



OFFICE OF THE COUNTY JUDGE County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 12, 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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	

AI-86476

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JOSE RICARDO PEQUENO	3-4480
2.	SARAH JEANETTE SAENZ	3-4448
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: July 12, 2022	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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: 3-4480
6/10/22

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

Upon the application of:

Name: Jose R. Peguero

Address: 5900 N Abrcem Rd
Mission TX 78574
(956) 777-2221
Phone: (956) 429-2673

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Rudolf R</u> Authorized Signature
Inspection/Permit No:		<u>54188</u>
Date Approved:	<u>/ /</u>	<u>06/23/22</u>

Water Supplier: Agua Sud
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 010032789482193490
 Temporary Pole Permanent Service

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

Porcion 48 N132'-S3168'-W460'
A/K/A Tr 20 2.00 AC

[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 July 12, 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.

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 7/12/22
Hidalgo County Judge Date

ATTEST: [Signature] 7/13/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/12/22

[Signature]



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4

Application No: 3-4480
6/10/22

**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

Jose Ricardo Pequeno

Known to me [or proved to me in the oath of Texas Driver License or through NA (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: Portion 48 N132'-S3168'-W660' A/K/A Tr 20 2.00 AC."

[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."~~

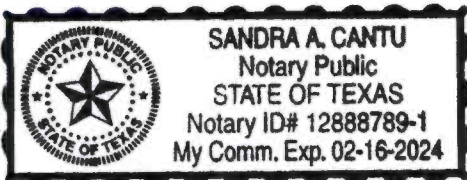
~~-OR-~~

~~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."~~

Jose R. Pequeno (Signature)

SUBSCRIBED AND SWORN TO before me on June 23, 2022, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



2028184

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: August 20, 2009

Grantor: **Fermin Pequeno, joined herein by my wife, Rosaena E. Pequeno**

Grantor's Mailing Address:
3025 Melba
McAllen, Hidalgo County, Texas 78501

Grantee: **Jose R. Pequeno, as his separate property and estate**

Grantee's Mailing Address:
106 Keystone
Mission, Hidalgo County, Texas 78572

Consideration:
For the love and affection which we have and bear unto and towards our son.

Property (including any improvement, if any):
The North 132 feet of the South 3168 feet of the West 660 feet of Porcion 48, between the
four and five mile line, Hidalgo County, Texas.

Reservations from and Exception to Conveyance and Warranty:

SUBJECT TO:

- A. Rights of parties in possession.**
- B. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated April 12, 1957, recorded in Volume 890, Page 565, Deed Records and dated August 8, 1983, recorded in Volume 1903, Page 208, Official Records, Hidalgo County, Texas.**
- C. Easement for RIGHT-OF-WAY granted to LA JOYA WATER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1432, Page 459, Deed Records, Hidalgo County, Texas.**

- D. Right of way as set forth in instrument recorded in Volume 2516, Page 611, Official Records, Hidalgo County, Texas.
- E. A ten foot wide easement for irrigation purposes along the East Line as set forth in instrument recorded in Volume 2458, Page 696, Official Records, Hidalgo County, Texas.
- F. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 6.
- G. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- H. Visible and apparent easements on or across property herein described.
- I. SUBJECT to Subdivision Regulations of Hidalgo County, Texas.
- J. SUBJECT to the rights of the public in and to that portion of subject tract lying within road right of way.
- K. SAVE and EXCEPT any oil, gas and other minerals and water rights.
- L. SUBJECT to Deed Restrictions.

NO TITLE OR TAX EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAX TO THIS 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 singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successor, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

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



FERMIN PEQUENO

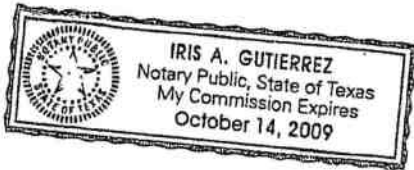


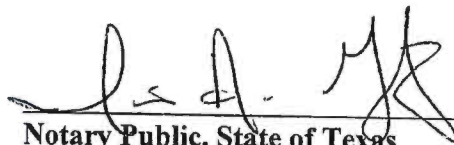
ROSAENA E. PEQUENO

(Acknowledgment)

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 21st day of August, 2009 by **Fermin Pequeno, joined herein by wife, Rosaena E. Pequeno.**





Notary Public, State of Texas

After Recording Return To:
A. C. Garcia, Attorney
P.O. Drawer 630
Pharr, Texas 78577

Prepared In The Law Office of:
A. C. Garcia, Attorney
125 E. Caffery
P.O. Box 630
Pharr, Texas 78577
Ph (956) 787-6261 Fax (956) 787-6395

