



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR September 6, 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>4</u> |
| CERTIFICATES OF RESIDENCE CONSTRUCTION | <u>0</u> |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>3</u> |
| TOTAL CERTIFICATES | |

AT-87282

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

| APPLICANT | | APPLICATION NO. |
|--------------------------------|---------------|-----------------|
| 1. | Roy Miranda | 4-6382 |
| 2. | Rolando Tovar | 4-5397 |
| 3. | Joe Taylor | 4-5645 |
| 4. | Nubia German | 4-5038 |
| COMM. COURT: SEPTEMBER 6, 2022 | | |



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: 4-6382

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Roy Miranda

Address: 15319 E Davis rd
Lot 144
Edinburg, TX

Phone: 956-289-0271

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: Estate Ph. 2
Evergreen valley lot 144

on September 6, 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 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Rigoberto F. Cruz
Hidalgo County Judge

9/6/22
Date

ATTEST:

[Signature]
Hidalgo County Clerk

9/7/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6382

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: Roy Miranda
Address: 15319 E Davis rd
Lot 144 Edinburg, TX
Phone: 956-289-0271

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

15319 E Davis rd lot 144 Evergreen valley Estates PH. 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

8-19-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/30/22
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/4/2022 11:41:02 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6382
Receipt No.: 025183
E8250-02-000-0144-00

MIRANDA ROY AND KIMBERLY Y BARRIENTOS
EDINBURG, TX 78542
(956) 289-0271
(956) 874-8505

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1500Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 144
- [6] Location: DAVIS RD AND URESTI RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$130000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-6382
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 610
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: peter.hernandez
Receipt: melissa.lopez

Melissa Lopez 08/4/22
Cashier Date

[NOTICE]

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

Miranda Roy
Signature of Owner or Applicant

8-4-22
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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 25, 2022

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
902 Bighorn Dr.
Edinburg, Texas 78542

Grantee: Roy Miranda and Kimberly Yasmin Barrientos
Grantee's Phone Number: (956) 289-0271
Grantee's Mailing Address (including county):
3501 Rancho del Rey
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fifty-Seven Thousand One Hundred Fifty and 00/100 (\$57,150.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Timothy Sers, Trustee.

Property (including any improvements):

Lot(s) 144, Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase II, as shown on the plat thereof, recorded in Volume 47, Pages 85-97, Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT; and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

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

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

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

Evergreen Valley Inc., a Texas Corporation

BY: *Herb Scurlock III*
Herb Scurlock III, Secretary

Accepted by Grantee: *Roy Miranda*
Roy Miranda

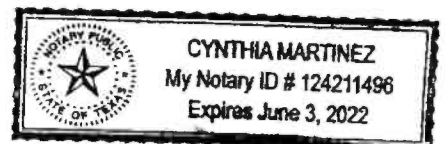
Accepted by Grantee: *Kimberly Yasmin Barrientos*
Kimberly Yasmin Barrientos

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 25, 2022 by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

Cynthia Martinez
Notary Public, State of Texas



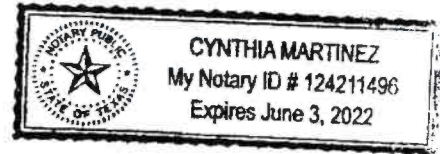
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 25, 2022, by Roy Miranda and Kimberly Yasmin Barrientos.

Evergreen Valley Inc.
902 Bighorn Dr.
Edinburg, Texas 78542


Notary Public, State of Texas





PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5397

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: Rolando Tovar
Address: 1818 S. Alamo Rd
Edinburg TX 78542
Phone: 956-227-8788

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|----------------------|---|
| Inspection/Permit No: | Authorized Signature | <u>M Ramirez</u> Authorized Signature |
| Date Approved: | / / | <u>Existing Septic</u> <u>08/23/22</u> |

Water Supplier: W.A.W.S.
Utility Provider: M.V.E.C. AEP
Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as: lot 2 Falcon meadows

on September 6, 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 7/15/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by 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 [Signature]);

[Signature]
Planning Department Authorized Signature

Rigelnd F Carter 9/6/22
Hidalgo County Judge Date

ATTEST: [Signature] 9/7/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5397

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: Rolando Tovar
Address: 1818 S. Alamo Rd
Edinburg TX 78542
Phone: 956-227-8788

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

Falcon Meadows lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature) 8-23-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/30/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-5397
Receipt No.: 021103
F1649-00-000-0002-00

TOVAR ROLANDO & ELVIRA
1818 S ALAMO RD
EDINBURG , TX 78542
(956) 227-8788
(956) 227-8788

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2500Sq.Ft.
- [5] Legal Description: FALCON MEADOWS LOT 2
- [6] Location: 107 AND CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$125000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5397
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: heather.segura
Inspector: peter.hernandez
Receipt: heather.segura

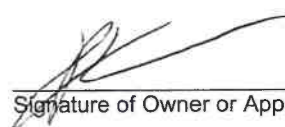

Cashier

11/19/21
Date

701647

[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

11-19-21
Date

Charge to VLTC
GF#175863/PG

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: November 3, 2021

Grantor: MANUEL ALEJANDRO SALINAS, a single person

Grantor's Mailing Address: 2121 Mockingbird St.
Edinburg, Texas 78542

Grantee: ROLANDO TOVAR AND WIFE, ELVIRA TOVAR

Grantee's Mailing Address: 1818 S. Alamo Rd.
Edinburg, Texas 78542

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

Property (including any improvements): All of Lot 2, FALCON MEADOWS, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 48, Pages 86-87, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in instrument recorded in Volume 48, Pages 86-87, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
3. Minimum floor elevations, setback lines; 50 foot along the front, 6 foot along the sides, 40 foot along the rear, 15 foot utility easement along the rear, 10 foot irrigation easement along the front, 15 foot N.A.W.S.C. easement along the West and restrictions as shown on the map of Falcon Meadows, recorded in Volume 48, Page 86, Map Records of Hidalgo County, Texas and as reference on survey prepared by Roberto N. Tamez, RPLS No. 6238, dated October 28, 2021, Job No. 21948.08.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 24, 1967, recorded in Volume 315, Page 806, Oil and Gas Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in deed dated July 7, 1956, recorded in Volume 865, Page 283, Deed Records of Hidalgo County, Texas.
6. 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.
7. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.


