



OFFICE OF THE COUNTY JUDGE

County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR June 28, 2022

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>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	DELIA LEAL	1-6001
2.	JOSE MUNOZ	1-5804
3.	AGUSTIN AGUILAR MARTINEZ	1-2373
	COMM. COURT: JUNE 28, 2022	



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: 1-5804

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: JOSE I MUNOZ

Address: 4605 White Eagle Rv

DONNA TX

78537

Phone: 214 770 8695

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service 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

regarding the land described as:

PASTOS VERDES LOT 9

on JUNE 28, 2022, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/12/2022);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

ATTEST:

Hidalgo County Judge

Hidalgo County Clerk

Date

Date



PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5804

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: JOSE L MUNOZ

Address: 4605 White Eagle Rd
DONNA TX 78537

Phone: 214 770 8695

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

PASTOS VERDES LOT 9

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)

5/23/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) PERMIT

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

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

6/6/22
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: October 24, 2016

Grantor: La Cuesta Sol Development, Ltd.

Grantor's Mailing Address:

1210 E. Tyler
Harlingen, TX 78550
Cameron County

Grantee: Jose Luis Munoz

Grantee's Mailing Address (including county):

3356 W. Minster
Plano, TX 75074
Collin County

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Four Thousand Four Hundred and 00/100 Dollars (\$34,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot 9, Pastos Verdes Subdivision as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 53, Pages 181-183 Map Records.

Reservations from and Exceptions to Conveyance and Warranty:

1. **All lots must be used for single-family residential purposes only;**
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;

5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership including but not limited to roll back taxes;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County;
13. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions of the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

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

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

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

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

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

Notwithstanding anything contained herein to the contrary, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FORM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE 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, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS

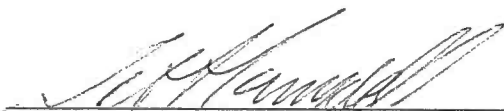
AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE OF THE PROPERTY WILL ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, SUCH GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE GRANTEE MUST FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY IS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY 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, THE GRANTEE MUST ACKNOWLEDGE AND AGREE THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY WILL BE MADE ON ANS "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

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

La Cuesta Sol Development, Ltd.

By: S.R. Campbell Properties, LLC, General Partner

By:



Scot Campbell, President

Accepted:



Jose Luis Munoz



Chapter 232, Texas Local Government Code

4/8/2022 9:01:52 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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 1-5804

Receipt No.: 023210

P4409-00-000-0009-00

MUNOZ JOSE LUIS

3356 W MINISTER

PLANO, TX 75074

(214) 770-8695

(214) 994-7490

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 2800Sq.Ft.

[5] Legal Description: PASTOS VERDES LOT 9

[6] Location: sioux & valverde

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$140000

[10] Flood Zone: Zone C

Community Panel Number: 4803340425C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '

Special Conditions: must comply with all county setbacks & regulations

Description: Permit 1-5804

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: leo.najera

Receipt: alyssa.ulloa

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.

Sanchez maria delacruz
Signature of Owner or Applicant

4-8-22
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6104

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Delia Lral

Address: 1709 Leanne Ln
Donna TX 78537

Phone: 956 998-2902

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

Water Supplier: North ^{Alamo} Water WSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: D/A
☐ Temporary Pole ☐ Permanent Service

regarding the land described as:

Texas valley Estates #3 lot 6

on June 28, 2022, 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;
yes A plat has been reviewed and approved by the Commissioners Court;
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.
- (Date approved 8.27.1997);
(verified by H. O.);
(verified by H. O.);
(verified by H. O.);
(verified by H. O.);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

ATTEST:

Hidalgo County Judge

Hidalgo County Clerk

Date

Date



PLANNING DEPARTMENT

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6104

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: Delia Leal

Address: 1709 Leanne LN

Donna TX 78537

Phone: 956 918-2902

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

Texas Valley Estates #3 Lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Delia Leal
Requesting Party (Signature)

6/13/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) permit

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

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

6/13/2022
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

6/3/2022 1:26:06 PM

COUNTY OF HIDALGO
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-6104

Receipt No.: 024174

T2662-03-000-0006-00

LEAL ELENO & DELIA

2611 DIANA ST

DONNA, TX 78537

(956) 998-2902

(956) 998-2902

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 29 Residential, move in or relocated building

[4] Size of Structure: 600Sq.Ft.

[5] Legal Description: TEXAS VALLEY ESTATES #3 LOT 6

[6] Location: mile 9 1/2 & fm 493

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$14000

[10] Flood Zone: Zone C

Community Panel Number: 4803340425C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '

Special Conditions: must comply with all county setbacks & regulations

Description: Permit 1-6104

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: heather.segura

Inspector: leo.najera

Receipt: heather.segura

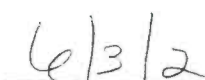
Cashier

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


Date

ad 3174196

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 30, 2017

Grantor: MARICELA REYES DIMAS, a single person, and KARINA SALINAS
joined herein proforma by my husband, DAVID SALINAS

Grantor's Mailing Address: 9430 Nyssa St.
McAllen, Texas 78501
Hidalgo County

Grantee: ELENO LEAL and DELIA LEAL

Grantee's Mailing Address: 2611 Diana St.
McAllen, Texas 78501
Hidalgo 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):

Lot 6, Texas Valley Estates, Unit #3, an Addition to the City of Donna, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 32, Page 148, 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 September 4, 1997, under Clerk's File No. 621427.

Agreement by and between, Texas Eastern Transmission Corp. and Brook Rogers, by instrument dated April 15, 1960, recorded in Volume 249, Page 626, Oil and Gas Records of Hidalgo County, Texas.

A twenty foot (20.0') Utility Easement along the North side of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

Drainage Easement along the South side twenty feet (20') of the North forty feet (40') of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

A five foot (5.0') Electric Easement along the South side of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

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

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

A twenty-five foot (25.0') Minimum Setback Line along the front of the subject land according to the Map or Plat thereof filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

A twenty foot (20.0') Minimum Setback Line along the rear of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

A six foot (6.0') Minimum Setback Line, or greater for easement according to the Map or Plat thereof, filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 1455 Page 422, Deed Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 8, 1976, to Strike Resources recorded in Volume 377, Page 784, Oil and Gas 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 2017 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.

MARICELA REYES DIMAS

Karina Salinas
KARINA SALINAS

David Salinas
DAVID SALINAS

A twenty-five foot (25.0') Minimum Setback Line along the front of the subject land according to the Map or Plat thereof filed for record in Volume 32, Page 148, Map Records Hidalgo County, Texas.

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


MARICELA REYES DIMAS

KARINA SALINAS

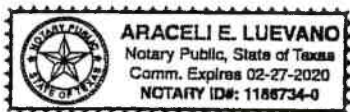
DAVID SALINAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31st day of August, 2017,
by **MARICELA REYES DIMAS**.

(SEAL)




Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of August, 2017,
by **KARINA SALINAS**.

(SEAL)

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of August, 2017,
by **DAVID SALINAS**.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Eleno Leal and Delia Leal
2611 Diana St.
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GFW3174196;AL/et

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of August, 2017,
by **MARICELA REYES DIMAS**.

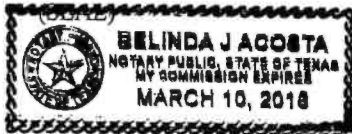
(SEAL)

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 5th ^{September} day of ~~August~~, 2017,
by **KARINA SALINAS**.