The State of Texas,

Know All Men by These Presents:

County of HIDALGO

That CANDELARIO ADAME

of the County of HIDALGO State of TEXAS for and in consideration of the sum of TEN AND NO/100----- DOLLARS

to him paid, and ~~accepted in full~~ and the assumption of an agreement to pay by: FERMIN PEQUENO 3025 Melba McAllen, TX 78501 as follows:

One installment vendor's lien note dated September 22, 1986, in the principal amount of \$7,900.00, due and payable in 120 monthly installments of \$113.35 each, including interest at the rate of 12% per annum, with the first installment to become due and payable on or before the 20th day of November, 1986, and a like installment to become due and payable on or before the 20th day of each 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 FERMIN PEQUENO

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 North 132 feet of the South 3168 feet of the West 660 feet of Porcion 48, between the four and five mile line, Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to lien of record. SUBJECT to EXHIBIT "A" attached SUBJECT to a 10 foot easement on the east boundary line of said tract for irrigation purposes. SUBJECT to Deed Restrictions. SUBJECT to easements of record and all visible easements.

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 FERMIN PEQUENO

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

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 Mission, Texas: this 21st day of April 1988. Witness at request of Grantor:

Candelario Adame Candelario Adame

Mailing address of grantee:

Name: Fermin Pequenó
Address: 3025 Melba
McAllen, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

(Acknowledgment)

This instrument was acknowledged before me on the 22nd day of April, 1988,
by Candelario Adame

My commission expires: 5-25-88

Carlota H. Garza
Notary Public, State of Texas
Notary's printed name: Carlota H. Garza

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)

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

My commission expires: _____

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

151
Mortgage Deed
(WITH VENDOR'S LIEN)

FROM _____
TO _____

FILED FOR RECORD

This _____ day of _____ A D 19____
at _____ o'clock _____ M

By _____ County Clerk
Deputy

RECORDED
In _____ A D 19____
County Records
In Book _____ on Page _____

By _____ County Clerk
Deputy

Recording Fee \$ _____
This instrument should be filed immediately with the
County Clerk for record.

WHEN RECORDED RETURN TO
PAUL STONES DEVELOPMENT CO., INC.
P. O. DRAWER E
LA JOMA, TX. 78560

The Ochs Company, Dallas, TX 75238

EXHIBIT "A"

- A. Rights of parties in possession.
- B. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated April 12, 1957, recorded in Volume 890, Page 565, Deed Records and dated August 8, 1983, recorded in Volume 1903, Page 208, Official Records, Hidalgo County, Texas.
- C. NOTE: Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.
- D. Easement for RIGHT-OF-WAY granted to LA JOYA WATER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1432, Page 459, Deed Records, Hidalgo County, Texas.
- E. Right of way as set forth in instrument recorded in Volume 2516, Page 611, Official Records, Hidalgo County, Texas.
- F. A ten foot wide easement for irrigation purposes along the East line as set forth in instrument recorded in Volume 2458, Page 696, Official Records, Hidalgo County, Texas.
- G. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 6.
- H. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- I. Visible and apparent easements on or across property herein described.
- J. Subject to Subdivision Regulations of Hidalgo County, Texas
- K. Subject to the rights of the public in and to that portion of subject tract lying within road right of way.
- L. SAVE and EXCEPT any oil, gas and other minerals and water rights.

VI 3127 (REV. 2-50)

FILED FOR RECORD
1 007 4 00 9 06

BY LEO
ERK
1907.

227166



Chapter 232, Texas Local Government Code

6/10/2022 2:13:29 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: 956-988-4734
Fax: 956-973-7850

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

Permit No.: Permit 3-4480

Receipt No.: 024312

10048-00-000-0076-45

PEQUENO JOSE R
106 KEYSTONE ST
MISSION, TX 78572
(956) 777-2221
(956) 429-2673

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 640Sq.Ft.
- [5] Legal Description: PORCION 48 N132'-S3168'-W660' A/K/A TR
20 2.00AC
- [6] Location: Abram & Mile 5
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$18000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 3-4480
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: javier.cerda

Inspector: guillermo.rodriguez

Receipt: javier.cerda

Cashier

Date

6-9-22

[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.

Laura Pequeno 6-9-22
Signature of Owner or Applicant Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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: 34448

5/31/22

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

Upon the application of:

Name: Sarah J. Saenz

Address: 5300 Jessica Dr.
Mission, TX 78574

Phone: (956) 391-9922

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>5419P</u>
	<u>/ /</u>	<u>06/28/22</u>

Water Supplier: Agua SUD

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

Account/ESI No. 10032789459844942

[] Temporary Pole [x] Permanent Service

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

Los Conchales De Lead Acres Lot 5

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 12, 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.