MANUEL ALEJANDRO SALINAS

(Acknowledgment)

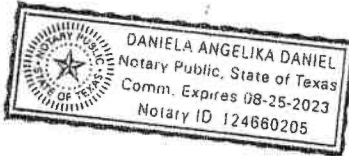
STATE OF TEXAS

COUNTY OF HIDALGO

Benat

(M)

This instrument was acknowledged before me on November 04, 2021, 2021 by MANUEL ALEJANDRO SALINAS.



A handwritten signature in black ink, appearing to be 'DANIELA', written over a horizontal line.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
ROLANDO TOVAR &
ELVIRA TOVAR
1818 S. Alamo Rd.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 175863



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: 4-5645

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: Joe Taylor

Address: 3113 Lasso Trail
Edinburg, TX 78541

Phone: 956-827-8785

| | | |
|--------------------------------------|---|---------------------------------------|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | / / | existing septic |
| Date Approved: | / / | 8/17/22 |

Water Supplier: N/A

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

Account/ESI No.: 1000058296
 Temporary Pole Permanent Service

regarding the land described as:

Sendero Trails PH 2 Lot 38

on September 6, 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 3/28/09);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by 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 [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cuiter 9/6/22
Hidalgo County Judge Date

ATTEST: [Signature] 9/7/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5645

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: Joe Taylor

Address: 3113 Lasso Trail
Edinburg, TX 78541

Phone: 956-827-8785

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

Sendero Trails PH2 Lot 38

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joseph Taylor
Requesting Party (Signature)

8-17-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/22/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: 4-5645
Receipt No.: 022086
S2462-02-000-0038-00

TAYLOR JOE
3105 HAWK AVE
MCALLEN, TX 78501
(956) 827-8785
(956) 533-5354

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2214Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 38
- [6] Location: 490 AND 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$317000
- [10] Flood Zone: No

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 35', Rear 50', Side 50', Side 50', Corner '
Special Conditions: **MUST COMPLY WITH HCPD SETBACKS RULES AND REGULATIONS**
Description: Permit 4-5645
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: heather.segura
Inspector: peter.hernandez
Receipt: heather.segura



Cashier

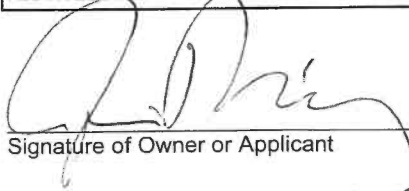
2/2/22

Date

710990

[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

2-2-22

Date

General Warranty Deed

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

Date: August 5, 2021

Grantor: ELIEZER JESSE SALDANA and wife, MIRIAM ELIZABETH SALDANA

Grantor's Mailing Address: 2000 Duke Ave.
McAllen, Texas 78504
Hidalgo County

Grantee: JOE TAYLOR, a single person

Grantee's Mailing Address: 3113 Lasso Trail
Edinburg, Texas 78541
Hidalgo County

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

Property (including any improvements):

Lot 38, SENDERO TRAILS SUBDIVISION PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 31, 2006, under Clerk's File No. 1598031, Amended Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 20, 2007, under Clerk's File No. 1748916, Second Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 11, 2008, under Clerk's File No. 1844746, Third Amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 2014, under Clerk's File No. 2505773, and Restrictions as shown on map or plat thereof recorded in Volume 50, Pages 50 thru 55, Map Record of Hidalgo County, Texas.

Right-of-Way Easement granted by Eladia Gonzalez, a widow to the County of Hidalgo, by instrument dated August 18, 1958 recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Anita G. Gonzalez, et al to David Gonzalez, et al, by instrument dated November 7, 1975 recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Central Power and Light Company, by instruments recorded in Volume 354, Page 364 and Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.

Ten foot (10.0') Utility Easements along the East and West lines of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Fifteen foot (15.0') Utility Easements along the North and South lines of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

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

Thirty-five foot (35.0') Building Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Fifty foot (50.0') Building Setback Lines for the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Fifty foot (50.0') Building Setback Line for the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

No buildings over any easement, according to the Map or Plat thereof, filed for record in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas.

Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in those certain deeds recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas, and by instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 31, 2001, under Clerk's File No. 987642, 987643, 987644, 987645.

Lien for assessment as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 3, 2006 under Clerk's File No. 1598031.

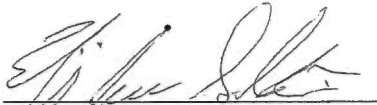
Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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

All ad valorem taxes for the year 2021 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.

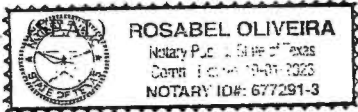

ELIEZER JESSE SALDANA


MIRIAM ELIZABETH SALDANA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 6 day of August, 2021,
by **ELIEZER JESSE SALDANA**.



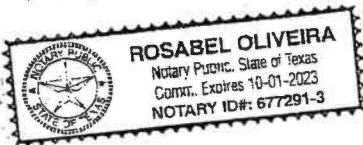

Notary Public, State of Texas


(Acknowledgment)

STATE OF TEXAS
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 6 day of August, 2021,
by **MIRIAM ELIZABETH SALDANA**.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOE TAYLOR
3113 Lasso Trail
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF#3191479;RO/ch**



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
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Precinct No. 1 Substation
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-5038

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 Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | | 53953 |
| Date Approved: | / / | 8 / 29 / 22 |

Name: Nubia German
Amado German
Address: 8311 E. Montecristo
Edinburg, Tx 78542

Water Supplier: North Alamo Water Supply

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

Phone: 956624-1707

Account/ESI No.: # 1000058621
 Temporary Pole Permanent Service

regarding the land described as:
Rincon de Encinos #5 Lot 7

on September 6, 20 22, 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 2/25/09);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature] 9/6/22
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22

