



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR September 20, 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>5</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
<b>TOTAL CERTIFICATES</b>	





# 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: 4-5392

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

Upon the application of:

Name: Hector A. Lopez Pulido

Address: 316 Yasmin St. Donna Tx.  
78537

Phone: 682-299-1227  
469-267-1570

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>09/21/22</u>

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789446136920  
 Temporary Pole  Permanent Service

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

Hargill Townsite Lot 4 BLK 38

[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 Sept. 20, 2022, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

~~-OR-~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22

9/21/22



# PLANNING DEPARTMENT

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Rev. 6-14-22

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956-205-7049

Precinct 1 2 3

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5392

### 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

Hector Lopez Pulido

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Passport (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:

29743 Couch Ave Hargill Tx. 78549  
Hargill Townsite lot 4 BIK 38

[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]

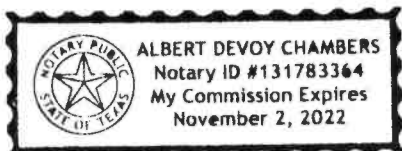
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 September 8, 2022 to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: 4-5392
Receipt No.: 021065
H1200-00-038-0004-00

LOPEZ HECTOR ANGEL PULIDO
316 YASMIN ST
DONNA, TX 78537
(682) 299-1227
(682) 299-1227

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 704Sq.Ft.
[5] Legal Description: HARGILL TOWNSITE LOT 4 BLK 38
[6] Location: 493 and 490
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$6000
[10] Flood Zone: No

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-5392
Price: \$30.00

Total Amount.....\$30.00

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

[Signature]
Cashier

11/18/21
Date

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

11/18/21
Date

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 21, 2021

Grantor: South Texas Developers, Inc., a Texas Corporation

Grantor's Mailing Address:

P.O. Box 5848

McAllen, Texas 78502

Hidalgo County, Texas

Grantee: Hector Angel Lopez Pulido, a single person

Grantee's Mailing Address:

316 Yasmin Street

Donna, Texas 78537

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 Twenty-One Thousand Dollars and No Cents (\$21,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 G. Phillips, Trustee.

Property (including any improvements):

Lot 4, Block 38, Original Townsite of Hargill, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes;

SAVE AND EXCEPT all oil, gas and other minerals which have been heretofore reserved by prior grantors as set forth in Deed dated September 19, 1973, recorded in Volume 1380, Page 994, Deed Records;

A.) Oil, Gas and Mineral Lease executed by Rio Farms, Inc., a Texas Corporation to Getty Oil Company, dated February 15, 1984, recorded in Volume 1951, Page 856, Official Records Of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;

8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

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

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

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

Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

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.

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

# IDENTITY AFFIDAVIT

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

Hector Angel Lopez Pulido, swears that the following statements are true and are within the personal knowledge of Hector Angel Lopez Pulido.

I, Hector Angel Lopez Pulido, am over 18 years of age and competent to make this affidavit. My address is 316 Yasmin Street, Donna, Texas 78537. My Social Security number is 950-95-3125 My date of birth is July 21, 1982.  
(TAX PAYER ID (ITIN))

I am the purchaser of the following described property:

Lot 4, Block 38, Original Townsite of Hargill, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes;


SAVE AND EXCEPT all oil, gas and other minerals which have been heretofore reserved by prior grantors as set forth in Deed dated September 19, 1973, recorded in Volume 1380, Page 994, Deed Records;

- A.) Oil, Gas and Mineral Lease executed by Rio Farms, Inc., a Texas Corporation to Getty Oil Company, dated February 15, 1984, recorded in Volume 1951, Page 856, Official Records Of Hidalgo County, Texas.

I do not have any outstanding unpaid judgments, Federal Tax Liens, State Tax Liens, or liens of any kind appearing of record against me in true County, Texas. I have never declared or filed for bankruptcy.

I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas.