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

7/12/22
Date

ATTEST:

[Signature]
Hidalgo County Clerk

7/13/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/27/22



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office	Precinct No. 1 Substation	Precinct No.3 Substation
2818 S. Business Hwy	1900 Joe Stephens Ave.	2401 N. Moorefield Rd.
281	Ste. A	Mission, TX 78572
Edinburg, Texas 78539	Weslaco, TX 78596	956-205-7045
956-318-2840	956-968-4734	956-205-7049
956-318-2844	956-973-7850	

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

34448
5/31/22

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

Sarah Jeanette Saenz

Known to me [or proved to me in the oath of Texas ID card 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:

LOS Corrales De Leal Acres Lots ."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

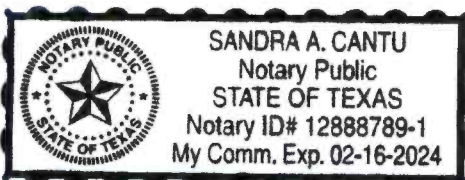
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 27, 2022, to certify which, witnesses my hand and seal of office.



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

Warranty Deed with Vendor's Lien

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

Date: **April 7, 2022**

Grantor: **RUBEN MORENO and wife, NORMA MORENO**

Grantor's Mailing Address: **5300 Jessica Dr.
Mission, Texas 78574
Hidalgo County**

Grantee: **RUBEN ORLANDO SALMERON and wife, SARAH JEANETTE SAENZ**

Grantee's Mailing Address: **5300 Jessica Dr.
Mission, Texas 78574
Hidalgo County**

Consideration: **TEN AND NO/100 DOLLARS (\$10.00)** and a note of even date executed by Grantee and payable to the order of **NAVY ARMY COMMUNITY CREDIT UNION, 2814 Rodd Field Road, Corpus Christi, Nueces County, Texas 78414**, in the principal amount of **FORTY THOUS AND FOUR HUNDRED EIGHTY AND NO/100 DOLLARS (\$40,480.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **NAVY ARMY COMMUNITY CREDIT UNION** and by a first-lien deed of trust of even date from Grantee to **KEVIN M. MARAIST, Trustee**.

Property (including any improvements):

Lot 5, LOS CORRALES DE LEAL ACRES, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 135, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on June 25, 1997, under Clerk's File No. 419442, and Restrictions shown on the map recorded in Volume 29, Page 135, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by W. J. Zeiss to Hidalgo County, by instrument dated September 23, 1952, recorded in Volume 755, Page 242, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 135, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from The Grand Lodge of the Independent Order of Odd Fellows of the State of Texas to Atlantic Richfield Company, dated January 11, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1012, Page 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 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595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Fannie Hurst Amyx and husband, C. B. Amyx, to J. T. Cross and H. F. Moffitt, dated September 4, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 754, Page 56, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from H. F. Moffitt and J. T. Cross, individually and co-partners as Moffitt and Cross, to Melvin B. Robbins and wife, Mildred J. Robbins, dated August 22, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 772, Page 236, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from W. J. Zeiss and wife, Clemence R. Zeiss, to Ed. Koutnik and C. J. Griffin, dated November 29, 1954, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 813, Page 227, Deed Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Carlos G. Leal, Jr. to Ruben Moreno and wife, Norma Moreno, dated May 16, 2001, filed for record on February 20, 2002 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1053726.

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

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

All ad valorem taxes for the year 2022 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

NAVY ARMY COMMUNITY CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of NAVY ARMY COMMUNITY CREDIT UNION, and are transferred to that party without recourse on Grantor.

Ruben Moreno
RUBEN MORENO

Norma Moreno
NORMA MORENO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7th day of April, 2022, by
RUBEN MORENO.

(SEAL)



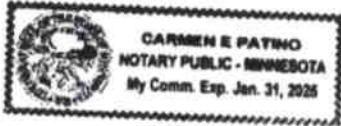
Carmen E. Patino
Notary Public, State of Texas MINNESOTA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7th day of April, 2022, by
NORMA MORENO.