ATTEST: [Signature] 9/7/22
Hidalgo County Clerk Date



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: 4-5038

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: Nubia German

Address: 8311 E. Montecristo
Edinburg, Tx 78542

Phone: 956 624-1707

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

Rincon de Encinos #5 Lot 7

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)

8/29/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/30/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-5038
Receipt No.: 019419
R2845-05-000-0007-00

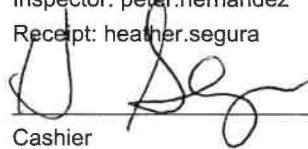
GERMAN NUBIA & AMADO
8311 E MONTE CRISTO
EDINBURG, TX 78539
(956) 534-4723
(956) 534-4723

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3222Sq.Ft.
- [5] Legal Description: RINCON DE ENCINOS #5 LOT 7
- [6] Location: MONTECRIST RD AND 3RD ST
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 40', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-5038
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

7/28/21
Date

622102

[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

7/28/21
Date

SIERRA TITLE
CLOSER *all* *318960***Warranty Deed with Vendor's Lien**

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

Date: July 16, 2019

Grantor: JOSHUA CALEB AMAYA, a single person

Grantor's Mailing Address: 8305 E. Montecristo
Edinburg, Texas 78539
Hidalgo County

Grantee: NUBIA GERMAN and husband, AMADO GERMAN

Grantee's Mailing Address: 2210 Saltillo St.
Hidalgo, Texas 78557
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 7, RINCON DE ENCINOS SUBDIVISION NO. 5, Hidalgo County Texas, according to map thereof recorded in Volume 35, Pages 135 through 137, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 21, 2000, under Clerk's File No. 859599 and as set out on plat recorded in Volume 35, Pages 135 through 137, Map Records of Hidalgo County, Texas.

Right of way easement granted to Central Power and Light Company, by J. Barton Wahl and wife, Leona Mary Wahl, dated January 17, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 658, Page 2, Deed Records Hidalgo County, Texas.

Right of way easement granted to Hidalgo County, by J. Burton Wahl and wife, Leona Mary Wahl, dated November 17, 1954, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 812, Page 199, Deed Records Hidalgo County, Texas.

Fifteen foot (15.0') North Alamo Water Supply Corporation Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Fifteen foot (15.0') Utility Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District.

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

Forty foot (40.0') building set back line along the Front line of the subject land according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Forty foot (40.0') building set back line along the Rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Seven foot (7.0') building set back line along the Sides of the subject land according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Rio Grande Properties Co., et al to McCullum Exploration Co., dated August 27, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 8, Page 532, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Hidalgo-Willacy Oil Company and Lloyd M. Bentsen and Elliott Roberts, Trustees to Robert E. Tucker, dated June 15, 1954, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 159, Page 372, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from J. Burton Wahl and wife, Leona Mary Wahl to Stanolind Oil and Gas Company, dated May 19, 1955, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 172, Page 288, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from J.B. Wahl and Leona Mary Wahl to Pan American Petroleum Corporation, dated May 19, 1969, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 323, Page 277, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Annette Ocker Martin, Trustee of the Annette Ocker Revocable Trust to The Texas Fuel Company, dated January 10, 1991, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3117, Page 570, Official Records Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated September 10, 1927, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 265, Page 392; dated May 2, 1944, recorded in Volume 532, Page 233 and dated January 13, 1945, recorded in Volume 542, Page 430, Deed Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated April 15, 2002, filed for record on May 1, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1078429.

Rights of adjoining owners in any walls and fences situated on a common boundary as described in Deed dated April 15, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 1, 2002, under Clerk's Document No. 1078429.

No building shall be constructed over any easement or lot line according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

Each lot has a 15' wide Public Utility Easement and 20' wide Drainage Swale Easement running along the rear of the lot. The rear of the lot is defined as that portion furthest from proposed street or existing street, according to the Map or Plat thereof, filed for record in Volume 35, Pages 135 through 137, Map Records Hidalgo County, Texas.

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

All ad valorem taxes for the year 2019 and all subsequent years.

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

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

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

Joshua Caleb Amaya
JOSHUA CALEB AMAYA

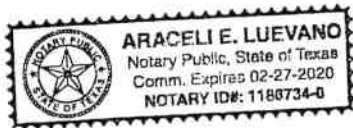
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18 day of July, 2019, by
JOSHUA CALEB AMAYA.

(SEAL)

Araceli E. Luevano
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Nubia German and Amado German
2210 Sahtillo St.
Hidalgo, Texas 78557

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3181960;AL/ct



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
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-63608

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

Upon the application of:

Name: Raul Color

Address: 3058 Rio Red Cir
Edinburg, TX
78541

Phone: 956-207-4850
956-250-6759

| | | |
|--------------------------------------|---|--|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service <u>M Ramsey</u> Authorized Signature |
| Inspection/Permit No: | | <u>existing septic</u> |
| Date Approved: | <u>1 / 1</u> | <u>8/12/22</u> |

Water Supplier: Sharyland water supply

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

Account/ESI No.: 10032789448713253
[] Temporary Pole [X] Permanent Service

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

Ramsayer Gardens #1 Lot #23 W05' E-6521-5 125' N-250'
0.19 ac.

3058 Rio Red Circle, Edinburg, TX 78541.

[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 September 6, 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

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22

Raimundo F. Lopez 9/6/22
Hidalgo County Judge Date

ATTEST: Raimundo Lopez Jr.
Hidalgo County Clerk Date

9/7/22
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6368

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

Raw Color

Known to me [or proved to me in the oath of Consit ^{my} 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:

3058 Rio Red Cir Edinburg Tx 78541
Ranjeer Garden #1 Lot-23 W-65' E-69' -S 125' N-250' 0.19ac
[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~~]

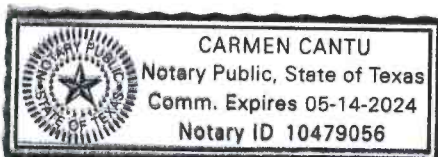
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Aug. 11, 2022, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

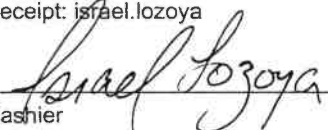
Permit No.: Permit 4-6368
Receipt No.: 025109
R0800-01-000-0023-02