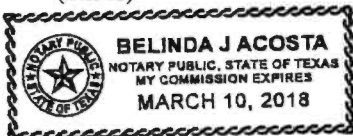
Notary Public, State of Texas
Belinda J. Acosta

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 5th ^{September} day of ~~August~~, 2017,
by **DAVID SALINAS**.

(SEAL)



Notary Public, State of Texas
Belinda J. Acosta

AFTER RECORDING RETURN TO:
Eleno Leal and Delia Leal
2611 Diana St.
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3174196;AL/et



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 2 3 4

Application No: 1-2377

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Agustin Aguilar Mtz

Address: 314 Verde Circle
Danna TX 78537

Phone: 956 685-7335

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	09/10/19

Water Supplier: N.A.W.S.

Utility Provider: ☐ M.V.E.C. ☐ AEP

Account/ESI No.: NA 10000 54085
☐ Temporary Pole ☒ Permanent Service

regarding the land described as:

Verde ranch Lot #45

on June 28, 2022, 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;
yes A plat has been reviewed and approved by the Commissioners Court;
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10.5.2005);

(verified by [Signature]);

(verified by WRaming);

(verified by WRaming);

(verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY

COMMISSIONERS COURT

ON: 6/28/22

Hidalgo County Judge

Hidalgo County Clerk

ATTEST:

Date

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2373

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: Augustin Aguilar Mtc
Address: 314 Verde Circle
Dora TX 78537
Phone: 956 685-7335

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

Verde ranch lot #45

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)

09-20-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) Permit

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

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

09-20-19
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/20/2019 10:36:20 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

Permit No.: Permit 1-2373

Receipt No.: 009151

V3095-00-000-0045-00

MARTINEZ AGUSTIN AGUILAR

362 VERDE CIRCLE

DONNA, TX 78537

(956) 685-7335

(956) 685-7335

[1] Contractor: self

[2] Water System: North Alamo WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 1188Sq.Ft.

[5] Legal Description: VERDE RANCH LOT 45

[6] Location: TRENTON & VALVERDE RD.

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$2500

[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: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS

Description: Permit 1-2373

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: leo.najera

Inspector: gilbert.pedina

Receipt: leo.najera

Cashier

Date

9/20/19

Property ID #700912

[NOTICE]

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Signature of Owner or Applicant

Date

09-20-19

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

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien reserved to Grantor)

THE STATE OF TEXAS §
 §
COUNTY OF §
HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, **RHODES ENTERPRISES, INC.**, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned, in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of TWENTY FOUR THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS AND 00/100 (\$24,750.00), payable to the order of Grantor, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to JAIME GONZALEZ, TRUSTEE, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto AGUSTIN AGUILAR MARTINEZ, herein referred to as "Grantee," whether one or more, the following described real property, to-wit: LOT 45, VERDE RANCH SUBDIVISION, as shown by the map or plat thereof recorded in Volume 48, Page 192-194 Map Records of Hidalgo County, Texas.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs,

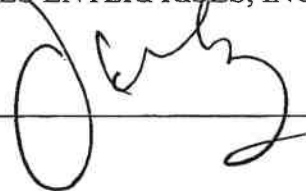
executors, administrators, successors and assigns forever; and grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior title in and to the above premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes in the property have been prorated, the payment thereof is assumed by the Grantee.

EXECUTED this 10 day of July, 2013.

RHODES ENTERPRISES, INC.

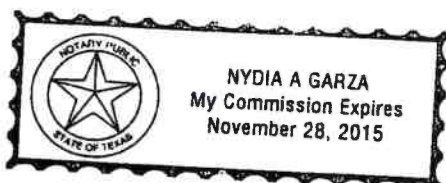


CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

Before me, Nydia Garza, on this day personally appeared Jaime Gonzalez know to me to be person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of July, 2013.



Nydia Garza
Notary Public, State of Texas



T.J. Arredondo, CFM
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
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

4-4202

I need

LETTER OF UTILITY STATUS IN LIEU OF CERTIFICATE OF OCCUPANCY

Please allow 2 to 3 working days for processing this request after all the information has been submitted.

OWNER'S NAME:

Jessica Ioera

HOME PHONE NO.:

CELL NO.:

956 624-6594

LEGAL DESCRIPTION:

Pipeline Estate lot #33

PHYSICAL ADDRESS:

6624 Roulette

CONTRACTOR:

Jaine Guerra lightning construction PLC

OFFICE PHONE NO.:

CELL NO.:

956 533-4809

I would like to request a letter of utility status for the home located at the above listed property. I am in need of a letter that satisfies the finance company as to the compliance with County requirements. By signing this request form, I certify that the home has been constructed in accordance with the Texas Residential Construction Commission building requirements and standards, County Order for Installation of On-Site Sewage Facilities, Hidalgo County Floodplain Administration Program and water and sanitary sewer has been connected to the home.

☐ Copy of Warranty Deed for Property

☒ Copy of Approved Application (Green Card)

☐ Proof of connection to sanitary sewer system from North Alamo WSC, Military WSC, or the City, if applicable

Has water service, previous structure.

☒ Copy of Final Elevation Certificate showing compliance with the Hidalgo County Floodplain Administration Program if the property is located within a Designated Flood Zone as per FEMA's Flood Insurance Rate Map or as Determined by the Floodplain Administrator.

☒ Copy of Approved Setback Inspection Report

☒ Copy of Approved Utility Certificate

SIGNATURE OF OWNER AND/OR CONTRACTOR:

[Signature]

DATE:

06-21-22



Chapter 232, Texas Local Government Code

1/7/2021 2:14:38 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-4202

Receipt No.: 015997

P6957-00-000-0033-00

LOERA JESSICA
6624 ROULETTE ST LOT 33A
EDINBURG, TX 78542
(956) 624-6594
(956) 533-4807

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 1521Sq.Ft.
[5] Legal Description: PIPELINE ESTATES LOT 33
[6] Location: TOWER RD AND MILE 17
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$55000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 40', Side 6', Side ES10', Corner '

Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS

Description: Permit 4-4202

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: peter.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

Date

HIDALGO COUNTY PLANNING DEPARTMENT

Utility Clearances 2021-07-09

American Electric Power

Electricity Provider	Permit Number	Service Type	Applicant	Phone	Legal Description	Utility Number	Employee
American Electric Power	Permit 4-4017	Permanent Service/Residential	LAMAS JUAN JR	(956) 566-6903	LA RESERVA PH 1-A LOT 50	10032789401797782	alex.antons
American Electric Power	Permit 2-185	Permanent Service/Residential	RODRIGUEZ FREDERIC JR & LEONOR	(956) 897-4159	ROADRUNNER PH 2 LOT 17	1003278941531391	alex.antons
American Electric Power	Permit 4-4938	Permanent Service/Residential	VIERA ROSA MARIA	(956) 955-1996	BORDER TOWN NO. 2 LOT 62	10032789405945524	alex.antons
American Electric Power	Permit 4-4731	Permanent Service/Residential	MONTANO JUANA IRMA CRISTAL	(956) 603-5583	RBR NO. 1 LOT 12	10032789433102584	alex.antons
American Electric Power	Permit 4-4862	Permanent Service/Residential	HERRERA PATRICIA	(956) 313-1387	SUNFLOWER GARDENS LOT 30	10032789485378220	alex.antons
American Electric Power	Permit 4-3232	Permanent Service/Residential	GUZMAN REYNA ALEJANDRA HERNANDEZ & PEREZ JOSE FRANCISCO GRANADOS	(956) 502-1043	PUEBLO DE PALMAS PH 19 LOT-65	10032789425455509	alex.antons
American Electric Power	Permit 4-4808	Permanent Service/Residential	OLAGUE RUBEN JR	(956) 249-0144	VISTA BONITA NO. 17 Lot 132	10032789417417385	alex.antons
American Electric Power	Permit 4-3466	Permanent Service/Residential	GARCIA OLIVER	(956) 360-9562	VISTA BONITA NO. 17 LOT 161	10032789439442574	alex.antons