(SEAL)



Carmen E. Patino
Notary Public, State of Texas MINNESOTA

AFTER RECORDING RETURN TO:
Ruben Orlando Salmeron and Sarah Jeanette Saenz
5300 Jessica Dr.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3193457;JS/ah



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

5/31/2022 12:01:35 PM

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

Permit No.: Permit 3-4448

Receipt No.: 024082

L5840-00-000-0005-00

SALMERON RUBEN ORLANDO & SARAH JEANETTE SAENZ

5300 JESSICA DRIVE

MISSION, TX 78574

(956) 340-2779

(956) 340-2779

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 1664Sq.Ft.

[5] Legal Description: LOS CORRALES DE LEAL ACRES LOT 5

[6] Location: DOFFING AND 3 1/2 MILE NORTH

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$142000

[10] Flood Zone: Zone C

Community Panel Number: 4803340400C

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 20', Side 10', Side 10', Corner'

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

Description: Permit 3-4448

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: javier.cerda

Receipt: sandra.cantu

Sandra Cantu 5/31/22
 Cashier Date

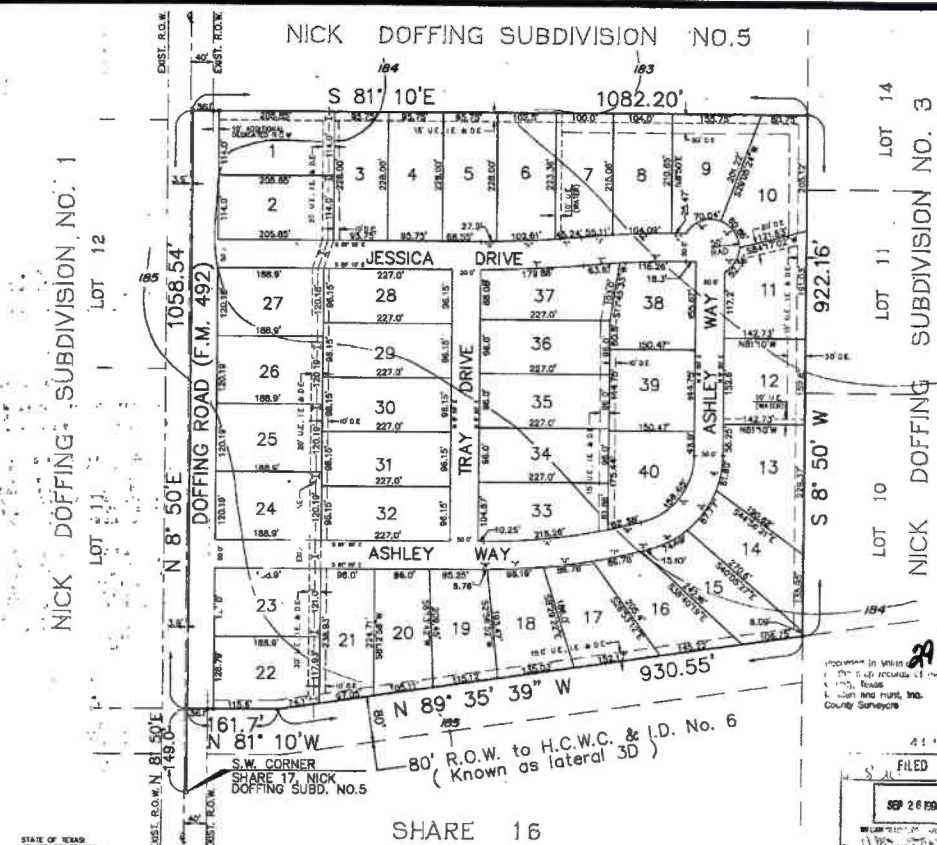
[NOTICE]

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.

Karina Salmeron
 Signature of Owner or Applicant
 Karina Salmeron

5/31/22
 Date

NICK DOFFING SUBDIVISION NO.5



SCALE: 1"=100'

CURVE	RADIUS	CHORD	ANGLE	ARC LEN.
A	1082.20	2164.40	180°	2164.40
B	1082.20	2164.40	180°	2164.40
C	1082.20	2164.40	180°	2164.40
D	1082.20	2164.40	180°	2164.40
E	1082.20	2164.40	180°	2164.40
F	1082.20	2164.40	180°	2164.40
G	1082.20	2164.40	180°	2164.40
H	1082.20	2164.40	180°	2164.40
I	1082.20	2164.40	180°	2164.40
J	1082.20	2164.40	180°	2164.40
K	1082.20	2164.40	180°	2164.40
L	1082.20	2164.40	180°	2164.40
M	1082.20	2164.40	180°	2164.40
N	1082.20	2164.40	180°	2164.40
O	1082.20	2164.40	180°	2164.40
P	1082.20	2164.40	180°	2164.40
Q	1082.20	2164.40	180°	2164.40
R	1082.20	2164.40	180°	2164.40
S	1082.20	2164.40	180°	2164.40
T	1082.20	2164.40	180°	2164.40
U	1082.20	2164.40	180°	2164.40
V	1082.20	2164.40	180°	2164.40
W	1082.20	2164.40	180°	2164.40
X	1082.20	2164.40	180°	2164.40
Y	1082.20	2164.40	180°	2164.40
Z	1082.20	2164.40	180°	2164.40