- COLOR RAUL
- 3104 RIO RED CIRCLE
- EDINBURG, TX 78541
- (956) 250-6759
- (956) 250-6759
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 360Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 LT 23-W 65'-E
659'-S 125'- N 250' 0.19 AC
- [6] Location: RIO RED CIRCLE & RIO GRANDE CARE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-6368
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: israel.lozoya
Inspector: julio.ruiz
Receipt: israel.lozoya


Cashier

7/29/2022
Date

[NOTICE]

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


Signature of Owner or Applicant

7/29/22
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING 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: October 18, 2017

Grantor: **DETWILER, MILDRED L.**

Grantor's Mailing Address (including county): 202 E. 18th St Lot 66
Hondo, Medina County, Texas 78861

Grantee: **RAUL COLOR**
Grantee's Mailing Address (including county):

3104 Rio Red Circle
Edinburg, Hidalgo County, Texas 78541

Consideration: Ten Dollars (\$10.00) and a sum of in excess of (\$5,964.24) Delinquent Taxes, shall be paid by Grantee's

Property: (including any improvements):

RAMSEYER GARDENS #1 LT 23-W 65'-E 659'-S 125'- N 250' 0.19 AC of the map record of said Hidalgo County

Reservations from and Exceptions to Conveyance and Warranty:

1. Present restrictions, if any, existing against said property
2. Existing Building and Zoning Ordinances, if any
3. Rights of parties in possession
4. Prior reservations of oil, gas and other minerals
5. Any and all Gas and Minerals Leases
6. Rights, rules, regulations, easements and liens in favor of Hidalgo County Water Control and Improvement District in which the subject property is located.
7. All easements of record and all visible easements.
8. Any and all restrictions of record
9. Grantee to pay taxes

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

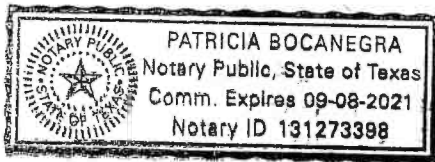
with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. When the context requires nouns and pronouns include the plural.

Mildred L. Detwiler
Detwiler, Mildred L.

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this the day 18th of October, 2017, by the said Detwiler, Mildred L.



Patricia Bocanegra
Notary Public, State of Texas
My Commission Expires: 9-8-2021
Notary's Name (printed) Patricia Bocanegra

The State of Texas,
County of HIDALGO

} 75591
Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION
a Corporation, duly organized and existing under the Laws of the State of Texas
for and in consideration of the sum of TEN AND NO/100ths (\$10.00) -----

5.00
Chf

-----DOLLARS

to it paid, and secured to be paid, by Mildred L. Detwiler
Rte. 1, Box 237
Ravenden Springs, Arkansas 72460 as follows:

One (1) installment vendor's lien note in the original amount of \$3,900.00, dated September 6, 1983, due and payable in 60 monthly installments of \$86.77 each, including interest at the rate of 12% per annum from date until maturity; with the first installment to become due and payable on or before the 6th day of October 1983 and a like installment to become due and payable on or before the 6th day of each succeeding month thereafter until the entire principal balance has been paid in full,

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

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

The West 65 feet of the East 659.0 feet of the South 125 feet of the North
250 feet of Lot 23, Ramseyer Gardens Subdivision, Hidalgo County, Texas;
SAVE AND EXCEPT any and all oil, gas and other minerals that may be found
in, on, and under said land and premises.

SUBJECT to easements of record and all visible easements.
SUBJECT to lien of record.
SUBJECT to property restrictions recorded in Volume 1875, Pages 346-347.

The purpose of this Correction Deed is to correct metes and bounds as described
in Warranty Deed recorded in Volume 1875, Page 344-45.

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said
MILDRED L. DETWILER, her
heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,
to Warrant and Forever Defend, all and singular the said premises unto the said
MILDRED L. DETWILER, her
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

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

Mailing address of grantee:

Name: Mildred L. Detwiler
Address: Rte. 1, Box 237
Ravenden Springs, Arkansas 72460.

VOL 2010 PAGE 40

STATE OF TEXAS
COUNTY OF HIDALGO

(Corporate Acknowledgment)

This instrument was acknowledged before me on the 20th day of July, 1984, by Curtis C. Davis, President of Citrus City Lake Development Corporation a Texas corporation, on behalf of said corporation.

My commission expires:

BETTY LATER
Notary Public in and for
Hidalgo County, Texas

My Commission Expires 10/2/85

Betty Later

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

76591

Warranty Deed

(BY CORPORATION)
WITH VENDOR'S LIEN

FROM

TO

FILED FOR RECORD

This day of A.D. 19
at o'clock M.

County Clerk.

By Deputy
In County Records
In Book County Clerk.
By Deputy

FILED FOR RECORD
JUL 23 PM 1984
COUNTY CLERK
HIDALGO COUNTY, TEXAS

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

WHEN RECORDED RETURN TO

Citrus City Lake Dev.

THE CITY OF
Edinburg
PLANNING AND ZONING DIVISION

CERTIFICATE OF COMPLIANCE

Raul Color

No COC-2022-0168

Date: 7/7/2022

NAME OF PROPERTY OWNER:

LEGAL DESCRIPTION OF PROPERTY: Ramseyer Gradens #1, Lot 23, W65'-E659'-S125'-N250'

LOCATION OF PROPERTY: 3058 Rio Red Circle North, Edinburg, TX 78541

THE PROPERTY DESCRIBED HEREIN OR IN THE ATTACHED LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE CITY'S SUBDIVISION REGULATIONS. PERMITS MAY BE ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL BUILDING(S). UTILITY SERVICES MAY BE EXTENDED TO THE PROPERTY TO THE BY THE PUBLIC UTILITIES HOLDING A CERTIFICATE OF CONVENIENCE AND NECESSITY IN SUCH AREA. COMPLIANCE WITH THE CITY OF EDINBURG'S SUBDIVISION REGULATIONS IS BASED ON:

PROPERTY IS SUBJECT TO REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, AND POTABLE WATER SUPPLY, ETC.

