12/14/21
Date

APPROVED BY
COMMISSIONERS COURT
ON: 12/14/21

ATTEST: [Signature]
Hidalgo County Clerk

12/15/21
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: 4-4814

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

Christopher Lee Rios

Known to me [or proved to me in the oath of _____ or through TXID (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:

M+M W150'-E1329'-S251.8'N1706,9' OF
BLK 20.87 Acre

[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."

Chris L Rios (Signature)

SUBSCRIBED AND SWORN TO before me on November 23, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

6/1/2021 3:46:57 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4816
Receipt No.: 018510
M0100-00-000-0000-21

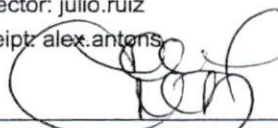
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

ESPINOZA EUNICE R & RIOS CHRISTOPHER L
 7730 W 6 MILE
 MISSION, TX 78574
 (956) 532-8804
 (956) 369-9049
 [1] Contractor: SELF
 [2] Water System: North Alamo WSC
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 3265Sq.Ft.
 [5] Legal Description: M & M W150'-E1329'-S251.8'-N1706.9' OF
BLK 2 0.87AC
 [6] Location: Valcosta St & Rooth Rd
 [7] Sewage: N/A
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$200000
 [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
 Special Conditions: must comply with all county set backs and regulations
 Description: Permit 4-4816
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier


6/1/21

 Date

224762

[NOTICE]

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



 Signature of Owner or Applicant

6/1/21

 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.

WARRANTY DEED

Date: **February 3, 2021**

Grantor: **ABIGAIL CUSTOM HOMES, LLC, a Texas limited liability company**

Grantor's Address: **6801 North Mile 4 1/2 West, Weslaco, Hidalgo County, Texas 78596**

Grantee: **Eunice Ruby Espinoza and Christopher Lee Rios**

Grantee's Address: **7730 W. 6 Mile Line, Mission, Hidalgo County, TX 78574**

Consideration: **TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,**

Property (including any improvements): **The West 150.00 feet of the East 1329.0 feet of the North 10.0 acres of the South 20.0 acres of combined Lot 11, Block 4 and Block 2, M. and M. SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Page 20, Map Records of Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

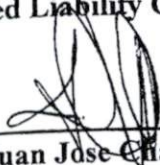
1. **All of record**
2. **Taxes for the year 2021, and subsequent years, the payment of which Grantee assumes.**

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.

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

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

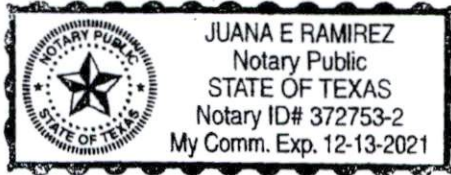
**ABIGAIL CUSTOM HOMES, LLC, a Texas
Limited Liability Company**

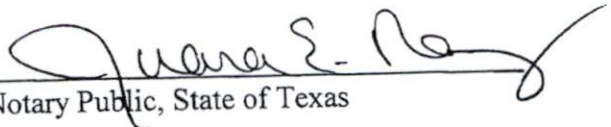
By: 
Juan Jose Chavez, Managing Member

(Acknowledgment)

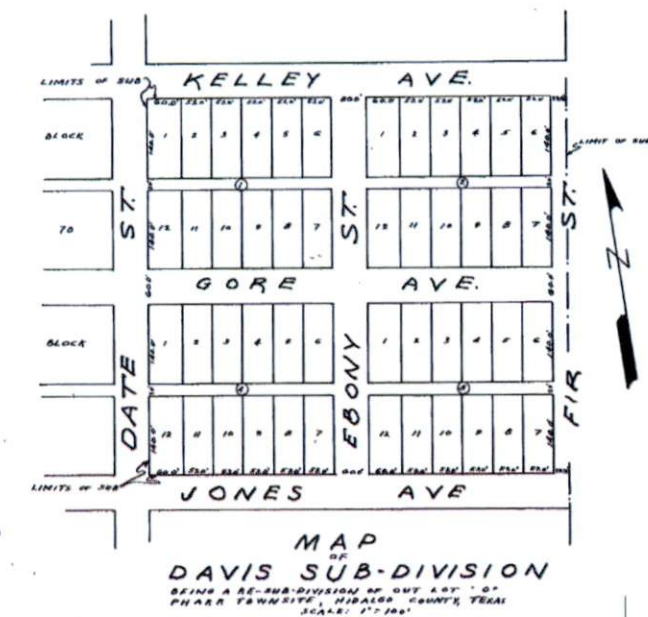
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd day of February, 2021, by **Juan Jose Chavez, Managing Member of Abigail Custom Homes, LLC, a Texas limited liability company, on behalf of said company.**




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Eunice Ruby Espinoza
Christopher Lee Rios
7730 6 Mile Line
Mission, TX 78574



THE STATE OF TEXAS,
 COUNTY OF HIDALGO:

I, M. R. Gore, a Civil Engineer & Surveyor,
 do hereby certify that the accompanying Map is a true
 & correct representation of a survey made by me on the
 ground for J. M. Davis, owner, on the 21st day of February
 A. D. 1946.

Subscribed & sworn to by M. R. Gore before me, and
 signed on this the 28th day of February, A. D. 1946.

THE STATE OF TEXAS,
 COUNTY OF HIDALGO:

I, J. M. Davis, of Hidalgo County, Texas,
 owner of Out Lot "C" 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 lot & do hereby
 grant to the public the use of it on agreement into
 the Adept shown thereon for all public purposes &
 especially to the City of Pharr, a municipal corpora-
 tion, as it is now within the boundaries of said City.
 There is reserved over & across the lots & Adept
 shown thereon, easements for water lines, gas lines,
 telephons & 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, witness
 my hand this 28th day of February, A. D. 1946.

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