



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR *August 9, 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>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	

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: 1-6102

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: Ruben Gomez

Address: 5408 Montana
Dr. Mercedes TX

Phone: 956-351-8020

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

Water Supplier: North Alamog

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

Account/ESI No.: 1000057283
 Temporary Pole Permanent Service

regarding the land described as:

Colonia Lucero del Norte Lot 47

on August 9, 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

- Ys A plat has been prepared; (Date approved 11-5-2007);
- Ys A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- Ys water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Ys 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]);
- Ys 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
APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

Ricardo F. Lopez
Hidalgo County Judge
ATTEST: [Signature]
Hidalgo County Clerk

8/9/22
Date
8/10/22
Date

PLANNING DEPARTMENT

County of Hidalgo



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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6102

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: Ruben Gomez

Address: 5408 Montana Dr
Mercedes TX

Phone: 956-351-8020

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

Colonia Lucero Del Norte Lot 47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ruben Gomez
Requesting Party (Signature)

07/28/22
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:

7/28/2022
Date

[Signature]
County Official

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.

2159084

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 07, 2010

Grantor: **FIVE L DEVELOPMENT, Ltd., a Texas Limited Partnership, acting by and through its General Partner, CK FINANCIAL SERVICES, INC., a Texas Corporation**

Grantor's Mailing Address (including county): **P. O. Box 631
Mission, Texas 78573
Hidalgo County**

Grantee: **MARIO GOMEZ and RUBEN GOMEZ**

Grantee's Mailing Address (including county): **P.O. Box 1317
Edcouch, Texas 78538
Hidalgo County**

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note (the "Purchase Note") of even date herewith, in the principal sum of TWENTY-FOUR THOUSAND AND NO/100THS DOLLARS, (\$24,000.00) payable to the order of Grantor in monthly installments and bearing interest as therein provided; containing the usual clauses 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 LOUIS C. BROWN, Trustee.

Property (including any improvements):

Lot Forty-Seven (47), COLONIA LUCERO DEL NORTE SUBDIVISION Hidalgo County, Texas, according to Re-Plat Map recorded in Volume 54, Page 63, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated September 15, 2005, which is described in and secured by a Deed of Trust filed for record under Document No. 1527360, of the Official Records of Hidalgo County, Texas. Maker of said prior note, shall have the exclusive right to renew, extend, alter, and have transferred, said note and liens without the consent of Grantee herein. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. The prior reservations or conveyance of all oil, gas and other minerals, which have heretofore been reserved or conveyed by prior grantors;
3. Easements of record and all visible easements;
4. Oil, gas and mineral reservations of record;
5. All valid oil, gas and mineral leases of record;
6. Building restrictions and restrictive covenants of record;
7. Requirements, conditions, reservations, restrictions, minimum floor elevations, setback lines, and easements as shown on the map of said subdivision;
8. Taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;
9. Blanket easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded map of the above described subdivision;
10. 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;

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 hereby 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.


Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased 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 described is fully paid according to its terms, at which time this deed shall become absolute.

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

FIVE L DEVELOPMENT, Ltd., a Texas Limited Partnership,

BY: CK FINANCIAL SERVICES, INC., its General Partner

BY: 
CARLOS G. LEAL, JR., President of
CK FINANCIAL SERVICES, INC., General
Partner of FIVE L DEVELOPMENT, Ltd.

No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion as to title to this property or as to taxes on this property.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the ___ day of _____, 20 __, by

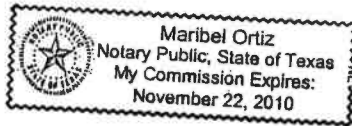
Notary Public, State of Texas
Notary's name (printed):

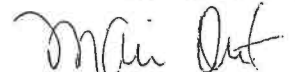
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2nd day of Nov, 2010, by CARLOS G. LEAL, JR., President of CK FINANCIAL SERVICES, INC., a Texas corporation, on behalf of said corporation, in its capacity as the sole General Partner of FIVE L DEVELOPMENT, Ltd., a Texas Limited Partnership, on behalf of said Partnership.





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

Notary's commission expires:

AFTER RECORDING RETURN TO:
FIVE L DEVELOPMENT, Ltd.
P. O. Box 631
Mission, Texas 78573

PREPARED IN THE LAW OFFICE OF:



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-6102
Receipt No.: 024169
C7380-00-000-0047-00

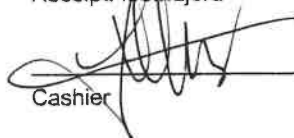
GOMEZ MARIO & RUBEN
PO BOX 1317
EDCOUCH, TX 78538
(956) 351-8020
(956) 351-8020

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 256Sq.Ft.
- [5] Legal Description: COLONIA LUCERO DEL NORTE PH 1 LOT 47 - AMENDED
- [6] Location: mile 2 & mile 11
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-6102
Price: \$30.00

Total Amount.....\$30.00

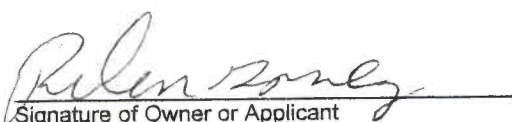
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: lep.najera
Receipt: leo.najera


Cashier

6/3/22
Date

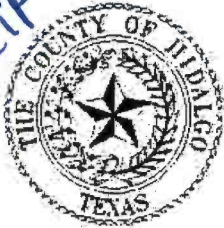
[NOTICE]

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

6-3-22
Date

GP



PLANNING DEPARTMENT HIDALGO COUNTY

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

T.J. Arredondo, CFM
Director of Planning

Chapter 232, Texas Local Government Code
SOLICITUD **R 5900601**

SOLICITUD

No. _____

LETRA DE MOLDE (UNICAMENTE TINTA AZUL)