COMMENTS:


Adam Elizondo

7/7/22
Date





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: 4-5459

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

Upon the application of:

Name: Delilah Garcia

Address: 5050 E. Trenton Rd
Edinburg, Tx 78542

Phone: (956) 998-1451

| | | |
|--------------------------------------|---|----------------------|
| Approved by Environmental Health: | Temporary Service <u>only Light</u> <u>M. Ramos</u> Authorized Signature | Final Service |
| Inspection/Permit No: | <u>No septic</u> | Authorized Signature |
| Date Approved: | <u>8/22/22</u> | / / |

Water Supplier: N/A

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

Account/ESI No.: 1000058556
 Temporary Pole Permanent Service

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

Alamo Land & Sugar Co. W 165.17' - E 924.7' - N 659.3 Lot 3
BLK 52 2.50 AC GR 2.39 AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on September 6, 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

Richard F. Carter 9/6/22
Hidalgo County Judge Date

ATTEST: [Signature] 9/7/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22



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: 4-5459

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

Delilah Angela Garcia

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

Alamo Land + Sugar Co Will 05-17'-E924-7'-N6593' ."
Lot 3 BLK 52 250AC GR 2-39AC NET

[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]

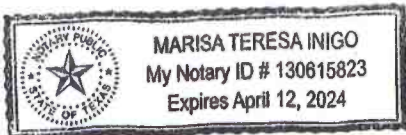
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Dancer (Signature)

SUBSCRIBED AND SWORN TO before me on August 22nd, 2022, to certify which, witnesses my hand and seal of office.



Marisa Teresa Inigo
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 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 4-5459
Receipt No.: 021355
A1800-00-052-0003-12

PEREZ EVANGELINA & GARCIA DELILAH A
4325 W LOPEZ DR
EDINBURG, TX 78542
(956) 998-1451
(956) 605-1817

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-5459
Price: \$30.00

- [1] Contractor: BELLO CONST. DEV. LLC
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3528Sq.Ft.
[5] Legal Description: ALAMO LAND & SUGAR CO W165.17'-
E924.7'-N659.3' LOT 3 BLK 52 2.50AC GR 2.39AC NET
[6] Location: TRENTON & TOWER
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$310000
[10] Flood Zone: Zone B

Total Amount.....\$30.00

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

Cashier [Signature]
Date 12/09/21

536634

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

12/9/21
Date

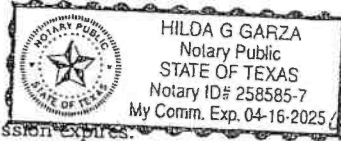
DATED this the 2nd day of NOVEMBER, 2021.

Evangelina Perez
EVANGELINA PEREZ

THE STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 2nd day of
NOVEMBER, 2021, by EVANGELINA PEREZ.



My commission expires.

Hilda G Garza
NOTARY PUBLIC

Hilda G Garza
Notary's Name (printed)

AFTER RECORDING RETURN TO GRANTEE
AT GRANTEE'S MAILING ADDRESS:

EVANGELINA PEREZ and DELILAH ANGELA GARCIA
4325 W LOPEZ DR
EDINBURG, TEXAS 78542



WARRANTY DEED

TO

DOC# 472136

THE STATE OF TEXAS (
COUNTY OF HIDALGO (

Know All Men By These Presents:

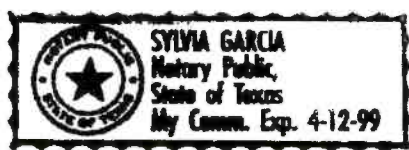
That I, Rosa Elena Perez, of Hidalgo County, State of Texas, for and in consideration of the sum of Ten-Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged and confessed, have granted and conveyed unto Evangelina Perez Garcia, of Hidalgo County, State of Texas, all the West two and one-half (2 1/2) acres of land out of a Five Acre tract of land out of Lot 3, Block 52, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas.