Magic Valley Electric Cooperative

Electricity Provider	Permit Number	Service Type	Applicant	Phone	Legal Description	Utility Number	Employee
Magic Valley Electric Cooperative	Permit 4-4826	Permanent Service/Commercial	AGUIRRE MARY CUSTODIAN	(956) 292-6030	ALBERTA LOT 1	1000026053	alex.antons
Magic Valley Electric Cooperative	Permit 4-4826	Permanent Service/Commercial	AGUIRRE MARY CUSTODIAN	(956) 292-6030	ALBERTA LOT 1	1000026055	alex.antons
Magic Valley Electric Cooperative	Permit 4-4202	Permanent Service/Residential	LOERA JESSICA	(956) 624-6594	PIPELINE ESTATES LOT 33	141033003	alex.antons
Magic Valley Electric Cooperative	Permit 4-4908	Permanent Service/Residential	CORTEZ ERNESTO & LAURA LEON	(956) 329-4288	DEL REY ESTATES UT 2 LOT 146	1000027922	alex.antons
Magic Valley Electric Cooperative	Permit 4-4674	Permanent Service/Residential	JUAN O SIERRA CAPULIN	(956) 403-4705	CITRUS VILLAGE SUB 2 Lot 5	1000021993	alex.antons
Magic Valley Electric Cooperative	Permit 4-4530	Permanent Service/Residential	RODRIGUEZ VALERIA R	(956) 289-9046	LOS OSOS PH I Lot 14	304744001	alex.antons
Magic Valley Electric Cooperative	Permit 4-4138	Permanent Service/Residential	FLORES JOSE ROBERTO	(956) 570-0361	CARMEN AVILA PH 2 LOT 207	1000028155	alex.antons
Magic Valley Electric Cooperative	Permit 4-4776	Permanent Service/Residential	INKS JAY M DISCLAIMER TRUST / CAROL INKS WARREN	(956) 573-5349	R L D S W. 1/2 OF LOT 28/29	1000025113	alex.antons
Magic Valley Electric Cooperative	Permit 4-4177	Permanent Service/Residential	FLORES HELIODORO O & ANA L MENDOZA DE FLORES	(956) 533-1239	SEMINOLE VALLEY #2 LOT 14	302498001	alex.antons
Magic Valley Electric Cooperative	Permit 4-4128	Relocation Service/Residential	GARZA JOEL ANTONIO & CORAL MENDEZ	(956) 502-1059	OWASSA ESTATES LOT 3	255833001	alex.antons

#I-86323

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Oscar Tamez Jr.	4-6187
2.	PDP Mile 4, LTD, A Texas Limited Partnership PUEBLO DE PALMAS PHASE 25, LOTS 321-460	BLANKET COVER
3.	Taek Kim ALONDRA LA BLANCA SUBDIVISION PH 2, LOTS 30-71	BLANKET COVER
4.	Juan B. Vasquez A. J. VASQUEZ SUBDIVISION, LOT 1	BLANKET COVER
5.	Buckeye Capital, LLC REPLAT OF LOTS 2,3 AND 4, TROY SUBDIVISION, LOTS 2-4	BLANKET COVER
COMM. COURT: JUNE 28, 2022		



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: 4-6187

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Oscar Tamez JR.

Address: Lot #19 Palace
station Phase 2

Majestic Ave, Edinburg, TX

Phone: 956-624-9671

Approved by Environmental Health:	Temporary Service <u>light only</u> <u>water</u> <u>W.Ramirez</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>No septic's</u>	
Date Approved:	<u>6/17/22</u>	<u>/ /</u>

Water Supplier: North Alamo Water Supply

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

regarding the land described as:

Palace Station #2 Lot # 19

on June 28, 2022, 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;
yes A plat has been reviewed and approved by the Commissioners Court;
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 01-12-2007);

(verified by [Signature]);

(verified by W.Ramirez);

(verified by W.Ramirez);

(verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cuatrecasas
Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

ATTEST:

[Signature]
Hidalgo County Clerk

Date

6/29/22



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:

46187

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:

Oscar Tamez JR.

Address:

Lot #19 Palace station

phase 2 Majestic Ave, Edinburg TX

Phone:

956-624-9671

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

Palace Section #2 Lot # 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

☐ Subdivider

☒ Owner of lot in subdivision

☐ Resident of lot in a subdivision

☐ Entity that provides utility service

Requesting Party (Signature)

Date

6/17/22

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

☒ Deed

☐ Executory Contract

☐ Lease

☐ Rent Receipt

☐ Affidavit

☐ Other (describe)

pm +

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

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

Date

County Official

06/17/22

[Signature]



Chapter 232, Texas Local Government Code

6/17/2022 10:21:30 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-6187

Receipt No.: 024447

P0024-02-000-0019-00

TAMEZ OSCAR
3223 PLUTO ST
EDINBURG, TX 78542
(956) 960-4337
(956) 960-4337

- [1] Contractor: A&H CONSTRUCTION
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2809Sq.Ft.
[5] Legal Description: PALACE STATION PH 2 LOT 19
[6] Location: canton and tower rd
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$200000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '

Special Conditions: must comply with all setbacks and regulations
required by the hcpd

Description: Permit 4-6187

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: melissa.lopez

Inspector: danny.sanchez

Receipt: melissa.lopez

melissa Lopez
Cashier

06/17/2022
Date

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

6/17/22
Date

CHARGE TO: VLTC
GF #177901 (AR)

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: June 3, 2022

Grantor: MATTHEW PEIRSON dba MILK & HONEY PROPERTIES; and RICARDO VALDEZ dba MILK & HONEY PROPERTIES

Grantor's Mailing Address (including county): 1015 N. Texas Blvd 20 B #129
Weslaco, Texas 78596
Hidalgo County

Grantee: OSCAR TAMEZ, JR., a single person

Grantee's Mailing Address (including county): 3223 Pluto Street
Edinburg, Texas 78542
Hidalgo County

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

Property (including any improvements):

All of Lot 19, PALACE STATION SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 52, Page 40, 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.

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

- a. Restrictive Covenants as set forth in instrument dated March 5, 2007, filed March 5, 2007 under Document Number 2007-1729374, Official Records and Volume 52, Page 40, 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.
- b. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
- c. Minimum floor elevations, setback lines: 25 foot front, 35 foot rear, 6 foot sides, easements: 15 foot utility easement along the rear and restrictions as shown on the map of Palace Station Subdivision Phase II, recorded in Volume 52, Page 40, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Leo L. Rodriguez, Jr., R.P.L.S. No. 2448, dated April 14, 2022, Job No. SUR 22.253.
- d. Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and the North and East property lines, as referenced on a survey prepared by Leo L. Rodriguez, Jr., R.P.L.S. No. 2448, dated April 14, 2022, Job No. SUR 22.253.
- e. Right of way easement in favor of County of Hidalgo as shown by instrument dated June 4, 1975,

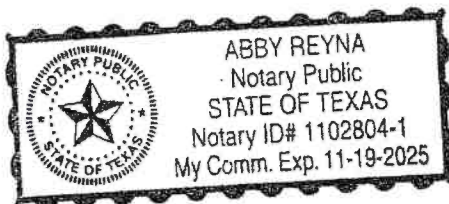
MIP
MATTHEW PIERSON dba MILK &
HONEY PROPERTIES

RV
RICARDO VALDEZ dba MILK &
HONEY PROPERTIES

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 3rd day of June, 2022 by MATTHEW PIERSON dba MILK & HONEY PROPERTIES.