LOT AREA SCHEDULE

LOT NO.	AREA SQ. FT.	AREA AC.
1	23,487	.54
2	23,487	.54
3	23,487	.54
4	23,487	.54
5	23,487	.54
6	23,487	.54
7	23,487	.54
8	23,487	.54
9	23,487	.54
10	23,487	.54
11	23,487	.54
12	23,487	.54
13	23,487	.54
14	23,487	.54
15	23,487	.54
16	23,487	.54
17	23,487	.54
18	23,487	.54
19	23,487	.54
20	23,487	.54
21	23,487	.54
22	23,487	.54
23	23,487	.54
24	23,487	.54
25	23,487	.54
26	23,487	.54
27	23,487	.54
28	23,487	.54
29	23,487	.54
30	23,487	.54
31	23,487	.54
32	23,487	.54
33	23,487	.54
34	23,487	.54
35	23,487	.54
36	23,487	.54
37	23,487	.54
38	23,487	.54
39	23,487	.54
40	23,487	.54



LOCATION MAP
SCALE: 1"=2000'

PREPARED BY: ARTURO A. SALINAS P.E.
DATE: OCTOBER 20, 1992

OWNER: CARLOS G. LEAL, JR.
2122 W. 17th ST., ENCL. 83
MISSION, TEXAS

LEGEND
D.E. -- DRAINAGE EASEMENT
U.E. -- UTILITY EASEMENT
I.E. -- IRIGATION EASEMENT
R.O.W. -- RIGHT-OF-WAY LINE

PROPERTY CORNER SCHEDULE
-- DENOTES F.M.D. 1/2" HIGH ROD.
-- DENOTES SET 1/2" HIGH ROD.
-- DENOTES NO MONUMENT FOUND OR SET
-- ALL INTERIOR LOT CORNERS ARE MARKED WITH A 1/2" x 24" SIGN ROD.

GENERAL NOTES:
1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT -- 25 FEET
SIDE -- 10 FEET
REAR -- 20 FEET
2. MAXIMUM FINISH FLOOR ELEVATION -- TOP OF ROAD +/- 1" @ CENTER OF LOT.
3. THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY IS ZONE "X" AREA 2. AREAS ARE AREAS OF SPECIAL FLOODING AS PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48040-00-DATED 11-88-88.
4. EACH LOT SHALL DETERMINED C.T. OF MAINLINE.
5. FINISH MAIN ELEVATION -- 108.45 -- BEING MARK IS TOP OF ASPHALT AT INTERSECTION OF DOFFING ROAD (F.M. 492) AT THE NORTHWEST CORNER OF SAID SUBDIVISION.
6. NO DWELLING IS REQUIRED.
7. ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT.
8. THERE ARE NO WELLS HELD WITHIN THIS SUBDIVISION.
9. AN IMPROVED CONCRETE PIPE COLLECTOR SHALL BE PROVIDED FOR ALL DRAINWAYS ADDING UP TO ALL PUBLIC ROADS AS REQUIRED BY HIDALGO COUNTY.
10. NO DRAINAGE OR LOT SHALL BE PERMITTED TO DOFFING ROAD FROM LOTS 2, 23, 24 & 25.
11. NO BUILDING SHALL BE PERMITTED WITHIN ANY EASEMENT.
12. IF SURVEY REQUIRED ALONG THE SOUTH LINE OF LOTS 15-22 AT THE TIME OF BUILDING PERMIT.