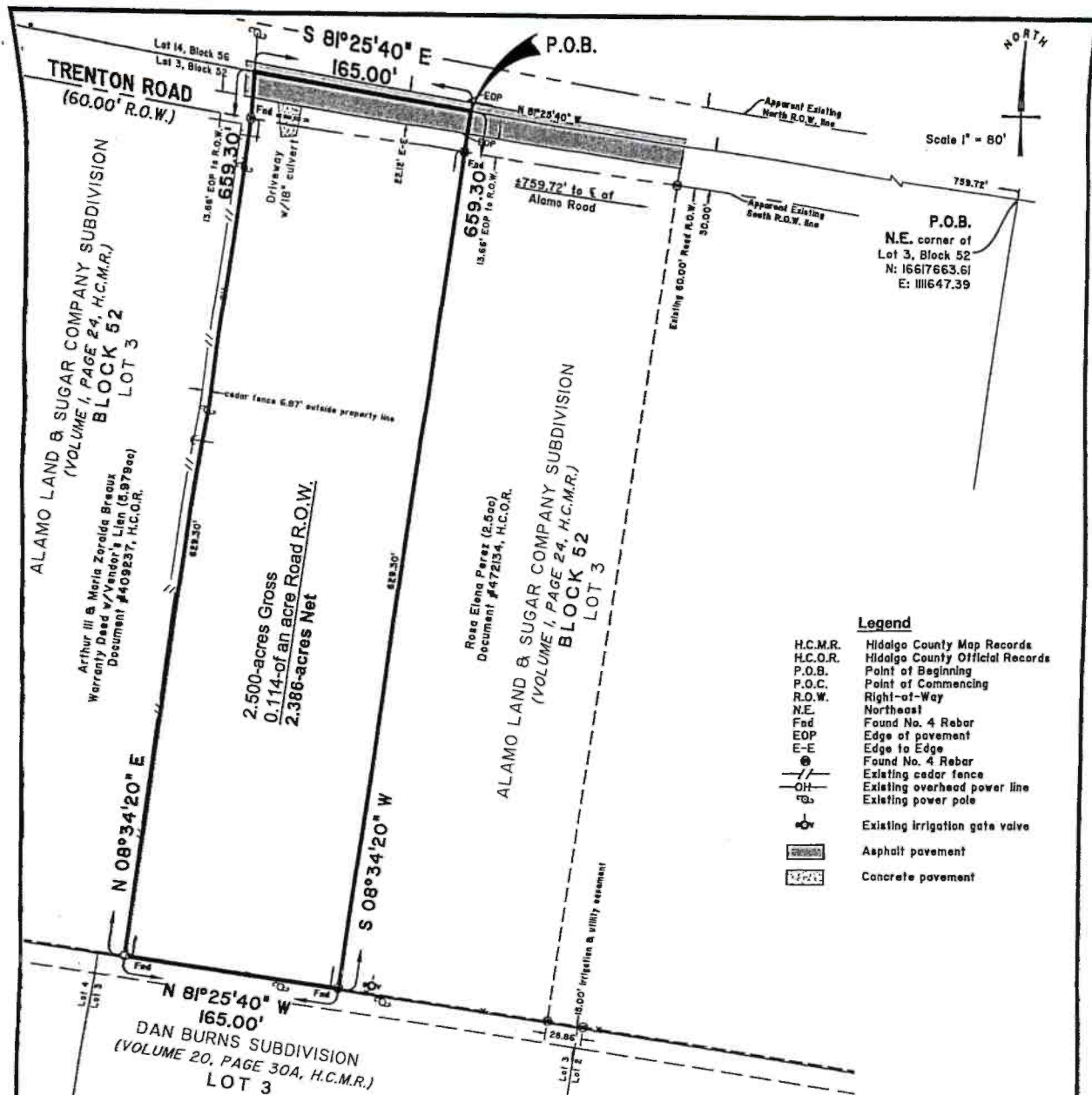
STATE OF TEXAS
COUNTY OF HIDALGO

Rosa Elena Perez
Evangelina Perez Garcia

This instrument was acknowledged before me on the 29th day of August, 1995, by Evangelina Perez Garcia.

Sylvia Garcia
Notary Public, State of Texas





**SURVEY PLAT SHOWING
A 2.500-ACRE TRACT OF LAND MORE
OR LESS OUT OF LOT 3, BLOCK 52,
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME 1, PAGE 24, H.C.M.R.
(See Exhibit "A" for Metes and Bounds description)**

- Legend**
- H.C.M.R. Hidalgo County Map Records
 - H.C.O.R. Hidalgo County Official Records
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencing
 - R.O.W. Right-of-Way
 - N.E. Northeast
 - Fnd Found No. 4 Rebar
 - EOP Edge of pavement
 - E-E Edge to Edge
 - ⊙ Found No. 4 Rebar
 - ⊘ Existing cedar fence
 - Existing overhead power line
 - ⊙ Existing power pole
 - ⊙ Existing irrigation gate valve
 - Asphalt pavement
 - Concrete pavement

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 10/07/2021 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 10/10/2021

- General Notes:**
1. Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
 2. Bearing based as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
 3. Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
 4. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. Existing underground irrigation pipes have easements which require irrigation districts direction to establish width & locations.
 5. This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
 6. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
 7. Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
 8. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
 9. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
 10. Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
Community Panel No. 480334 0425C
Map Revised: November 16, 1982

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988
REV.: 10/10/2021

AI-87282

| PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY | | |
|--|--------------------------------|------------------------|
| | APPLICANT | APPLICATION NO. |
| 1. | FRANCISCO ALFARO | 3-4659 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| | | |
| | COMM. COURT: September 6, 2022 | |



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No:

3-4659

8/4/2022

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

Upon the application of:

Name: Francisco Alfaro

Address: 7047 W. Military Rd

Mission, TX 78572

Phone: 209 496-4049

| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
|--------------------------------------|---|---------------------------------------|
| | | <u>Rudy Rio</u> |
| Inspection/Permit No: | | <u>54296</u> |
| Date Approved: | <u>1 / 1</u> | <u>08/15/22</u> |

Water Supplier: AGUA SUD

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

Account/ESI No. 160327894-39320181

Temporary Pole Permanent Service

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

LOS Ejidos De Reynosa Lot 113 S 0.34 AC -
NO. 68 AC 0.34 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on September 6, 2022 the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/6/22

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Lopez

9/6/22

Antonio Guajardo Jr.

9/7/22

[Signature]



PLANNING DEPARTMENT
County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596
Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4

Application No: 34659
8/4/2022

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

Francisco Alfaro

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

1. "I am requesting utility service to the following described land: Los Ejidos De Reynosa Lot 113 S 0.34AC - NO. 68 AC 0.34AC"

[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."

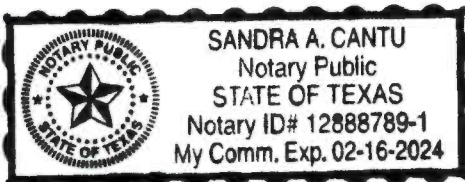
-OR-

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."

Francisco Alfaro (Signature)

SUBSCRIBED AND SWORN TO before me on August 15, 2022, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Charge to: VLTC

GE # 175760

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

WARRANTY DEED

Date: October 11, 2021

Grantor: SERAFIN GARCIA and wife, HILDA L. GARCIA

Grantor's Mailing Address: 2114 W. 42 1/2 St.
Mission, Texas 78573

Grantee: FRANCISCO ALFARO, a single person

Grantee's Mailing Address: 7047 W. Military Rd.
Mission, Texas 78572

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

Property (including any improvements):

A 0.34 acres of land out of Tract 113 of the Partition of LOS EJIDOS DE REYNOSA VIEJO GRANT, Hidalgo County, Texas, according to the map recorded in Volume 7, Pages 5-8. Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to is here made for all purposes and more particularly described by metes and bounds as follows:

Beginning at a point in the east line of Tract 113, South 27°46' West 100.0 feet from the northeast corner of said Tract for the northeast corner of these 0.34 acres;

THENCE, with the east line of Tract 113, South 27°46' West, 66.37 feet to a point for the southeast corner of these 0.34 acres;

THENCE, North 67°27' West, 217.02 feet to a point in a lane and in the west line of Tract 113 for the southwest corner of these 0.34 acres;

THENCE, with the west line of Tract 113, North 15°21' East, 66.63 feet to a point for the northwest corner of these 0.34 acres;

THENCE, South 67°27' East, 231.4 feet to the place of beginning.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO all oil, gas, and minerals and/or royalty reservations of record;

SUBJECT TO all valid oil, gas and minerals leases of record;

SUBJECT TO Lease of coal, lignite, oil, gas or other minerals, together with rights incident thereto;

SUBJECT TO Roadways and reservations as shown on the map and dedication of Los Ejidos a. De Reynosa Viejo Grant, recorded in Volume 7, Pages 5-8, Map Records of Hidalgo County, Texas;

SUBJECT TO Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway;

SUBJECT TO taxes for the year 2021 and subsequent years, payment of which are expressly assumed by the Grantees herein.