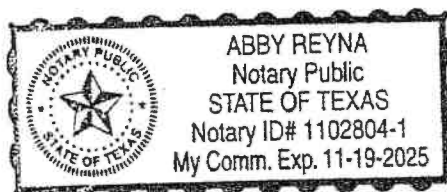


[Signature]
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 3rd day of June, 2022 by RICARDO VALDEZ dba MILK & HONEY PROPERTIES.



[Signature]
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Law Office of Ciro Ochoa, Jr.
315 N. Shary Rd. #1021
Mission, Texas 78572
GF No. 177901/AR

AFTER RECORDING RETURN TO:
Oscar Tamez, Jr.
3223 Pluto Street
Edinburg, Texas 78542



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Sewer

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name:

POP Wile 4 LTD. a Texas
United Partnership.

Address:

P.O. Box 1000
Mission, TX. 78573

Phone:

583-1114

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

Water Supplier:

WAWSC

Utility Provider:

☒ M.V.E.C.

☐ AEP

Account/ESI No.:

N/A

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

Pueblo De Palmas Ph. 25 lots 321-460

on June 28, 2022, 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
yes
yes

A plat has been prepared;

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

(Date approved 5/31/22);

(verified by Fun Sen);

yes

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by Fun Sen);

No

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

(verified by Fun Sen);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Fun Sen);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY

COMMISSIONERS COURT

ON: 6/28/22

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: NA

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: PDP MILE 4, LTD, a Texas Limited Partnership

Address: P.O. BOX 1000

MISSION, TX

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED

Rebello De Palmas Ph. 25 lots 321-460

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

PDP Mile 4, LTD, a Texas Limited Partnership

JS

, Attorney in Fact

Requesting Party (Signature)

4/15/22

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☐ Affidavit
☒ Other (describe)

copy of subd plat

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

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

4/15/22
Date

John Sevin
County Official



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
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956-968-4734
956-973-7850

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

OSSF's escrowed

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Talk Kim

Address: P.O. Box 2467
McAllen, Tx. 78501

Phone: 778-3901

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

Water Supplier: NAWSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

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

regarding the land described as:

Almendra la Blanca Phase 2 lots 30-71

on JUNE 28, 2022, 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;

yes

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

yes

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

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;

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/3/22);

(verified by Fun Sein);

(verified by Fun Sein);

(verified by Fun Sein);

(verified by Fun Sein);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

6/28/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

ATTEST:

[Signature]
Hidalgo County Clerk

6/29/22
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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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: N/A

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

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

PARTY MAKING REQUEST:

Name: Taek Kim

Address: P.O. Box 2467, McAllen Texas 78501

Phone: (956) 778-3961

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

See Attached Warranty Deed

Alondra la Blanca Phase 2.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

3/24/22

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☐ Affidavit
☒ Other (describe) Copy of subd.

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

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

6/15/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-968-4734
956-973-7850

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

OSF examined

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name:

Juan B. Vasquez

Address:

P.O. Box 950
Elsa, Tx. 78543

Phone:

968-2422

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

Water Supplier:

NAWSC

Utility Provider:

☒ M.V.E.C.

☐ AEP

Account/ESI No.:

NA

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

A.J. Vasquez 10+1

on June 28, 2022, 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;

yes

A plat has been reviewed and approved by the Commissioners Court;

yes

water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

No

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

yes

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

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/31/22);

(verified by Fur Sasin);

(verified by Fur Sasin);

(verified by Fur Sasin);

(verified by Fur Sasin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY

COMMISSIONERS COURT

ON: 6/28/22

6/28/22



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-973-7850

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Juan B. Vasquez

Address: PO Box 950, Elsa, Texas, 78543

Phone: 956-2422

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

1.5 ac. out of Farm Tract 506, West Tract Subdivision (AJ Vasquez Subdivision)

WA 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan Vasquez
Requesting Party (Signature)

4.29.22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☐ Affidavit
☒ Other (describe)

Copy of Subd. plat

This part to be filled out by receiving county official:

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

4/15/22
Date

Alvin Sesin
County Official



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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956-318-2840
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956-968-4734
956-973-7850

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

OSPA's installed.

Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Buckeye Capital LLC

Address: 2410 Paseo Del Lago
Palmerhurst, TX. 78573

Phone: 519-3570

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

Water Supplier: NAWSL

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: NA
☐ Temporary Pole ☐ Permanent Service

regarding the land described as:

Report of lots 2, 3 and 4 Tray Subdivision lots 2-4

on June 28, 2022 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;

yes

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

No

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

yes

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

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/31/22);

(verified by Flor Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Segin);

Planning Department Authorized Signature

Hidalgo County Judge

ATTEST:

Hidalgo County Clerk

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

Date

Date

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Buckeye Capital LLCAddress: 2410 Paseo del LagoPalmhurst, Texas 78573Phone: (956) 519-3570

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

Replat of Lots 2, 3 and 4, Troy Subdivision: an 8.31 acre tract of land being all of Lots 2, 3 and 4, Troy Subdivision, Hidalgo County, Texas lots 2-4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Bryan A. Beutell
Requesting Party (Signature)

4/4/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease

- ☐ Rent Receipt
☐ Affidavit
☒ Other (describe) Copy of subd. plat

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

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

6/15/22
Date

John Sevin
County Official

	PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
	APPLICANT	APPLICATION NO.
1.	Doval Douglas	4-6174
2.	Diana G. Olivo	4-6135
3.	Elizabeth Moya	4-6085
	COMM. COURT: JUNE 28, 2022	



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: 4-6174

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

Upon the application of:

Name: Dora L. Douglas

Address: 6801 N. Terry Rd.
Edinburg TX 78542

Phone: 832-849-6589

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u>/ /</u>	<u>6/15/22</u> <u>Installing</u> <u>OSSE</u>

Water Supplier: North Atomo WSC

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

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

Santa Cruz Gardens #2 lots 8-9 Block #30
IAC tract

[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 June 28, 2022, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

6/28/22
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

6/29/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

10

10

10

10



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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1304 South 25th Street
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Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

46174

**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

Dora C. Douglas

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

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

Santa Cruz Gardens #2 Lots 8-9 Block #30. (1 Acre Tract)

[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."

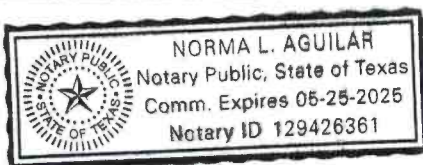
-OR-

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 June 15th, 2022 to certify which, witnesses my hand and seal of office.



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



**COUNTY OF HIDALGO
PLANNING DEPARTMENT**

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

Precinct No. 1 Substation
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Fax: 956-973-7850

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

Permit No.: Permit 4-6174

Receipt No.: 024389

S1700-02-030-0008-04

DOUGHLAS RITA & DOVAL CALTON
2425 W STATE HIGHWAY 107 ATP #8
MCALLEN, TX 78504

(832) 849-6589

(832) 849-6589

[1] Contractor: SELF[2] Water System: North Alamo WSC[3] Class of Work: 25 Residential, new, Single Family Dwelling[4] Size of Structure: 900Sq.Ft.