FECHA QUE PERMISO FUE EMITIDO: _____

1. Nombre de la Subdivision: Acre Del Valle Num. de Lote: 32 Num. de Bloque: _____
2. Nombre del Propietario: Jorge A. Martinez Num. de Telefono: 956-961-0527
- Direccion: 1327 Garza St Ciudad: Mercedes Estado: TX Postal: 78570
3. Nombre de Solicitante (Si no es el propietario): _____ Num. de Telefono: _____
- Direccion: _____ Ciudad: Mercedes Estado: TX Postal: 78570
4. Sistema de Agua: Sharyland WSC Agua S.U.D. North Alamo WSC Military WSC
- Ciudad de _____ Otro: _____
5. Tratamiento de aguas residuales (Fosa Septica): Instalacion Existente
- Proveedor de aguas residuales (Drenaje): _____
6. Tipo de Construccion: Nueva Construccion Residencial Agregar Numero de Recamaras adicionales: _____
- Casa Prefabricada Traila Establo/Granero Garaje Iglesia Comercial Numero de Recamaras en total: _____
- Apartamentos-Numero de unidades _____ Otro _____
7. Tipo de Material: Bloque Ladrillo Madera Metal Otro _____
8. Costo Total de Estructura 3,300 Dimension de Estructura: (Pies Cuadrados en Total): 924
9. Existe alguna estructura en el terreno Si No Describir estructura: Mobike Home
- Obtuvo Permiso: Si No La razon porque no obtuvo permiso: No sabia

Para Agregacion Unicamente
Aprobado por: _____
Dept. de Sanidad: _____
Fecha Aprobado _____

Todas las distancias minimas y las elevaciones del piso terminado deben cumplir con el plano de la Subdivision y/o con cualquier restriccion de titulo. Solo una vivienda por lote. Los solicitantes deberan cumplir con las restricciones del plano y/o el titulo y con los requisitos que afectan el lote. Un Plan del Sitio del desague, Plan de Estacionamiento, Sistema local de Diseno de Agua Residual, y los requisitos del Permiso del Mariscal del fuego aplican a Aplicaciones de Comercio y/o Multi-Familia. Aspirante reconoce que se requiere un permiso de desarrollo para el comienzo de construccion y mejoras al igual de cualquier instalacion de cualquier estructura. Aspirante reconoce que el o ella cumplira con el codigo tecnico de acuerdo a las reglas adoptadas por orden del Condado Hidalgo, como es El Mariscal de Fuego, El Administrador de Terreno de Aluvial, El departamento de Salud y Ambiental. Asi indicado por el Titulo 30 Pct. 1 Capitulo 285 Subcapitulo de la Comision de Texas en disposiciones generales de la calidad ambiental para las instalaciones en sitio de aguas residuales antes de construir, de erigir o de Alterar cualquier estructura en dicho terreno. No se proporcionara ningun servicio de utilidad final a ninguna estructura hasta que se cumpla con los reglamentos dichos.

LA FIRMA DE LA PERSONA DEBE SER EL NOMBRE DEMOSTRADO EN EL DOCUMENTO DEL TERRENO O DEVERA PROVEER UNA CARTA NOTARISADA QUE AUTORIZA LA FIRMA DEPARTE DEL DUENO

FAVOR DE FIRMAR CON TINTA AZUL

La Firma de Dueno/Solicitante Jorge Mtk Fecha: 7-27 - 20 20



PLANNING DEPARTMENT COUNTY OF HIDALGO

Chapter 232, Texas Local Government Code
SOLICITUD

NUMERO DE
SOLICITUD

DEMUESTRE TODAS LAS ESTRUCTURAS EN EXISTENCIA Y NUEVAS CON DIMENSIONES A LINEAS DE PROPIEDAD

FONDO DE PROPIEDAD

NOMBRE : _____
PLANO DE UBICACION APROVADO POR SOLICITANTE

Date 7-27-2022

PROFUNDIDAD DE LOTE
1300 PIES

LADO



FRETE DE PROPIEDAD

15
Calle/Nombre de Carretera:

LA PROPIEDAD ESTA UBICADA EN:
POR FAVOR DE USAR LA INTERSECCION MAS CERCANO DE LAS CARRETERAS PRINCIPALES.

Todas las distancias minimas y las elevaciones del piso terminado deben cumplir con el plano de la Subdivision y/o con cualquier restriccion del titulo. Solo una vivienda por lote. Los solicitantes deveran cumplir con las restricciones del plano y/o el titulo y con los requisitos que afectan el Lote.



PLANNING DEPARTMENT COUNTY OF HIDALGO

Chapter 232, Texas Local Government Code
SOLICITUD

NUMERO DE
SOLICITUD

AVISO IMPORTANTE

TODAS LAS DISTANCIAS MINIMAS REQUERIDAS PARA LA CONSTRUCCION Y EL NIVEL MINIMO DE ELEVACION DE PISO TERMINADO DEBERAN ESTAR CONFORME A EL PLANO DE LA SUBDIVISION Y/O CON CUALQUIER RESTRICCION DE TITULO. SOLO UNA VIVIENDA POR LOTE. EL SOLICITANTE DEBE CUMPLIR CON TODAS LAS RESTRICCIONES Y LOS REQUISITOS IMPUESTOS POR EL PLANO Y/O EL TITULO QUE AFECTAN EL LOTE.

NO SERA APROBADO UN PERMISO PARA UNA PROPIEDAD UBICADA EN UNA AREA DESIGNADA COMO ZONA "A", "AE", "AH", O "AO" HASTA QUE EL PROPIETARIO Y/O EL CONTRATISTA PRESENTE AL DEPARTAMENTO DE PLANIFICACION UN PERMISO DE DESARROLLO APROBADO POR EL ADMINISTRADOR DE TERRENO ALUVIAL DEL CONDADO DE HIDALGO Y UN CERTIFICADO QUE REFLEJE LA ELEVACION PROPUESTA DE PISO TERMINADO PARA LA CONSTRUCCION Y LA BASE DE ELEVACION ALUVIAL PARA LA PROPIEDAD. ADICIONALMENTE, NO SERA APROBADO UN CERTIFICADO DE ELEVACION TERMINADA HASTA QUE EL PROPIETARIO Y/O EL CONTRATISTA PRESENTEN AL DEPARTAMENTO DE PLANIFICACION UN CERTIFICADO DE CONSTRUCCION DE PISO TERMINADO QUE CONFIRME QUE TODA LA CONSTRUCCION FUE ERECTUADA DE ACUERDO CON LAS CONDICIONES DEL PERMISO INICIAL Y DEL PERMISO DE ADMINISTRACION DE DESARROLLO DE TERRENO ALUVIAL.