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

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

Serafin Garcia
SERAFIN GARCIA

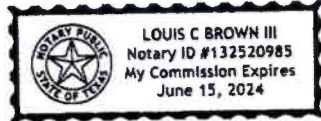
Hilda L. Garcia
HILDA L. GARCIA

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of OCTOBER, 2021, by SERAFIN GARCIA and wife, HILDA L. GARCIA.



Louis C. Brown III
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES

PREPARED IN THE LAW OFFICE OF:

LOUIS C. BROWN
ATTORNEY AT LAW
1207 CONWAY
MISSION, TX 78572
(956) 585-4864

AFTER RECORDING RETURN TO:

LOUIS C. BROWN
ATTORNEY AT LAW
1207 CONWAY
MISSION, TX 78572
FILE NO. 09-21-22626

Vol 3148 PAGE 230

WARRANTY DEED

FP
Back up
Recd

Date: October 17, 1991

Grantor: ESQUIEL LONGORIA and wife, LIDIA LONGORIA

Grantor's Mailing Address (including county) Route 2, Box 1554-DD, McAllen, Hidalgo County,
Texas 78504

Grantee: SERAFIN GARCIA and wife, HILDA L. GARCIA

Grantee's Mailing Address (including county): Route 3, Box 258, Mission, Hidalgo County, Texas
78572

Consideration: TEN AND NO/100 Dollars (\$10.00) and other valuable considerations

Property (including any improvements):

A 0.34 acres of land out of Tract 113 of the Partition of Los Ejidos de Reynosa Viejo Grant, Hidalgo County, Texas and which are more completely described as follows:

Beginning at a point in the east line of Tract 113, South 27°46'West 100.0 feet from the northeast corner of said Tract for the northeast corner of these 0.34 acres;

THENCE, with the east line of Tract 113, South 27°46'West, 66.37 feet to a point for the southeast corner of these 0.34 acres;

THENCE, North 67°27'West, 217.02 feet to a point in a lane and in the west line of Tract 113 for the southwest corner of these 0.34 acres;

THENCE, with the west line of Tract 113, North 15°21'East, 66.63 feet to a point for the northwest corner of these 0.34 acres;

THENCE, South 67°27'East, 231.4 feet to the place of beginning.

Reservations and Exceptions to Conveyance and Warranty:

Subject to easements of record, if any.

Subject to rights of way of record, if any.

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

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

WITNESS OUR HAND ON THIS THE 17th day of October, 1991 by ESQUIEL LONGORIA and wife, LIDIA LONGORIA

Esiquiel Longoria
ESQUIEL LONGORIA

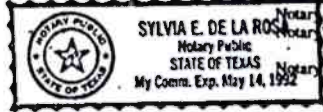
Lidia Longoria
LIDIA LONGORIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17th day of October, 1991 by ESQUIEL LONGORIA and wife, LIDIA LONGORIA

VERI LANTERNA... (mirrored text)



Notary Public, State of Texas
Notary's name (printed): Sylvia E. De La Rosa
Notary's commission expires: May 14, 1992

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

AFTER RECORDING RETURN TO:

Mr. and Mrs. Serafin Garcia
Route 3, Box 258
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:

LAW OFFICE OF LIONEL PEREZ
State Bar No. 15777300
101 N-10th/P. O. Box 899
Edinburg, Texas 78540
512/381-9803

2335722

FILED FOR RECORD
91 OCT 17 PM 12 21
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

702
718

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

WARRANTY DEED 38071
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, ABEL LONGORIA and wife, LAZARA LONGORIA

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN AND NO/100-----
-----(\$10.00)-----DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
ESIQUIEL LONGORIA & wife, LIDIA LONGORIA

of the County of Hidalgo and State of Texas, all of
the following described real property in Hidalgo County, Texas, to-wit:

0.34 acres of land out of Tract 113 of the Partition of Los Ejidos
de Reynosa Viejo Grant, Hidalgo County, Texas and which are more
completely described as follows:

(See back side)

Beginning at a point in the east line of Tract 113, South 27° 46' West 100.0 feet from the northeast corner of ^{said} Tract for the northeast corner of these 0.34 acres;

THENCE, with the east line of Tract 113, South 27° 46' West, 66.37 feet to a point for the southeast corner of these 0.34 acres;

THENCE, North 67° 27' West, 217.02 feet to a point in a lane and in the west line of Tract 113 for the southwest corner of these 0.34 acres;

THENCE, with the west line of Tract 113, North 15° 21' East, 66.63 feet to a point for the northwest corner of these 0.34 acres;

THENCE, South 67° 27' East, 231.4 feet to the place of beginning.

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

EXECUTED this 26th day of October , A. D. 19 81.

WITNESSES TO HER MARK:

Soledad S. Garcia
Maria D. Marquez

Abel Longoria
ABEL LONGORIA
LAZARA LONGORIA
← (Her Mark)

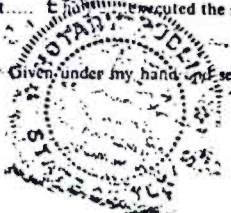
(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared
ABEL LONGORIA & wife, LAZARA LONGORIA

known to me to be the persons.....whose name s. are subscribed to the foregoing instrument, and acknowledged to me that..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 26th day of October , A.D. 1981.