[5] Legal Description: SANTA CRUZ GARDENS #2 E102.78'-
S100.75'-N862.33' LOT 8 & S100.75'-N862.33' LOT 9 BLK 30

0.93AC GR 0.86AC NET

[6] Location: Terry Rd & Benito Ramirez[7] Sewage: N/A[8] Construction Type: Wood[9] Est. Cost of Construction: \$18000[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '

Special Conditions: Must comply with all county setbacks and regulations

Description: Permit 4-6174

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: peter.hernandez

Inspector: julio.ruiz

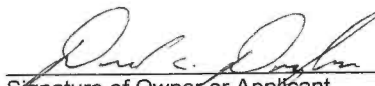
Receipt: peter.hernandez

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

06/15/2022
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: October 1, 2021

Grantor: CLAUDIA E. CANTU and ANTIOCO G. CANTU GARZA, a married couple

Grantor's Mailing Address (including county): 5909 Redbird St
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: RITA DOUGLAS and DOVAL CALTON DOUGLAS

Grantee's Mailing Address (including county): 2425 W State Hwy 107 Apt 8
McAllen, Texas 78504
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 1.00 acre tract out of Lots 8 and 9, Block 30, SANTA CRUZ GARDENS SUBDIVISION UNIT 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a set iron rod for the Northeast corner of these 1.0 acre being located South 08 degrees 23 minutes West, 761.58 feet from the Northeast corner of Lot 9;

THENCE, South 08 degrees 23 minutes West, along the centerline of Terry Road, a distance of 100.75 feet to a point for the Southeast corner of these 1.0 acre;

THENCE, North 81 degrees 37 minutes West, at 30.0 feet pass a 1/2-inch iron rod found in the West right-of-way line of said Terry Road, a total distance of 402.78 feet to a 1/2-inch iron rod set for the Southwest corner of there 1.0 acre;

THENCE, North 08 degrees 23 minutes East, 100.75 feet to a 1/2-inch iron rod set for the Northwest corner of these 1.0 acre;

THENCE, South 81 degrees 37 minutes East, at 372.78 feet pass a 1/2-inch iron rod found in the existing West right-of-way line of said Terry Road, a total distance of 402.78 feet to the POINT OF BEGINNING, said tract of land containing 1.0 acre, more or less.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Rights of tenants in possession, as tenants only, under unrecorded leases and rental agreements.

Mineral and/or royalty grant and/or reservation in instrument dated December 20, 1945, recorded in Volume 576, Page 17; dated May 20, 1946, recorded in Volume 601, Page 630; dated September 11, 1971, recorded in Volume 1303, Page 677; dated October 11, 1985, recorded in Volume 2202, Page 763 and corrected in Volume 2253, Page 148, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 herein or not.

Easement as set forth in instrument dated February 12, 1946, recorded in Volume 586, Page 132, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated March 22, 1989, recorded in Volume 2773, Page 938, Official Records, Hidalgo County, Texas.

Right of Way Easement dated September 5, 1989, recorded in Volume 2815, Page 540, Official Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.

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

Taxes for the year 2021 and 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

Claudia Cantu
CLAUDIA E. CANTU

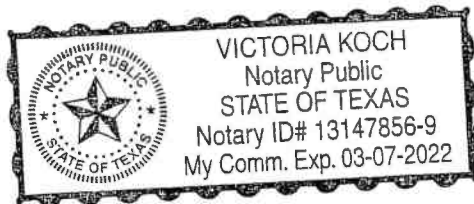
Antiocho G. Cantu Garza
ANTIOCO G. CANTU GARZA

(Acknowledgment)

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 1st of October, 2021, by CLAUDIA E. CANTU and ANTIOCO G. CANTU GARZA, a married couple.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RITA DOUGLAS and DOVAL CALTON DOUGLAS

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 938379; ML:bc

The State of Texas,

County of HIDALGO

Know All Men by These Presents:

723443

THAT Juan Angel Rodriguez and Blanca Rodriguez

of the County of Hidalgo

State of Texas

for and in consideration

of the sum of

\$0.00 (Zero Dollars and No/100-----)

DOLLARS

GIFT For Love and Affection

to

in hand ~~paid~~

GRACIELA RODRIGUEZ

as follows:

1.0 AC. Tract out of Lots 8-9, Block 30, Santa Cruz Gardens Subdivision Unit # 2, as per recorded in Volume 8, Page 28-29, Hidalgo County, Texas said 1.0 AC Tract of Land Being more particularly described by metes and bounds as follows and below:

have Granted, ~~and~~ and Conveyed, and by these presents do Grant, ~~and~~ and Convey, unto the said

GRACIELA RODRIGUEZ

whose mailing address is Rt 12 Box 485

of the County of Hidalgo

State of Texas

all that certain

BEGINNING at a set iron rod for the N.E. corner of these 1.0 AC being located 5.8* 23' W., 761.58 ft. from the N.E. corner of Lot 9, THENCE, S. 8* 23' W., along the centerline of Terry Road, a distance of 100.75 ft., to a point for S.E. corner of these 1.0 AC; THENCE, N. 81* 37' W., at 30.0 Ft., pass a ½ iron rod found in the west right-of-way line of said Terry Road, a total distance of 402.78 ft., to a ½ iron rod set for the S.W. corner of these 1.0 AC; THENCE, N. 8* 23' E., 100.75 to a ½ iron rod set for the N.W corner of these 1.0 AC; THENCE, S. 81* 37' E., at 372.78 ft pass a ½ iron rod found in the existing west R.O.W. line of said Terry Road a total distance of 402.78 ft to the point of beginning, said tract of land containing 1.0 AC more or less.....

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

GRACIELA RODRIGUEZ

heirs and assigns forever and

do hereby bind

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

GRACIELA RODRIGUEZ

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand at Mission, Texas

this 4th day November 19 98

Witness at Request of Grantor:

x Juan A. Rodriguez

Juan Angel Rodriguez

TOL - 19037679 000 1-12-64

x Blanca Rodriguez

Blanca Rodriguez

PA 134461543

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 4th day of November, 1998
by

Juan Angel Rodriguez and Blanca Rodriguez



EULALIO MUNOZ, JR.
MY COMMISSION EXPIRES
December 31, 2000

My commission expires:

Notary Public, State of Texas

Notary's printed name: EULALIO MUNOZ, JR.

DEC 31, 2000

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

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

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

On: Nov 06, 1998 at 04:05P

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Document Number: 723443
Total Fees: 9.00

Notary Public, State of Texas
Notary's printed name: _____ By, _____
Bea Cruz

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

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

Warranty Deed

FROM

TO

FILED FOR RECORD

This _____ day of _____, 19____

at _____ o'clock _____ M.

County Clerk

By _____ Deputy

RECORDED

_____ 19____

In _____ County Records

In Book _____, on Page _____

County Clerk

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with
the County Clerk for record.