UN PERMISO SEPARADO SE REQUIERE PARA LA INSTALACION DE FOSAS SEPTICAS Y LA VERIFICACION QUE LAS FOSAS SEPTICAS FUERON INSTALADAS DE ACUERDO CON TODOS LOS REQUISITOS LEGALES. ESTE PERMISO ESTA SUJETO A SER CANCELADO SI EL TRABAJO O LA CONSTRUCCION AUTORIZADA NO ES COMENZADA DENTRO DE 6 MESES O SI LA CONSTRUCCION O EL TRABAJO ES SUSPENDIDO O ABANDONADO POR UN PERIODO DE UN AÑO, EN CUALQUIER MOMENTO DESPUES DE COMENZAR EL TRABAJO. EL SOLICITANTE/PROPIETARIO DECLARA QUE NO EXISTE NINGUNA ESTRUCTURA EN ESTE TERRENO. PUEDE SER REVOCADO UN PERMISO SI ESTE SE ENCUENTRA QUE ESTA EN VIOLACION. LA CUOTA DE PERMISO SERA DOBLE SI SE EMPIEZA LA CONSTRUCCION O SE MUEVEN ESTRUCTURAS ANTES DE OBTENER EL PERMISO.

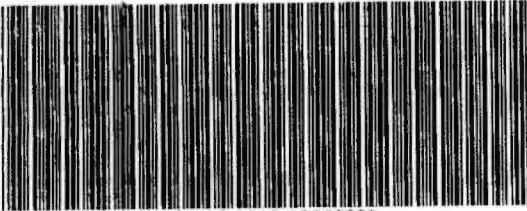
Lo anterior es una descripcion factual y veridica de la construccion contemplada por el suscrito Solicitante y el Solicitante declara que tendra completa autorizacion sobre la construccion y el Contratista y Solicitante acuerdan cumplir con todos los requisitos del Condado y con las restricciones aplicables del plano y/o del titulo. El Solicitante y el Contratista certifican que cada uno ha leído y examinado esta solicitud y reconocen que es factual y veridical. Se cumplira con todas las disposiciones de ley y los reglamentos que gobiernan este tipo de trabajo, sean especificados aqui o no. La aprobacion de un permiso no autoriza la violacion o cancelacion a las disposiciones de cualquier otra ley estatal o local que reglamenta la construccion o el trabajo de construccion. El Solicitante y el Contratista autorizan a los representantes del Condado de Hidalgo para que visiten el lugar de la construccion con el fin de afirmar el cumplimiento por parte del Contratista y Solicitante con los terminos del permiso y de los reglamentos de la Subdivision impuestos por el Condado.

NOTIFICAR AL DEPARTAMENTO DE PLANEACION 48 HRS. ANTES DE VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS Y ELEVACION DE PISO. NINGUN TIPO DE CONSTRUCCION ES PERMITIDO SOBRE CUALQUIER TIPO DE DERECHO DE PASO. TODAS LAS DISTANCIAS MINIMAS DE LA ESTRUCTURA Y EL NIVEL DEL PISO ACABADO DEVEN DE CUMPLIR CON LO REQUERIDO ANTES DE VACIAR EL CEMENTO O INSTALAR LA ESTRUCTURA EN LA PROPIEDAD.

CONDICIONES ESPECIALES Must Comply with all county setbacks & regulations

Firma del Propietario/Solicitante George M. [Signature] Fecha: 7-27 2022

PARA USO DEL CONDADO SOLAMENTE	
1	Minimas Distancias Requeridas Para La Estructura: Frente: <u>50</u> Lado: <u>6</u> Fondo: <u>15</u> Lado: <u>6</u> Esquina: _____
2	Nivel Minimo de Elevacion de Piso Terminado: [<input checked="" type="checkbox"/>] 18 pulgadas encima de <u>G.O.F. ST</u> [] Otro: _____
3	Zona de Inundacion: [] Zona A [] Zona AE [] Zona AH [] Zona AO [] Zona B [] Zona C [] Zona B (Clarooscuro) [] Zona AE (Clarooscuro) [] Zona X [] Zona X (Clarooscuro) [] Otro: _____
4	Firma de Inspector: <u>[Signature]</u> Fecha: <u>8/2/22</u> <u>480334 / 0450 C</u>



VG-120-2018-2935689

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2935689

Billable Pages: 2

Recorded On: July 26, 2018 10:38 AM

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: \$ 40.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2935689
Receipt No: 20180726000121
Recorded On: July 26, 2018 10:38 AM
Deputy Clerk: Amabely Rodriguez
Station: mcallen-cc-k23.hccm.com

Record and Return To:

Sierra Title of Hidalgo County, INC
4734 South Jackson Road
Original Returned to Customer
Edinburg TX 78539



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

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

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: July 21, 2018

Grantor: MARC ANTHONY GOMEZ and AIDA BAUTISTA

Grantor's Mailing Address: P.O. Box 1905
Elsa, Texas 78543
Hidalgo County, Texas

Grantee: ROSA EDITH MARTINEZ, a single person and JORGE ARTURO MARTINEZ, a single person

Grantee's Mailing Address: 902 E. 13th St.
Weslaco, Texas 78596
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, and the further consideration of a note of even date that is in the principal amount of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00). The note is executed by Grantee, payable to the order of MARC ANTHONY GOMEZ and AIDA BAUTISTA. The note is secured by a vendor's lien retained in favor of MARC ANTHONY GOMEZ and AIDA BAUTISTA in this deed and by a deed of trust of even date from Grantee to Lesslie L. Eanes, Trustee.

Property (including any improvements):

Lot 32, ACRES DEL VALLE SUBDIVISION, an Addition to the City of Mercedes, Hidalgo County, Texas, according to map thereof recorded in Volume 34, Page 49, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

MARC ANTHONY GOMEZ and AIDA BAUTISTA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of MARC ANTHONY GOMEZ and AIDA BAUTISTA.