San Juanita Pitones
Notary Public in and for Hidalgo County, Texas.
My commission expires April 28 1984.
SAN JUANITA PITONES
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

VOL 1751 PAGE 721

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____

(Printed or stamped name of notary)

38071

WARRANTY DEED
(Long Form)

ABEL LONGORIA & WIFE, LAZARA LONGORIA

TO

ESIQUEL LONGORIA & WIFE, LIDIA LONGORIA

FILED FOR RECORD THIS DATE
At 3:30 o'clock P.M.

NOV 6 - 1907

SANTOS SALDANA
County Clerk, Hidalgo County, Texas

By *am*

PREPARED IN THE LAW OFFICE OF:

Juan J. Hinajosa
Att. at Law
4207 N. 2nd
McAllen, TX
PLEASE RETURN TO:
Esiquiel Longoria
P.O. Box 458
Mission, TX 78572

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____

(Printed or stamped name of notary)

Hidalgo CAD

Property Search Results > 222272 ALFARO FRANCISCO for Year 2022

Tax Year: 2022

Property

Account

| | | | |
|---------------------------|----------------------|--------------------|---|
| Property ID: | 222272 | Legal Description: | LOS EJIDOS DE REYNOSA LT 113 S 0.34 AC-N 0.68 AC 0.34 AC |
| Geographic ID: | L6050-00-000-0113-05 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

Location

| | | | |
|------------------|--------------------------|---------|--------------|
| Address: | 7047 W MILITARY RD TX | Mapsco: | |
| Neighborhood: | LOS EJIDOS DE REYNOSA | Map ID: | VOL 7 PG 5-8 |
| Neighborhood CD: | L605000 | | |

Owner

| | | | |
|------------------|---|--------------|-----------------|
| Name: | ALFARO FRANCISCO | Owner ID: | 1217489 |
| Mailing Address: | 7047 W MILITARY RD MISSION, TX 78572 | % Ownership: | 100.0000000000% |
| | | Exemptions: | |

Values

| | | | |
|---------------------------------------|---|----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$19,828 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| ----- | | | |
| (=) Market Value: | = | \$19,828 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| ----- | | | |
| (=) Appraised Value: | = | \$19,828 | |
| (-) HS Cap: | - | \$0 | |
| ----- | | | |
| (=) Assessed Value: | = | \$19,828 | |

Taxing Jurisdiction

Owner: ALFARO FRANCISCO
 % Ownership: 100.000000000000%
 Total Value: \$19,828

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------------------|----------------------|----------|-----------------|---------------|---------------|
| CAD | APPRAISAL DISTRICT | 0.000000 | \$19,828 | \$19,828 | \$0.00 |
| DR1 | DRAINAGE DISTRICT #1 | 0.126400 | \$19,828 | \$19,828 | \$25.06 |
| GHD | HIDALGO COUNTY | 0.575000 | \$19,828 | \$19,828 | \$114.01 |
| JCC | SOUTH TEXAS COLLEGE | 0.171500 | \$19,828 | \$19,828 | \$34.01 |
| SLJ | LA JOYA ISD | 1.266200 | \$19,828 | \$19,828 | \$251.06 |
| SST | SOUTH TEXAS SCHOOL | 0.049200 | \$19,828 | \$19,828 | \$9.76 |
| Total Tax Rate: | | 2.188300 | | | |
| Taxes w/Current Exemptions: | | | | | \$433.90 |
| Taxes w/o Exemptions: | | | | | \$433.90 |

Improvement / Building

No improvements exist for this property.

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC | ACREAGE | 0.3400 | 14810.40 | 0.00 | 0.00 | \$19,828 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2023 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2022 | \$0 | \$19,828 | 0 | 19,828 | \$0 | \$19,828 |
| 2021 | \$0 | \$19,828 | 0 | 19,828 | \$0 | \$19,828 |
| 2020 | \$0 | \$19,828 | 0 | 19,828 | \$0 | \$19,828 |
| 2019 | \$0 | \$19,828 | 0 | 19,828 | \$0 | \$19,828 |
| 2018 | \$0 | \$19,828 | 0 | 19,828 | \$0 | \$19,828 |
| 2017 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2016 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2015 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2014 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2013 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2012 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2011 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2010 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |
| 2009 | \$0 | \$8,421 | 0 | 8,421 | \$0 | \$8,421 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|------------|------|---------------|------------------|------------------|--------|------|-------------|
| 1 | 10/28/2021 | WD | WARRANTY DEED | GARCIA SERAFIN & | ALFARO FRANCISCO | | | 3277088 |

| | | | | | | | |
|---|------------|------|------------|--------------------------------|--------------------------------|------|-----|
| | | | | HILDA L | | | |
| 2 | 10/17/1991 | CONV | CONVERSION | LONGORIA ESIQUEL & LIDIA | GARCIA SERAFIN & HILDA L | 3148 | 230 |
| 3 | | CONV | CONVERSION | UNKNOWN | LONGORIA ESIQUEL & LIDIA | 1751 | 718 |

Tax Due

Property Tax Information as of 08/03/2022

Amount Due if Paid on: 

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount / Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|
|------|---------------------|---------------|----------|-----------------|--------------|-------------------------------|---------------|------------|

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466.



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

8/4/2022 11:42:27 AM

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

Permit No.: Permit 3-4659

Receipt No.: 025185

L6050-00-000-0113-05

ALFARO FRANCISCO
 7047 W MILITARY RD
 MISSION, TX 78572
 (209) 496-4049
 (209) 496-4049

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 184Sq.Ft.
- [5] Legal Description: LOS EJIDOS DE REYNOSA LT 113 S
0.34AC -N0.68AC 0.34AC
- [6] Location: ABRAM RD AND MILITARY RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340400C
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY W/ALL COUNTY SETBCK
 AND REGULATIONS
 Description: Permit 3-4659
 Price: \$30.00

Total Amount.....\$30.00

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

Sandra Cantu 8/4/22
 Cashier Date

[NOTICE]

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

Alfaro Francisco
 Signature of Owner or Applicant

8-4-22
 Date