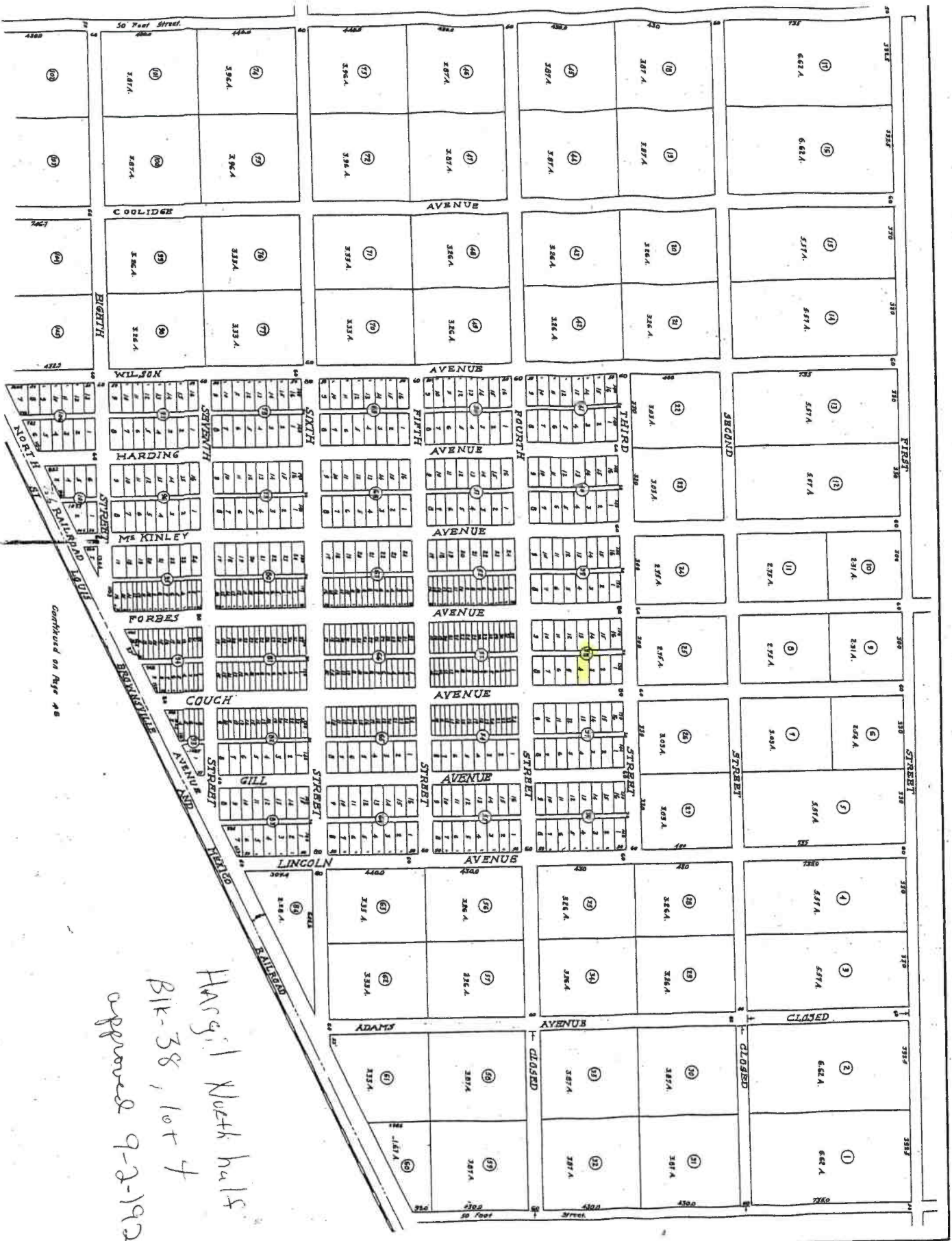
Signed as of September 21, 2021.

  
\_\_\_\_\_  
Hector Angel Lopez Pulido

Subscribed and sworn to before me on the 21<sup>st</sup> day of September, 2021, by Hector Angel Lopez Pulido.