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

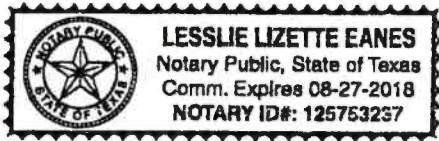
Marc Gomez
MARC ANTHONY GOMEZ

Aida Bautista
AIDA BAUTISTA

Acknowledgement

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 21 day of July, 2018 by MARC ANTHONY GOMEZ.

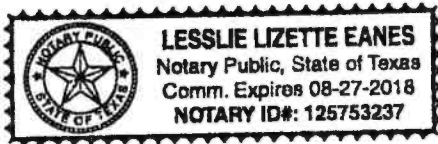


Leslie Eanes
Notary Public, State of Texas

Acknowledgement

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 21 day of July, 2018 by AIDA BAUTISTA.



Leslie Eanes
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ROSA EDITH MARTINEZ and JORGE ARTURO MARTINEZ
902 E. 13th St.
Weslaco, Texas 78596

PREPARED BY:
LESSLIE L. EANES
Attorney at Law
4734 S. Jackson Rd.
Edinburg, Texas 78539
File/GF Number: 500256

AI-86873

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.
1.	Richard Jr & Ashley Warwas	4-6217
2.	Andres Flores III	4-6206
3.	David Garcia-DASC Investments, LLC HIGHLAND MANOR PHASE 2 SUBDIVISION, LOTS 1, 1A-18	BLANKET COVER
4.	C & N Farms, LLC SAN RAFAEL NO. 2 SUBDIVISION, LOTS 1-62	BLANKET COVER
5.	ASE Real Estate LLC PLEASANT VIEW ESTATES SUBDIVISION, LOTS 1-51	BLANKET COVER
6.	Comarex, LLC /Alex Gonzalez LA VILLITA ESTATES NO. 2 SUBDIVISION, LOTS 1-43	BLANKET COVER
7.		
8.		
9.		
10.		
COMM. COURT: AUGUST 9, 2022		



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4217

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: Ashley Warwas
Address: 3340 Sullivan Ave
Edinburg TX. 78542
Phone: (956) 842-7245

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>M Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>Existing</u>
		<u>7/25/22</u>

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: La quietud 107[#] 61

on August 9, 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 05-14-04)
(verified by Maria Cepeda)
(verified by M Ramirez)
(verified by M Ramirez)
(verified by M Ramirez)

[Signature]
Planning Department Authorized Signature

Ricardo F. LUTER
Hidalgo County Judge
ATTEST: [Signature]
Hidalgo County Clerk

8/9/22
Date
8/10/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6217

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: Ashley Warwas

Address: 3340 Sullivan ave
Edinburg, TX 78542

Phone: 9561 862-7245

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

La quietud lot # 61

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ashley Warwas
Requesting Party (Signature)

7-25-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

07/27/22
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

6/27/2022 8:35:38 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 4-6217
Receipt No.: 024561
L1780-00-000-0061-00

WARWAS RICHARD JR AND ASHELY R
EDINBURG, TX 78542

(832) 421-3836
(832) 421-3836

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2125Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 61
- [6] Location: 2812 and kenyon
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$187640
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '

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

Description: Permit 4-6217

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: maria.cerda

Cashier

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

Gift Warranty Deed

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

Date: **March 23, 2022**

Grantor: **RICHARD WARWAS and wife, IRENE A. WARWAS**

Grantor's Mailing Address: **3352 Alcatraz Street
Edinburg, Texas 78542
Hidalgo County**

Grantee: **RICHARD WARWAS, JR. and wife, ASHLEY RENEE WARWAS**

Grantee's Mailing Address: **3352 Alcatraz Street
Edinburg, Texas 78542
Hidalgo County**

Consideration: **A gift of the property herein conveyed because of the love and affection we hold for son and daughter-in-law.**

Property (including any improvements):
Lots 60 and (61) LA QUIETUD SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

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

All ad valorem taxes for the year 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.

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

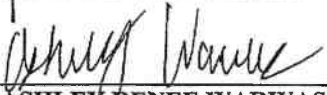
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.


RICHARD WARWAS


IRENE A. WARWAS

ACCEPTED BY:


RICHARD WARWAS, JR.

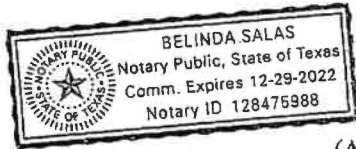

ASHLEY RENEE WARWAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of March, 2022,
by RICHARD WARWAS.


Notary Public, State of Texas

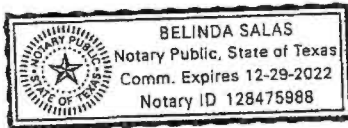


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of March, 2022,
by IRENE A. WARWAS.

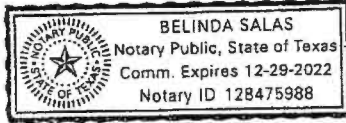

Notary Public, State of Texas



(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of March, 2022,
by **RICHARD WARWAS, JR.**

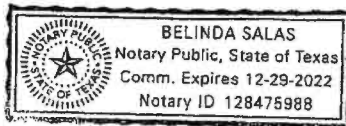


BSL
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of March, 2022,
by **ASHLEY RENEE WARWAS.**



BSL
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Richard Warwas, Jr. and Ashley Renee Warwas
3352 Alcatraz Street
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:2022-120;BS/ct



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6200

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: Andres Flores III

Address: 22500 N Sharp rd
Edinburg tx 78542

Phone: 956 929 6285

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>7/20/22</u>

MR Ramirez
Authorized Signature
existing septic

Water Supplier: North Alam.