METES AND BOUNDS DESCRIPTION

The North 24.82 acres of the South 30.0 acres of Shore No. 17 of the Agreed Partition of Parcel 46, Hidalgo County, Texas, according to the map recorded in Volume 5, Pages 17, and 18, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, being also described as all of that part of the South 30.0 acres of Shore 17, lying North of Lot 9-D Canal of Hidalgo County Water Control and Improvement District No. 8; said 24.82 acres is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Shore 17; THENCE, North 8 degrees 50 minutes East, a distance of 149.0 feet to a point on the east line of said Shore 17 for the Southwest corner hereof and POINT OF BEGINNING;

THENCE, North 8 degrees 50 minutes East, along the east line of said Shore 17, a distance of 1082.20 feet to a point for the Northwest corner hereof;

THENCE, South 81 degrees 10 minutes East, at 36.1 feet pass a found 1/2" iron rod on the east right-of-way line of Doffing Road (F.M. 492), at a total distance of 1082.20 feet to a found 1/2" iron rod for the Northeast corner hereof;

THENCE, South 8 degrees 50 minutes West, a distance of 922.16 feet to a found 1/2" iron rod on the north right-of-way line of an 80 foot Canal right-of-way line to Hidalgo County Water Control and Improvement District No. 8 for the Southeast corner hereof;

THENCE, North 89 degrees 35 minutes 39 seconds West, along the north line of said 80 foot Canal right-of-way, a distance of 930.55 feet to a found 1/2" iron rod for an outside corner hereof;

THENCE, North 81 degrees 10 minutes West, at a distance of 125.6 feet pass a found 1/2" iron rod on the east right-of-way line of Doffing Road (F.M. 492), at a total distance of 181.7 feet to the POINT OF BEGINNING, containing 24.82 acres of land, more or less.

135
FILED
SEP 26 1992
COUNTY CLERK
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS G. LEAL, JR., HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOS CORRALES DE LEAL ACRES, TO THE CITY OF MISSION, TEXAS, AND WHOSE NAMES (NAMES) ARE SHOWN HEREON, HEREBY DEED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE CITY OF MISSION, TEXAS, AND WHOSE NAMES (NAMES) ARE SHOWN HEREON, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN IN THE FOREGOING INSTRUMENT AND ADMITS TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN IN THE FOREGOING INSTRUMENT AND CONSENTS TO THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF OCTOBER, 1992.

ARTURO A. SALINAS
COUNTY CLERK

I, RICARDO A. SALINAS, P.E., HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOS CORRALES DE LEAL ACRES, TO THE CITY OF MISSION, TEXAS, AND WHOSE NAMES (NAMES) ARE SHOWN HEREON, HEREBY DEED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE CITY OF MISSION, TEXAS, AND WHOSE NAMES (NAMES) ARE SHOWN HEREON, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

I, THE UNDERSIGNED, MAYOR OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS, AND MY APPROVAL IS REQUIRED.

HIDALGO COUNTY IRIGATION DISTRICT NO. 8 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF REQUIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 8 ON THIS _____ DAY OF _____, 1992.

ATTEST: _____ SECRETARY _____ PRESIDENT

APPROVED FOR RECORDING
BY _____
COMMISSIONER'S COURT
HIDALGO COUNTY, TEXAS
BY _____ Deputy

9/22/1992

I, ARTURO A. SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONTAINS THE POTABLE WATER AND SEWER SERVICE FACILITIES PLANS OF THE APPLICANTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY _____, 1992. I, FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 10.543, TEXAS WATER CODE.

ARTURO A. SALINAS, P.E.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND IS APPROVED BY THE BOARD AND I FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ARTURO A. SALINAS
REG. PROFESSIONAL ENGINEER #4846
REG. PROFESSIONAL LAND SURVEYOR #4823

LOS CORRALES DE LEAL ACRES

HIDALGO COUNTY, TEXAS

A RESUBDIVISION OF THE NORTH 24.82 ACRES OF THE SOUTH 30.00 ACRES OF SHARE NO. 17 OF THE AGREED PARTITION OF PARCEL 46, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGES 17, AND 18, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

ART SALINAS
ENGINEERING & SURVEYING

THE COURTYARD
5401 N. 10TH STREET
SUITE 102
MCALLEN, TEXAS

TEL. (210)618-5565
FAX. (210)618-5540



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5592

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

Upon the application of:

Name: Homero Sanchez

Address: 4309 W. Rogers Rd.
Edinburg, TX 78541

Phone: 956-587-2396

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789446273210
 Temporary Pole Permanent Service

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

Tex-Mex Survey 5240-81 - E 84.10-0397 LOT 7
SEC 235 0.48

[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 July 12, 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: 7/12/22

Richard F. Curran 7/12/22
Antonio Guajardo Jr. 7/13/22



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-5572

**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

Homero Sanchez

Known to me [or proved to me in the oath of T.M. [Signature] 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:

Trk Mex Survey 5 Apr 81 - E 84.10 lot 7 Sec 235

[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."