WHEN RECORDED RETURN TO:

ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE McAllen, TX 78504

PH: (956) 618-5565

FAX: (956) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

METES AND BOUNDS DESCRIPTION

(0.93 GROSS ACRE TRACT)

A 0.93 gross acre tract (deed: 1.00 acre tract) out of Lots 8 and 9, Block 30, SANTA CRUZ GARDENS SUBDIVISION UNIT 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a point located in the centerline of Terry Rd. and in the East line of said Lot 9 for the Northeast corner of this 0.93 gross acre tract (deed: 1.00 acre tract), said POINT OF BEGINNING being located South 08 degrees 23 minutes West 761.58 feet from the Northeast corner of said Lot 9;

THENCE, South 08 degrees 23 minutes West, along the centerline of Terry Rd. and the East line of said Lot 9, a distance of 100.75 feet to a point for the Southeast corner of this 0.93 gross acre tract (deed: 1.00 acre tract);

THENCE, North 81 degrees 37 minutes West and along the North line of the Jose Francisco Flores Villarreal et al Tract (recorded in Doc. #1539240, O/R), at 30.0 feet pass a 1/2-inch iron rod set in the West right-of-way line of said Terry Rd., at 300.00 feet pass the West line of said Lot 9 and the East line of said Lot 8, at a total distance of 402.78 feet to a 1/2-inch iron rod set for the Southwest corner of this 0.93 gross acre tract (deed: 1.00 acre tract);

THENCE, North 08 degrees 23 minutes East and along the East line of the Hidalgo County Trustee Tract (recorded in Doc. #3071953, O/R), 100.75 feet to a 1/2-inch iron rod set for the Northwest corner of this 0.93 gross acre tract (deed: 1.00 acre tract);

THENCE, South 81 degrees 37 minutes East and along the South line of the Israel Cantu Jr. Tract (recorded in Doc. #2370351, O/R), at 102.78 feet pass the East line of said Lot 8 and the West line of said Lot 9, at 372.78 feet pass a 1/2-inch iron rod found in the existing West right-of-way line of said Terry Rd., at a total distance of 402.78 feet to the POINT OF BEGINNING, containing 0.93 gross acre (deed: 1.00 acre) of land, more or less.

Bearing Basis: "E. line of a 0.93 gross acre tract (deed: 1.00 acre tract) recorded in Doc. #3227652, O/R"

Job No. 21-61383

Date: 09-20-21



Arturo A. Salinas, R.P.L.S. #4802





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: 4-6135

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

Upon the application of:

Name: Diana G. Olivo

Address: 4920 Benito A. Ramirez Rd.
Edinburg, TX
78542

Phone: 956-342-9994

Approved by Environmental Health:	Temporary Service	Final Service
<u>Inspection/Permit No:</u> <u>Date Approved:</u> / /	Authorized Signature	<u>M Ramirez</u> Authorized Signature
		<u>existing septic</u>
		<u>6/20/22</u>

Water Supplier: N/A

Utility Provider: ☐ M.V.E.C. ☐ AEP

Account/ESI No.: 340308001
☐ Temporary Pole ☒ Permanent Service

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

Santa Cruz Gardens #2 Lot #6 Block #31
(S AC Tract)

[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 June 28, 2022, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

Ricardo F. Lopez 6/28/22

Rafaela Hernandez Jr. 6/29/22

[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

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6135

**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

Diana Gonzalez Olivo

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

Santa Cruz Gardens #2 Lot #6 Block #31 (5 Acre tract)

[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]

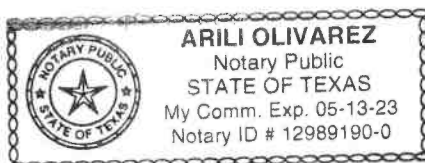
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Diana Olivo (Signature)

SUBSCRIBED AND SWORN TO before me on June 3, 2022 to certify which, witnesses my hand and seal of office.



Arili Olivarez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

6/3/2022 11:33:05 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-6135

Receipt No.: 024167

S1700-02-031-0006-05

OLIVO MARIO ELOY & GONZALEZ OLIVO DIANA

4920 BENITO A RAMIREZ RD

EDINBURG, TX 78542

(956) 342-3994

(956) 342-3994

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 240Sq.Ft.

[5] Legal Description: SANTA CRUZ GARDENS #2 ALL LOT 6 BLK

31 EXC N806.67'-W270' 5AC GR 4.98AC NET

[6] Location: BENITO RAMIREZ RD & CESAR CHAVEZ

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$5000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 800', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS

Description: Permit 4-6135

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: julio.ruiz

Receipt: alex.antons

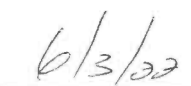
Cashier

Date

[NOTICE]

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Signature of Owner or Applicant


Date

Capital Title ^{m19}
 GF# 19-400106-M1

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: February 19, 2019

Grantor: Annabel Flores, a single person

Grantor's Mailing Address: 110 Benwood Rd + 2 Rio Grande City TX
 78582

Grantee: Mario Eloy Olivo and Diana Gonzalez Olivo, husband and wife

Grantee's Mailing Address: 932 Annabell Street Edcouch TX
 78530

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

A 5.00 acre tract of land out Lot 6, Block 31, SANTA CRUZ GARDENS UNIT 2, Hidalgo County, Texas, as per map thereof recorded in Volume 8 Pages 28 and 29 of the Map Records of said County; said tract being more particularly described by metes and bounds as follows:

Beginning at a cotton picker spindle found at the Northeast corner of said Lot, for the Northeast corner hereof;

Thence with the East line of said Lot, South 08 23' West at 30.00 feet pass the South Right of Way of Benito Ramirez Road, at 30.20 feet found a five-eighths (5/8) inch diameter iron rod, at 1452.00 feet in all to the Southeast corner of said lot, for the Southeast corner hereof; whence a one-half (1/2) inch diameter iron rod found bears South 08 23' West 0.60 feet;

Thence with the South line of said lot, North 81 37' West 300.00 feet to a one-half (1/2) inch diameter iron rod with cap stamped "4204" found at the Southwest corner of said lot, for the Southwest corner hereof;

Thence with the West line of said lot, the East line of Graciela Estates LLC's Tract as described in Document Number 2763249 of the Deed Records of said County, North 08 23' East 645.33 feet to a one-half (1/2) inch diameter iron rod with cap stamped "4802" for the most Southerly Northwest corner hereof;

Thence with the South line of Elizabeth Rodriguez' tract as described in Document Number 1220394 of the Official Records of said County, South 81 37' East 270.00 feet to a one-half (1/2) inch diameter iron rod found for an inside corner hereof;

Thence with the East line of said Elizabeth Gutierrez' tract North 08 23' East, at 776.37 feet found a one-half (1/2) inch diameter iron rod, at 776.67 feet pass the South Right of Way of said Road, at 806.67 feet in all to most Northerly Northwest corner hereof;

Thence with the North line of said lot, the centerline of Benito Ramirez Road, South 81 37' East 30.00 feet to the PLACE OF BEGINNING, containing Five (5.00) acres, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.

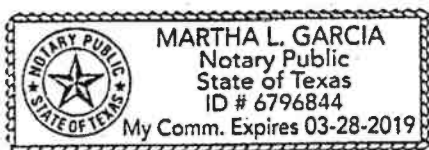
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 19 day of February, 2019.

Annabel Flores
Annabel Flores

THE STATE OF Texas §
COUNTY OF Hidalgo §

Before me, a Notary Public, the foregoing instrument was acknowledged on 19 day of February, 2019 by Annabel Flores who personally appeared before me, and who is known to me through Valid TX ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
Marid Eloy Olivo
932 Annabell Street
Edcouch, TX 78538

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

63072

VJC

WARRANTY DEED

Date: July 21, 1998

723237

Grantor: **GILBERTO RODRIGUEZ and wife, ELIA RODRIGUEZ**

Grantor's Mailing Address (including county): **RR 1, Box 39D50
San Juan, Texas 78589
Hidalgo County, Texas**

Grantee: **HORTENCIA HUERTA**

Grantee's Mailing Address (including county): **Rt. 3, Box 40D-1
Edinburg, Texas 78539
Hidalgo County, Texas**

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 5.00 acre tract of land out of Lot 6, Block 31, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the amended map recorded in Volume 8, Pages 28 and 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of said Lot 6, for the Northeast corner of the following described tract of land. Said point being in 60.0 foot Pinkston Road:

THENCE, with the East line of Lot 6, South 8 degrees, 23 minutes, West, at 30.0 feet pass an iron pin on the South right of way line of Pinkston Road and at 1452.0 feet an iron pin, at the Southeast corner of Lot 6, for the Southeast corner hereof;

THENCE, with the South line of Lot 6, North 81 degrees, 37 minutes, West, 300.0 feet to any iron pin at the Southwest corner of Lot 6, for the Southwest corner hereof;

THENCE, with the West line of Lot 6, North 8 degrees, 23 minutes, East, 645.33 feet to an iron pin for the most Westerly Northwest corner hereof;

THENCE, parallel to the North line of Lot 6, South 81 degrees, 37 minutes, East, 270.0 feet to an iron pin for an interior corner hereof;

THENCE, parallel to the East line of Lot 6, North 8 degrees, 23 minutes, East, at 776.67 feet pass an iron pin on the South right of way line of Pinkston Road and at 806.67 feet a point on the North line of Lot 6, for the most Northerly Northwest corner hereof;

THENCE, with the North line of Lot 6, in Pinkston Road, South 81 degrees, 37 minutes, East 30.0 feet to the PLACE OF BEGINNING, of which the North 30.0 feet, comprising 0.02 acre lies in Pinkston Road right of way.