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

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

regarding the land described as:
Evergreen valley estates #2 Lot 208

on August 9, 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 03-15-05);
(verified by [Signature]);
(verified by MR Ramirez);
(verified by MR Ramirez);
(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Rielma F ENTER
Hidalgo County Judge
Date 8/9/22

ATTEST: [Signature]
Hidalgo County Clerk
Date 8/10/22

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

[Signature]

PLANNING DEPARTMENT
COUNTY OF HIDALGO



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6206

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: Andres Flores III

Address: 22 500 N Sharp rd

~~Edinburg~~ Edinburg tx 78542

Phone: 956 929 6285

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

Evergreen Valley Estates Ph. 2 Lot # 208

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Andres Flores
Requesting Party (Signature)

7-24-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

07/27/22
Date

[Signature]
County Official



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

6/22/2022 2:16:12 PM

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

Permit No.: Permit 4-6206
Receipt No.: 024515
E8250-02-000-0208-00

FLORES ANDRES III
22500 N SHARP RD
EDINBURG, TX 78542
(956) 929-6285
(956) 929-6285

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3092Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT
208
- [6] Location: sharp and davis
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$367443
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side NS6', Side ', Corner 30'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6206
Price: \$30.00

Total Amount.....\$30.00

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

Melissa Lopez 06/22/2022
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.

Andres Flores

Signature of Owner or Applicant

6-22-22

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 WITH VENDOR'S LIEN

Date: June 29, 2018

Grantor: Luis Heriberto Chapa and spouse, Cecilia Chapa

Grantor's Mailing Address: 3411 Veronica Ln.
(including county) Edinburg, Hidalgo County, TX 78542

Grantee: Andres Flores III

Grantee's Mailing Address: 3522 Mina De Oro
(including county) Edinburg, Hidalgo County, TX 78542

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of **Thirty-Eight Thousand Four Hundred and no/100 DOLLARS (\$38,400.00)** executed by Grantee payable to the order of **SECURITY FIRST FEDERAL CREDIT UNION**. The note is secured by a vendor's lien retained in favor of **SECURITY FIRST FEDERAL CREDIT UNION** in this deed and by a deed of trust of even date from Grantee to **GRACIELA MANN**, Trustee.

Property (including any improvements):

All of Lot 208, Evergreen Valley Estates Phase II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85-97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to any reservation or conveyance of all oil, gas and other mineral interests recorded in Volume 15, Page 128; Volume 19, Page 227; Volume 33, Page 570; Volume 294, Page 12; Volume 63, Page 229; Volume 296, Page 492; Volume 301, Page 907; Volume 424, Page 179; Volume 424, Page 180; and Volume 424, Page 175, all of the Oil and Gas Records of Hidalgo County, Texas; and in Volume 1862, Page 144; Volume 2872, Pages 798, 800, and 802; Volume 2630, Page 478, 481 and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2339, Page 257; Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 748; Volume 2839, Pages 517 and 529 and under Document Numbers 1614578 and 2006-1616179, all of the Official Records of Hidalgo County, Texas.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

SECURITY FIRST FEDERAL 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 above. The vendor's lien and superior title to the property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to that party without recourse on Grantor.

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

Luis Heriberto Chapa
Luis Heriberto Chapa

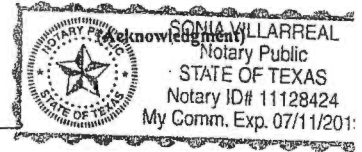
Cecilia Chapa
Cecilia Chapa

THE STATE OF TEXAS }
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 29th day of June, 2018

by Luis Heriberto Chapa
Sonia Villareal
Notary Public, State of Texas

Sonia Villareal
Notary's Name (printed)



7-11-19
Notary's commission expires

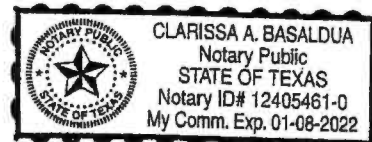
THE STATE OF TEXAS }
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 30th day of June, 2018

by Cecilia Chapa
Clarissa A. Basaldua
Notary Public, State of Texas

Clarissa Basaldua
Notary's Name (printed)

1-8-22
Notary's commission expires





PLANNING DEPARTMENT

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

assess
escribed.
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:

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

Name: Daniel Francisco Basco

Address: 4104 Coconut Palm Drive
Palmer Drive, TX 78573

Water Supplier: NAWSC

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

Phone: 351-7291

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Highland Manor Phase 2 lots 1, 1A-1B.

on August 9, 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; (Date approved 5/31/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fin Sean);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Fin Sean);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fin Sean);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

8/9/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

ATTEST:

[Signature]
Hidalgo County Clerk

8/10/22
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: MA

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

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

PARTY MAKING REQUEST:

Name: DAVID GARCIA - DASC INVESTMENTS, LLC

Address: 4104 COCONUT PALM DRIVE
PALMHURST, TX 78573

Phone: 351-7291

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

Highland Manor Phase 2
A 20.00 ACRE TRACT OF LAND BEING THE SOUTH 20.00 ACRES OF LOT 14, BLOCK 13, CAPISALLO DISTRICT SUBDIVISION, AS PER RECORDED IN VOLUME "P", PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS. ALSO BEING THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 947464, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Paul Garcia 5/4/22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/3/22
Date

Paul Garcia
County Official



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

OSSP'S

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: C + U Farms, LLC

Address: 902 Bighorn Dr.
Edinburg, TX 78542

Phone: 239-1279

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

Water Supplier: NATWSC

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

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

regarding the land described as:

San Rafael DC. 2 lots 1-62

on August 9, 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;
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 8/28/22);

(verified by J. S. Sison);

No

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

(verified by M. Ramirez);

Yes

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

(verified by M. Ramirez);

Yes

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

(verified by J. S. Sison);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

Richard F. Carter

Hidalgo County Judge

8/9/22

Date

ATTEST:

Antonio Serrano Jr.
Hidalgo County Clerk

8/10/22
Date



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: 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: C & N Farms, LLC

Address: 902 Bighorn Drive

Edinburg, TX 78542

Phone: (956) 239-1279

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

San Rafael No. 2

A 40.00 acre tract of land being all of Lot 3, Block 25, La Donna Plat Subdivision, Hidalgo County, Texas.