Homero Sanchez (Signature)

SUBSCRIBED AND SWORN TO before me on June 23, 2007 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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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 4-5572
Receipt No.: 021754
T2100-00-235-0007-05

- SANCHEZ HOMERO & VERONICA CANTU SANCHEZ
- 5611 GARDENIA ST
- EDINBURG, TX 78541
- (956) 587-2396
- (956) 587-2396
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2551Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY S246.81'-E84.10'-
W397.10' LOT 7 SEC 235 0.48AC
- [6] Location: 10TH ST. & RODGERS
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$130000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 4-5572
 Price: \$30.00

Total Amount.....\$30.00

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

Cashier

Date

1/11/22

294858

[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.

Home Dela
Signature of Owner or Applicant

1-11-22
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: August 7, 2020

Grantor: ALFREDO GUERRERO and wife, LINDA GUERRERO
Grantor's Mailing Address (including county): 2522 Flipper Drive
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: HOMERO SANCHEZ and wife, VERONICA CANTU SANCHEZ
Grantee's Mailing Address (including county): 5611 Gardenia St.
Edinburg, Texas 78541
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):

The South 246.81 feet of the East 84.10 feet of the West 397.10 feet out of Lot 7, Section 235, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

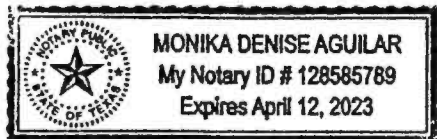
NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.

Alfredo Guerrero
ALFREDO GUERRERO

Linda Guerrero
LINDA GUERRERO

STATE OF TEXAS
COUNTY OF HIDALGO

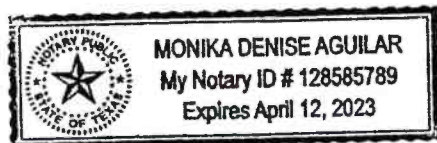
This instrument was acknowledged before me on the 14th day of August, 2020, by ALFREDO GUERRERO.



Monika Aguilar
Notary Public State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of August, 2020, by LINDA GUERRERO.



Monika Aguilar
Notary Public State of Texas

AFTER RECORDING RETURN TO:
HOMERO SANCHEZ and wife,
VERONICA CANTU SANCHEZ
5611 Gardenia St.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
LEWIS PEÑA FALCON & COOK
ATTORNEYS AT LAW
3111 W. Freddy Gonzalez
EDINBURG, TEXAS 78539
GF#w2020-093

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.

SHERIFF'S TAX DEED

2322621

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated April 3, 2012 on a certain judgment rendered in said Court on the 29th day of September, 2011, in a certain Suit No. T-437-11-D, Edinburg Consolidated Independent School District And South Texas College, Et Al vs. Nilda Martinez Salas A/K/A Nilda Salas A/K/A Nilda M. Salas A/K/A Nilda Martinez, I, Guadalupe "Lupe" Trevino, Sheriff of said County, did upon April 3, 2012, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on April 8, 2012, in THE MONITOR, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 1st day of May, 2012 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the East Side Doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to

Elisa S. Hernandez
5843 Nardo Street
Edinburg, TX 78541

for the sum of \$15,000.00, Elisa S. Hernandez being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Sheriff aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

0.48 acres, more or less, out of the Southwest corner of Lot 7, Texas-Mexican Railway Company Survey, Section 235, in Hidalgo County, Texas, as described in Clerk's File #1096514, Official Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2011 and current year taxes should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

As required by Section 34.015, Texas Tax Code, the Grantee(s) exhibited to me an unexpired written statement issued to the Grantee(s) showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the Grantee(s) to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the Grantee(s) to that school district or municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 11 day of June, 2012

Lupe Trevino

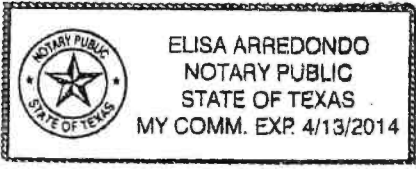
Guadalupe "Lupe" Trevino
Sheriff, Hidalgo County, Texas

Rene Tijena 1089
By: Deputy

STATE OF TEXAS X
COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Rene Tijenna, Deputy Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF June, 2012



Elisa Arredondo
Notary Public, State of Texas
My Commission Expires: 04/13/2014

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GENESIS C. INVESTMENTS LLC	1-5896
	COMM. COURT: July 12, 2022	

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5896

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Genesis C Investments LLC

Address: 11740 mesquite circle
Weslaco, TX

Phone: 950-700-3232

Water Supplier: NAWSC

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

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

regarding the land described as:

Resaca Escandide lot 22

on July 12, 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

- A plat has been prepared; (Date approved 7.26.2005);
- A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rubén F. Cuatrecasas
Hidalgo County Judge Date 7/12/22