Reservations from and Exceptions to Conveyance and Warranty:

- 1. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the recorded map of the above described subdivision.**
- 2. All oil, gas and other minerals and geothermal energy have been heretofore reserved by prior grantors as set forth in Deed dated December --, 1994, filed December 27, 1994 under Document Number 427063, Official Records of Hidalgo County, Texas.**
- 3. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Santa Cruz Farms Company to Magnolia Petroleum Company, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.**
- 4. Visible and apparent easements on or across the property herein described.**
- 5. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.**
- 6. Standby fees, taxes and assessments by any taxing authority for the year 1998, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.**

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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (I) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT

LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (II) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS; (III) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS; (IV) THE SOIL CONDITIONS; DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (V) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VI) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

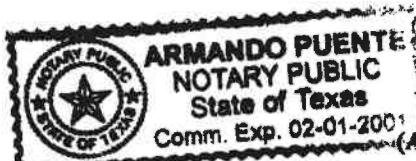
X Gilberto Rodriguez
GILBERTO RODRIGUEZ

Elia Rodriguez
ELIA RODRIGUEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21 day of JULY, 1998, by GILBERTO RODRIGUEZ.

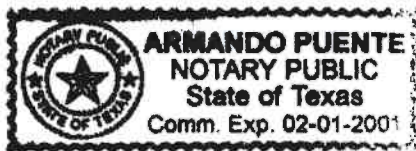


[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21 day of JULY, 1998, by ELIA RODRIGUEZ.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente
5520 North 10th Street
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente
5520 North 10th Street
McAllen, Texas 78504

File/GF Number: 98-138tm/63,072tm

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

On: Nov 06, 1998 at 10:59A

As a
Recording

Document Number:	723237
Total Fees :	13.00

Receipt Number - 183792
By,
MaryLou Cantu

WARRANTY DEED

598756

THE STATE OF TEXAS)

COUNTY OF HIDALGO)

THAT I, Robert L. Jinks, owning, occupying and claiming other property as my homestead, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) dollars and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Robert Rodriguez and Elizabeth Rodriguez of the County of Franklin, State of Ohio, all of the following described real property in Hidalgo County, Texas, to- wit:

See Exhibit "A" attached hereto and incorporated herein for all purposes.

SUBJECT to any good, valid and effective reservations, restrictions, easements and oil and gas leases of record, if any.

SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the Year 1990 and subsequent assessments for prior years due to change in land use or ownership.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 13th day of May, 1991.


R. L. Jinks

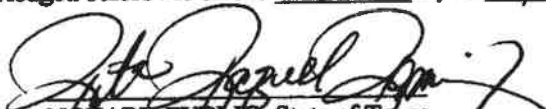
Mailing address of each grantee:

Name: Robert & Elizabeth Rodriguez
Address: 622 South Terrace Ave.
Columbus, OH 43204

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 13th day of May, 1991.


NOTARY PUBLIC, State of Texas

After recording return to:

Enla Decker

February 4, 1987

FIELD NOTES FOR SURVEY OF 5.00 ACRES OF LAND OUT OF LOT 6,
BLOCK 31, SANTA CRUZ GARDENS, UNIT #2; AMENDED, HIDALGO
COUNTY, TEXAS.

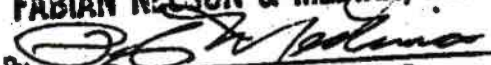
BEGINNING at the Northwest corner of said Lot 6, for the
Northwest corner of the following described tract of land.
Said point being in 60.0 foot Pinkston Road.

THENCE, with the West line of Lot 6; South 8 Deg. 23
Min. West, at 30.0 feet pass an iron pin set on the South
right-of-way line of Pinkston Road and at 806.67 feet an iron
pin, for the Southwest corner hereof.

THENCE, parallel to the North line of Lot 6; South 81
Deg. 37 Min. East, 270.0 feet to an iron pin, for the
Southeast corner hereof.

THENCE, parallel to the West line of Lot 6; North 8 Deg.
23 Min. East, at 776.67 feet pass an iron pin on the South
right-of-way line of Pinkston Road and at 806.67 feet a point
on the North line of Lot 6, for the Northeast corner hereof.

THENCE, with the North line of Lot 6; in Pinkston Road,
North 81 Deg. 37 Min. West, 270.0 feet to the PLACE OF
BEGINNING. Containing 5.0 acres of land, more or less, of
which the North 30.0 feet, comprising 0.19 acre lies in
Pinkston Road right-of-way.

FABIAN NELSON & MEDINA, INC.
By 
P. C. MEDINA, Registered Public Surveyor

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

On: May 15, 1997 at 01:47P

As a
Recording

Document Number:	598756
Total Fees	11.00

Receipt Number - 90811

By,
Bea Cruz



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: 4-0085

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

Upon the application of:

Name: Elizabeth Moya

Address: 4320 Mile 7
McAllen, TX 78504

Phone: 956-778-3344

Approved by Environmental Health:	Temporary Service Light only M Ramirez Authorized Signature	Final Service
Inspection/Permit No:	No septic	Authorized Signature
Date Approved:	6/17/22	/ /

Water Supplier: Sharyland Water

Utility Provider: ☐ M.V.E.C. ☒ TAEP

Account/ESI No.: 10089415999653
☒ Temporary Pole ☒ Permanent Service

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

Property Owner Pride o Texas Lot 131 + 132
(3 Acres)

[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 June 28, 2022 the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/28/22

Ricardo F. Lopez 6/28/22

Antonio Guajardo Jr. 6/29/22



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

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6085

Precinct 1 2 3 4

**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

Elizabeth Moya

Known to me [or proved to me in the oath of TX Delia 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:

Pride O Texas Lot 131 & 132 (3 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]

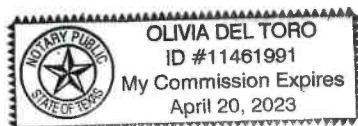
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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)

SUBSCRIBED AND SWORN TO before me on 17th of June, 2022, to certify which, witnesses my hand and seal of office.