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)

6/16/22
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:

8/3/22
Date

[Signature]
County Official



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

Sever
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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>ASE Real Estate LLC</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	____/____/____	____/____/____

Name: ASE Real Estate LLC

Address: 3024 Mangate Dr.
Weslaco, TX. 78596

Phone: 984-9756

Water Supplier: City Weslaco

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

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

regarding the land described as:

Pleasant View Estates) lots 1-51

on August 9, 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; (Date approved 5/31/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- 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 M Ramirez);
- 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Richard F Carter
Hidalgo County Judge

8/9/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

ATTEST: [Signature]
Hidalgo County Clerk

8/10/22
Date



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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 10A

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: ASE Real Estate LLC

Address: 3624 MAINGATE DR.

WESLACO, TX, 78596

Phone: 904-9750

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

Pleasant View Estates lots 1-51

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)

5/16/2022
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:

7-19-22
Date

[Signature]
County Official



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

Sluiter
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:

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

Name: Comanex LLC
Alex Montalvo

Address: 112 S. McColl Rd. Ste. 4
Edinburg, TX 78539

Water Supplier: DAWSC

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

Phone: 905-6173

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

regarding the land described as:

La Villita Estates No. 2 Subdivision lots 1-43

on August 9, 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
Yes
No
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;
- 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;
- 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 5/31/22);
(verified by Florsheim);
(verified by Florsheim);
(verified by MRamirez);
(verified by MRamirez);
(verified by Florsheim);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

8/9/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM

ATTEST: [Signature]
Hidalgo County Clerk

8/10/22
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: PHA

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: COMAREX LLC
ALEX GONZALEZ

Address: 1112 S. McColl Rd. Ste. 4
Edinburg, TX 78539-2908

Phone: (956) 905-6173

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

La Villita Estates No. 2 Subdivision lots 1-43

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

09/15/2022
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:

7-15-20
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5360

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

Water Only

Upon the application of:

Name: Maria Gomez

Address: 1519 N Tower Rd
Edinburg Tx 78542

Phone: 956-270-0694

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>Pending Install.</u>	
Date Approved:	<u>7/27/22</u>	<u>/ /</u>

Water Supplier: North Alamo Water

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:

A 1.0 acre tract out of the East 10.0
acres out of Lot # 8 Section # 249,
Texas-Mexican Railway Co Survey's.
[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 August 9, 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

Rolando Fenter 8/9/22
Hidalgo County Judge Date

ATTEST: [Signature] 8/10/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5300

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

Maria Criselda Gomez Ferrer

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

1519 N Tower Rd, 78542"

[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]

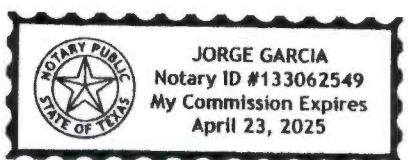
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 27th, 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

Permit No.: Permit 4-5360

Receipt No.: 020907

T2100-00-249-0008-16

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

JASSO ESTEBAN & GAMEZ MARIA

7106 E MILE 17RD

EDINBURG , TX 78542

(361) 433-8526

(361) 433-8526

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 3868Sq.Ft.

[5] Legal Description: TEX-MEX SURVEY E330'-N132'-S264' LOT

8 SEC 249 A/K/A TR B-E10.0AC 1.0AC GR .94AC NET

[6] Location: TOWER RD & MILE 17 1/2

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$329000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 20', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS

Description: Permit 4-5360

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: julio.ruiz

Receipt: maria.cerda

Cashier

Date

11/05/2021

296065

[NOTICE]

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

Signature of Owner or Applicant

11/5/21
Date

Warranty Deed with Vendor's Lien

3/11/17
SIERRA TITLE
GF# 3124116

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: November 10, 2017

Grantor: **GERONIMO JUAREZ** joined herein proforma by his wife, **BELINDA MIREYDA JUAREZ**

Grantor's Mailing Address: **5040 E. San Diego Rd.
Rio Grande City, Texas 78582
Starr County**

Grantee: **ESTEBAN JASSO** and wife, **MARIA GAMEZ**

Grantee's Mailing Address: **7106 E. Mile 17 Rd.
Edinburg, Texas 78542
Hidalgo County**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of **FORTY SIX THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$46,550.00)**, and is executed by Grantee, payable to the order of **VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. Congress Ave., Austin, Travis County, Texas 78701-1496**. The note is secured by a vendor's lien retained in favor of **VETERANS LAND BOARD OF THE STATE OF TEXAS** in this Deed and by a Deed of Trust of even date from Grantee to **GEORGE P. BUSH, Trustee**.

Property (including any improvements):

A 1.0 acre tract out of the East 10.0 acres out of Lot Eight (8), Section Two Hundred Forty nine (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEYS, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 21, Map Records, Hidalgo County, Texas, being more particularly described as follows:

BEGINNING, at the Southeast corner of this tract, said corner being 132.0 feet North of the Southeast corner of Lot 8;

THENCE, West, 330.0 feet to the Southwest corner hereof;

THENCE, North 132.0 feet to the Northwest corner hereof;

THENCE, East, 330.0 feet to the center line of Tower Road and the Northeast corner hereof;

THENCE, South 132.0 feet to the PLACE OF BEGINNING AND CONTAINING 1.0 acre, more or less.

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

Right of Way Easement granted to North Alamo Water Supply Corporation, by Ramon Arrequin and wife, Herminia Arrequin, dated April 14, 1978, filed for record on December 29, 1978 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1605, Page 576, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 1, Page 21, Map Records Hidalgo County, Texas.

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

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

Oil, Gas and Mineral Lease dated May 23, 1951, recorded in Volume 117, Page 31, Oil and Gas Records, Hidalgo County, Texas and unitized in instrument dated August 3, 1955, recorded in Volume 174, Page 373, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated March 8, 1952, recorded in Volume 764, Page 263, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated November 20, 1954, recorded in Volume 812, Page 432, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated January 26, 1955, recorded in Volume 165, Page 492, Oil and Gas Lease Records, Hidalgo County, Texas, and subsequent transfers thereof.

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.

Any portion of the land described herein lying within canal right of way.