APPROVED BY
COMMISSIONERS COURT
ON: 7/12/22 gnd

ATTEST: [Signature]
Hidalgo County Clerk Date 7/13/22

PLANNING DEPARTMENT

County of Hidalgo



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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: 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: Genesis C Investments LLC

Address: 11740 Mesquite circle
Weslaco TX

Phone: 950-800-3232

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

Bosaca Escandida Lot 22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/6/22
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:

7.6.2022
Date

[Signature]
County Official

Capital Title
GF# 22-6536-1-wc

Warranty Deed with Vendor's Lien

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

Date: April 13, 2022

Grantor: MARIO CHAVEZ, JR. and ANEDIA ALICIA PINEDA, both single persons

Grantor's Mailing Address: 620 Lion Lake Dr. N.
Weslaco, Texas 78596
Hidalgo County

Grantee: GENESIS C INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantee's Mailing Address: 2503 Wolverine Street
Edinburg, Texas 78542
Hidalgo County

Consideration: SIXTY FOUR THOUSAND AND NO/100 DOLLARS (\$64,000.00) which said sum represents the first draw on that certain note in the principal amount of TWO HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$273,360.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 22, RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 43, Pages 102 and 103, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictive covenants recorded in Volume 43, Page 102, Map Records, Hidalgo County and in Volume 1527, Page 508, Volume 1537, Page 364 and 1784, page 804, Texas.

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.

All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

Right of way easement for roadways, canals, drainage ditches, laterals, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Real Property Records of Hidalgo County, Texas.

Right of Way Easement dated June 11, 1969, recorded in Volume 1260, Page 667, Real Property Records, Hidalgo County, Texas.

Statutory rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 pursuant to applicable sections of the Texas Water Code.

Any part of the herein described property lying within canal right of way claimed in fee simple by water district.

The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 48, Pages 102 and 103, Map or Plat Records, Hidalgo County, Texas:

25 foot building line along the front property line.

20 foot building line along the rear property line or easement line, whichever is greater.

10 foot building line along the side property lines or easement line, whichever is greater. Utility easement along the North property line. 10 foot utility easement along the South property line.

Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

Any and all matters which would be shown on a current, correct survey of the property.

All ad valorem taxes for the year 2022 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$64,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS EACH OF WHICH SHALL BE DEEMED AN ORIGINAL AND EFFECTIVE AS OF THE DATE AND YEAR FIRST WRITTEN ABOVE.

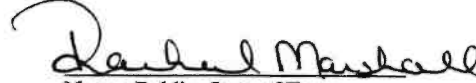

MARIO CHAVEZ, JR.

(Acknowledgement)

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ *Jefferson*

This instrument was acknowledged before me on the 13 day of April, 2022, by
MARIO CHAVEZ, JR.

(SEAL)


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Genesis C Investments, LLC
2503 Wolverine Street
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.: GF#22-655367-wc;YA/ch

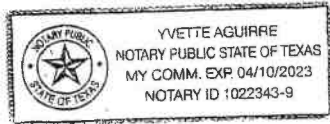
Anedia Alicia Pineda
ANEDIA ALICIA PINEDA

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of April, 2022, by
ANEDIA ALICIA PINEDA.

(SEAL)



Yvette Aguirre
Notary Public, State of Texas



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

4/26/2022 9:09:40 AM

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

Permit No.: Permit 1-5896
 Receipt No.: 023511
 R2057-00-000-0022-00

GENESIS C. INVESTMENTS LLC
 2503 WOLVERINE ST.
 EDINBURG, TX 78542
 (956) 800-3232
 (956) 800-3232

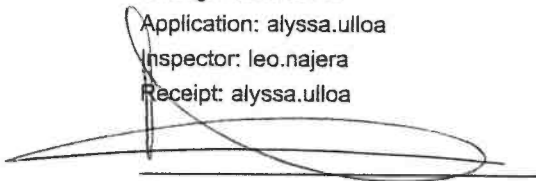
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2989Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 22
- [6] Location: MILE 14 1/2 & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SEBACKS & REGULATIONS
 Description: Permit 1-5896
 Price: \$30.00

Total Amount.....\$30.00

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

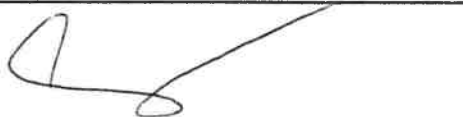
Application: alyssa.ulloa
 Inspector: leo.najera
 Receipt: alyssa.ulloa


 Cashier

4/26/22
 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

4/26/22
 Date