Olivia Del Toro
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

5/18/2022 2:53:57 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: 4-6085

Receipt No.: 023931

P8400-00-000-0131-17

MOYA ELIZABETH
220 N 3RD
MCALLEN, TX 78505
(956) 778-3344
(956) 778-3344

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 5209Sq.Ft.
[5] Legal Description: PRIDE OF TEXAS W330'-S132'-LOT 131 & E264'-W396'- LOT 132 3.0AC GR 2.79AC NET
[6] Location: BENTSEN & MILE 7
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$204000
[10] Flood Zone: No

Community Panel Number: 4803340295D

Precinct: 4

Certification of Elevation Required: No

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

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGUALTIONS

Description: Permit 4-6085

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: aaron.hernandez

Receipt: maria.cerda

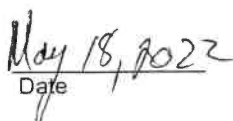
Cashier

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


Date

Reprinted: 05/18/2022

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: July 22, 2017

Grantor: GABRIEL JAMES MORENO

Grantor's Mailing Address: 220 N. 39TH ST.
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: ELIZABETH MOYA

Grantee's Mailing Address: 220 N. 39TH ST.
McAllen, Texas 78501
Hidalgo County, Texas

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

Property (including any improvements): A tract of land containing 3.000 acres situated in the County of Hidalgo, Texas, consisting of the East One (1) acre of the West two (2) acres of Lot 132, the East One (1) acre of the West three (3) acres of Lot 132, and the South one (1) acre of the West 1/2 of the West 1/2 of Lot 131, PRIDE 0' TEXAS SUBDIVISION, Hidalgo County, Texas, according to the plat thereof recorded in Volume 5, Pages 58-59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 3.000 acres also being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 131 and the Northwest corner of Lot 132, Pride O'Texas Subdivision for the Northernmost Southwest corner of this tract;

1. THENCE, North 08 degrees 32 minutes 08 seconds East along the West line of said Lot 131 and within the right-of-way of Bentsen Road, a distance of 132.00 feet to the Northwest corner of this tract;
2. THENCE, South 81 degrees 27 minutes 52 seconds East at a distance of 20.00 feet pass a No.4 rebar found (Northing: 16637849.278, Easting: 1065386.795) on the East right-of-way line of Bentsen Road, continuing a total distance of 330.00 feet to a No.4 rebar set for the Northernmost Northeast corner of this tract;
3. THENCE, South 08 degrees 32 minutes 08 seconds West a distance of 132.00 feet to a No.4 rebar set for an inside corner of this tract;
4. THENCE, South 81 degrees 27 minutes 52 seconds East along the South line of said Lot 131 and the North line of said Lot 132, a distance of 66.00 feet to a No.4 rebar found for the Southernmost Northeast corner of this tract;

5. THENCE, South 08 degrees 32 minutes 08 seconds West along the West line of Jorge & Isela Subdivision according to the plat thereof recorded in Volume 50, Page 122, Hidalgo County Map Records, at a distance of 290.00 feet pass a No.4 rebar found (Northing: 16637376.015, Easting: 1065696.003) on the new North right-of-way line of Mile 7 Road as per said Jorge & Isela subdivision, at a distance of 300.00 feet pass a No.4 rebar found on the North right-of-way line of Mile 7 Road, continuing a total distance of 330.00 feet to a 60d nail found for the Southeast corner of this tract;

6. THENCE, North 81 degrees 27 minutes 52 seconds West along the South line of said Lot 132 and within the right-of-way of Mile 7 Road, a distance of 264.00 feet to the Southernmost Southwest corner of this tract;

7. THENCE, North 08 degrees 32 minutes 08 seconds East at a distance of 30.00 feet pass a No.4 rebar set on the North right-of-way line of Mile 7 Road, continuing a total distance of 330.00 feet to a No.4 rebar set for an inside corner of this tract;

8. THENCE, North 81 degrees 27 minutes 52 seconds West along the North line of said Lot 132 and the South line of said Lot 131, at a distance of 112.00 feet pass a No.4 rebar found on the East right-of-way line of Bentsen Road, continuing a total distance of 132.00 feet to the POINT OF BEGINNING, of which 0.061 of one acres lies in the right-of-way of Bentsen Road and 0.182 of one acre lies in the right-of-way of Mile 7 Road.

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

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

- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- Roads, easements and reservations as may appear on the map and dedication of Pride 0' Texas Subdivision, recorded in Volume 5, Pages 58-59, Map Records of Hidalgo County, Texas.
- Subject to any portion of subject property described herein lying in canal right of way.
- Mineral and/or royalty reservation contained in Deed dated April 9, 1942, recorded in Volume 496, Page 27, and dated August 22, 1949, recorded in Volume 676, Page 166, Deed Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in Deed dated September 4, 1996, filed September 6, 1996 under Document Number 548659, and dated September 3, 1996, filed September 6, 1996 under Document Number 548654, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in Deed November 6, 1986, recorded in Volume 2835, Page 611, Deed Records of Hidalgo County, Texas.
- Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of The Midway Oil Corporation, dated November 13, 1980, recorded in Volume 398, Page 303, dated April 15, 1981, recorded in Volume 402, Page 238, dated May 28, 1981, recorded in Volume 405, Page 295, and dated May 28, 1981, recorded in Volume 405, Page 299, Oil and Gas Records of Hidalgo County, Texas.
- Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 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.

- Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

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

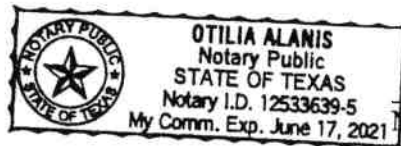
When the context requires, singular nouns and pronouns include the plural.


GABRIEL JAMES MORENO

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 22ND day of July, 2017 by
GABRIEL JAMES MOERNO.




NOTARY PUBLIC, STATE OF TEXAS

The State of Texas,

138236

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Know All Men by These Presents:

County of HIDALGO

That I, FLOYD H. DAVIS, not joined herein by my wife, VERA A. DAVIS, as the property herein conveyed constitutes no part of our homestead,

of the County of Hidalgo State of Texas for and in consideration
of the sum of TEN AND NO/100's (10.00)

DOLLARS

to me paid, and secured to be paid, by Pascual Cruz and wife, Velia Cruz
P.O. Box 2404 McAllen, Texas 78501 as follows:

One Installment Vendor's Note dated November 6, 1986, in the principal amount of \$51,500.00, payable in 240 monthly installments in the amount of \$567.06 each including interest at the rate of 12% per annum from date until maturity; with the first installment to become due and payable on or before the 6th day of February 1987, and a like installment to become due and payable on or before the 6th day of each and every succeeding month thereafter until the entire principal amount has been paid in full.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Pascual Cruz and wife, Velia Cruz

of the County of Hidalgo State of Texas all that certain
lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being more fully described as follows, to-wit:

The South 3 acres of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 131, and the West 2 acres of Lot 132, Pride O' Texas Subdivision, of Hidalgo County, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, said tract containing 5 acres more or less.

SAVE AND EXCEPT any and all oil, and other minerals that may be found in, on, or under said land and premises.

SUBJECT to existing lien of record.

SUBJECT to easements of record and all visible easements.

SUBJECT to property restrictions.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Pascual Cruz and wife, Velia Cruz, their

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Pascual Cruz and wife, Velia Cruz, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Edinburg, Texas
this 6th day of November 1986
Witness at request of Grantor:

Floyd H. Davis
Floyd H. Davis

Mailing address of grantee:

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Name:

Address:

(Acknowledgment)

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on the 6th day of November, 1986

by Floyd H. Davis

My commission expires:

12/27/89

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

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19__

by

My commission expires:

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

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19__

by

My commission expires:

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

Warranty Deed

(WITH VENDOR'S LIEN)

FROM

TO

FILED FOR RECORD
COUNTY CLERK
COUNTY OF HIDALGO
TEXAS
89 NOV 15 PM 2
at _____
day _____
A.D. 19__

County Clerk

Deputy

RECORDED

A.D. 19__

County Records

In Book _____ on Page _____

County Clerk

Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO

604017-4

The Odess Company, Dallas, TX 75236