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

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

All ad valorem taxes for the year 2018 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from 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 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 and 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 (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (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, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

VETERANS LAND BOARD OF THE STATE OF TEXAS, 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 VETERANS LAND BOARD OF THE STATE OF TEXAS, and are transferred to that party without recourse on Grantor.

Geronimo Juárez
GERONIMO JUAREZ

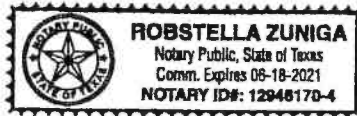
Belinda M. Juarez
BELINDA MIREYDA JUAREZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF STARR

This instrument was acknowledged before me on the 10 day of November, 2017, by
GERONIMO JUAREZ.

(SEAL)



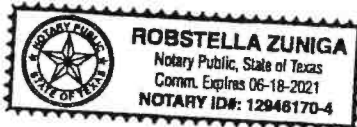
Robstella Zuniga
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF STARR

This instrument was acknowledged before me on the 10 day of November, 2017, by
BELINDA MIREYDA JUAREZ.

(SEAL)



Robstella Zuniga
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Esteban Jasso and Maria Gamez
7106 E. Mile 17 Rd.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 130
McAllen, Texas 78501
FileNo.:GF#3174716;RZ/ct

WARRANTY DEED

Date: November 2, 1987

Grantor: SAM ARREGUIN, FRED ARREGUIN A/K/A ALFREDO ARREGUIN, NICHOLAS ARREGUIN, ESTELA JOJOLA, MARIA ELENA VERA, and RUBEN ARREGUIN
Grantor's Mailing Address (including county): Rt. 1, Box 167, Edinburg, Hidalgo County, Texas

Grantee: ANTONIO ARREGUIN

Grantee's Mailing Address (including county): Fort Seward St., Garberville, California

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

Property (including any improvements):

TRACT B

A 1.0 acre tract out of the East 10.0 acres out of Lot 8, Section 249, Tex-Mex Railway Subdivision, Hidalgo County, Texas and described as follows:

Beginning at the Southeast corner of this tract, said corner being 132.0 feet North of the Southeast corner of Lot 8;
Thence, West, 330.0 feet to the Southwest corner hereof;
Thence, North, 132.0 feet to the Northwest corner hereof;
Thence, East, 330.0 feet to the center line of Tower Road and the Northeast corner hereof;
Thence, South, 132.0 feet to the PLACE OF BEGINNING AND CONTAINING 1.0 acre more or less.

Reservations from and Exceptions to Conveyance and Warranty:

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

Sam Arreguin
SAM ARREGUIN

Fred Arreguin *Alfredo Arreguin*
FRED ARREGUIN A/K/A ALFREDO ARREGUIN

Nicholas Arreguin
NICHOLAS ARREGUIN

Estela Jojola
ESTELA JOJOLA

Maria Elena Vera
MARIA ELENA VERA

Ruben Arreguin
RUBEN ARREGUIN

(Acknowledgment)

STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF MENDOCINO

This instrument was acknowledged before me on the 2nd day of November, 1987, executed by NICHOLAS ARREGUIN, MARIA ELENA VERA and RUBEN ARREGUIN, before me CAROL M. OGLESBY, notary public.

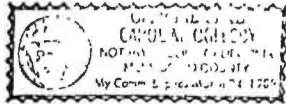


Carol M. Oglesby
Notary Public, State of ~~XXXX~~ CALIFORNIA
Notary's name (printed):
Notary's commission expires: March 24, 1989

STATE OF ~~XXXX~~ CALIFORNIA
COUNTY OF MENDOCINO

VOL 2506 PAGE 25
19 87

This instrument was acknowledged before me on the 3rd day of November, 1987, executed by FRED ARREGUIN A/K/A ALFREDO ARREGUIN, before me, CAROL M. OGLESBY, notary public.



Carol M. Oglesby

Notary Public, State of ~~XXXX~~ CALIFORNIA
Notary's name (printed).

Notary's commission expires March 24, 1989

AFTER RECORDING RETURN TO
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

LEAN BILLY LEO
COUNTY CLERK
ED COUNTY, TEXAS
NOV 21 AM 9 08

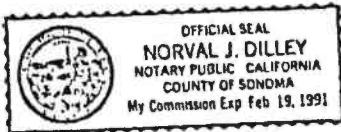
STATE OF CALIFORNIA

COUNTY OF Sonoma

On this 23 day of Nov. in the year 1987, before me, Norval J. Dilley, a Notary Public, State of California, duly commissioned and sworn, personally appeared Sam Arreguin,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Sonoma County of Sonoma on the date set forth above in this certificate



Norval J. Dilley

Notary Public, State of California

My commission expires _____

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.

6571-1



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6320

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

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		EXIST
Date Approved:	/ /	7/20/22

Name: ISRAEL POSADAS

Address: 4515 N JACKSON RD
EDINBURG TX

Phone: 956-237-1818
956-984-9185

Water Supplier: SHARYLAND WATER

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

Account/ESI No.: 10032789480126680
 Temporary Pole Permanent Service

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

Ramsayer Gardens Lot 61 (all of the South 1/2)

[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 August 9, 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. Lopez
Hidalgo County Judge

8/9/22
Date

ATTEST:

Antonio Guajardo Jr.
Hidalgo County Clerk

8/10/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 8-9-22 MM



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6320

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

Israel Pasadas

Known to me [or proved to me in the oath of DL# 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:

Ramsayer Gardens Lt 61 (all of the south 1/2)

[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."

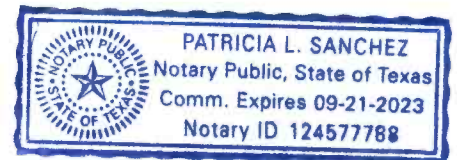
-OR-

~~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."~~

Israel Pasadas (Signature)

SUBSCRIBED AND SWORN TO before me on 19th July, 2022 to certify which, witnesses my hand and seal of office.

Patricia L. Sanchez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-6320

Receipt No.: 024917

R0800-01-000-0061-00

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

POSADAS ISABEL
2327 W RHIN DR
EDINBURG , TX 78539
(956) 287-1818
(956) 984-9185

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 LOT 61 S5ACS
4.86 AC NET
- [6] Location: JACKSON RD & MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 50', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-6320
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez 07/18/2022
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

7/18/22
Date

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

WARRANTY DEED

Date: February 26, 2020

Grantor: **MARTHA E. NIETO**

Grantor's Mailing Address (including county):

1313 Olympia Ave., Apt. #1
McAllen, Texas 78503
Hidalgo County

Grantee: **ISABEL POSADAS**

Grantee's Mailing Address (including county):

2327 West Rhin Drive
Edinburg, Texas 78539
Hidalgo County

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration

Property: **All of the South ½ of Lot 61, RAMSEYER GARDENS, Hidalgo County, Texas according to Map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
2. Roadways and reservations as shown on the map and dedication of Ramseyer Gardens, recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.
3. Electric Transmission line easement in favor of Central Power and Light Company

as shown by Instrument dated January 12, 1931, recorded in Volume 338, Page 263, Deed Records of Hidalgo County, Texas.

4. Right of way easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
5. Right of Way Easement in favor of Trunkline Gas Supply Company, as shown by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.
6. Right of Way Easement in favor of Trunkline Gas Company, as shown by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.
7. Easement for roadways, canal rights of way, oil and gas pipelines and other rights as shown by instrument dated December 17, 1960, recorded in Volume 1006, Page 289, Deed Records of Hidalgo County, Texas.
8. Easement and Right of Way in favor of Central Power and Light Company, dated April 12, 1984, Recorded in Volume 1970, Page 963, Official Records, Hidalgo County Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
9. Easement and Right of Way in favor of Sharyland Water Supply Corporation, dated February 10, 2020, Recorded under Document Number 3087822, Official Records, Hidalgo County, Texas, for a radio antenna tower and access easement.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Murff F. Bledsoe III, as Lessee, dated February 19, 1983, recorded in Volume 427, Page 411 and Volume 427, Page 424; dated February 18, 1983, recorded in Volume 427, Page 431; dated February 28, 1983, recorded in Volume 427, Page 663 and Volume 427, Page 825; dated February 24, 1983, recorded in Volume 427, Page 827 and dated February 25, 1983, recorded in Volume 428, Page 460, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 7, 1983, by and between William J. Doyle, as Lessor, and Murff F.

Bledsoe, III, as Lessee, recorded in Volume 1924, Page 494, Official Records of Hidalgo County, Texas.

12. Lease for coal, Lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed July 27, 2005 under Document Numbers 2005-1501846, 2005-1501847, 2005-1501848, 2005-1501849, 2005-1501850, 2005-1501851, 2005-1501852, 2005-1501853, 2005-1501854, 2005-1501855 and 2005-1501856, Official Records of Hidalgo County, Texas.
13. Lease for coal, lignite oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed August 18, 2005 under Document Numbers 2005-1510676, 2005-1510677, 2005-1510678, 2005-1510679 and filed September 21, 2005 under Document Numbers 2005-1523281, 2005-1523282 and Document Number 2005-1523283, Official Records of Hidalgo County, Texas.
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 13, 2005, by and between Sawnie S. Robertson as Lessor, and Metano Energy, LP, as Lessee, filed December 7, 2005 under Document Number 2005-1553186 and Amendment filed August 28, 2007 under Document Number 2007-1799551, Official Records of Hidalgo County, Texas.
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed December 30, 2005 under Document Numbers 2005-1561002, 2005-1561003, 2005-1561004, 2005-1561005, 2005-1561006 and 2005-1561007; filed January 18, 2006 under Document Numbers 2006-1568309, 2006-1568310, 2006-1568311, 2006-1568312 and 2006-1568313; and filed February 2, 2006 under Document Numbers 2006-1573792, 2006-1573793, 2006-1573794, 2006-1573795 and 2006-1573796 Official Records of Hidalgo County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 2005, by and between The Bernice Wilder Ikins Estate Trust, as Lessor, and Metano Energy, LP, as Lessee, as set forth in Memorandum filed February 2, 2006 under Document Number 2006-1573798, Official Records of Hidalgo County, Texas.
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed March 8, 2006 under Document Numbers 2006-1587752, 2006-1587753, 2006-1587754, 2006-1587755; filed March 23, 2006 under Document Numbers 2006-1593547 and 2006-1593548; filed April 20, 2006, under Document Numbers 2006-1604808, 2006-1604810, 2006-1604811, 2006-1604812, 2006-1604813 and 2006-1604814, all in the Official Records of Hidalgo County, Texas.

18. Mineral and/or royalty reservation contained in deed dated December 1, 1954, recorded in Volume 824, Page 216, dated December 17, 1960, recorded in Volume 1006, Page 289, dated October 31, 1963, Recorded in Volume 1074, Page 40, Dated February 8, 1973, recorded in Volume 1352, Page 29, dated September 11, 1973, recorded in Volume 1380, Page 680, dated July 30, 1975, recorded in Volume 1452, Page 752, dated August 20, 1976, recorded in Volume 1496, Page 941, and dated September 11, 1980, recorded in Volume 1688, Page 808, Deed Records of Hidalgo County, Texas.
19. Mineral and/or royalty reservation contained in Deed dated June 18, 1993, filed June 30, 1993 under Document Number 330445, Official Records of Hidalgo County, Texas.
20. Any claim or allegation that the land, described herein above, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting o the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
21. Visible and apparent easements on or across the property herein described.
22. Any portion of the property described herein within the limits or boundaries of any v. public or private roadway and/or highway.
23. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by and accurate and complete land survey of the land.
24. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years.

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 way belonging, TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, his heirs, executors, administrators and assigns forever; and we do hereby bind our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part therein.

SIGNED THIS 26th day of Feb, 2020.

Martha Nieto
Martha E. Nieto

THE STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26th day of Feb, 2020, by MARTHA E. NIETO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of Feb, 2020.

Patricia L. Sanchez
NOTARY PUBLIC IN AND FOR THE STATE
OF TEXAS