  
\_\_\_\_\_  
Notary Public, State of Texas



Continued on Page 48

Hargis North half  
 Blk-38, lot 4  
 approved 9-2-1926



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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2818 S. Business 281  
Edinburg, Texas 78539  
956-318-2840  
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2401 N. Moorefield Rd.  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-3671

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

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>EXIST. OSSP</u>
Date Approved:	<u> / /</u>	<u>9 / 13 / 22</u>

Name: Sambucana Leon Pineda

Address: Los betranos 1205  
Edinburg, TX  
78542

Phone: 956 400 4542

Water Supplier: N/A

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

Account/ESI No.: 10032789411074942  
 Temporary Pole  Permanent Service

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

Seminary Heights Lots B+9 (RLS Lot 11)

[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 Sept 29, 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  
Hidalgo County Judge  
9/20/22  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
9/21/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22



# PLANNING DEPARTMENT

Rev. 6-14-22

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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:

4-3671

### 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

Marcelino Paredes Pineda and San Juana Leon Rodriguez

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TX DL. & Permanent Resid. (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:

Seminary Heights Lots 8 & 9. (R/s Lot 11) 1205 Los Veteranos Rd.  
Edinburg TX. 78541

[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."~~

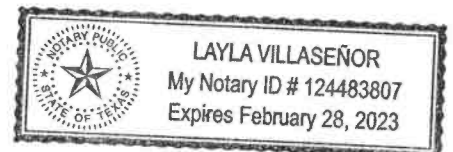
-OR-

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."

Marcelino Paredes / P.  
(Signature)

SUBSCRIBED AND SWORN TO before me on September 12, 2022, to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

9/4/2020 3:35:53 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

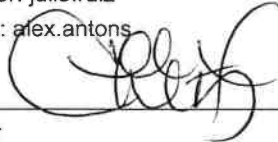
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-3671  
Receipt No.: 014153  
S2400-00-000-0011-07

PINEDA MARCELINO PAREDES & SAN JUANA L RODRIGUEZ  
1515 LOS VETERANOS  
EDINBURG, TX 78541  
(863) 670-5837  
(956) 400-4542

[1] Contractor: SELF  
[2] Water System: North Alamo WSC  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 2400Sq.Ft.  
[5] Legal Description: SEMINARY HEIGHTS LOTS 7 -(R/S LOT 11)  
1.50AC NET  
[6] Location: Seminary Drive & Veterans Road  
[7] Sewage: N/A  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$1000  
[10] Flood Zone: Zone X

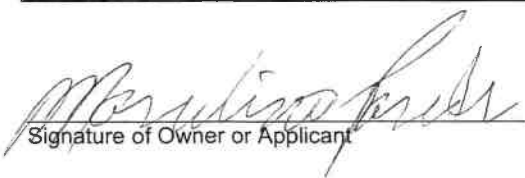
Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks and regulations  
Description: Permit 4-3671  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: alex.antons

Cashier  Date 9/4/20

Prop. ID# S2400-00

[NOTICE]

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

  
Signature of Owner or Applicant

Date 9/4/2000

**Contract for Deed**  
**(Deed of Trust)**  
**Terms**

**Date:** April 24, 2020

**Seller:** CESAR AUGUSTO FLORES MORALES

**Seller's Mailing Address:**

9602 N. Seminary Rd.  
Edinburg, Texas 78541  
Hidalgo County, Texas

**Buyer:** MARCELINO PAREDES PINEDA AND SAN JUANA LEON RODRIGUEZ

**Buyer's Mailing Address:**

1515 Los Veteranos Dr.  
Edinburg, Texas 78541  
Hidalgo County, Texas

**Property (including any improvements):**

A 1.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 1.50 ACRE TRACT IN LOT ELEVEN (11), SEMINARY HEIGHTS, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

Commencing at the Northwest corner of said Lot 11;

THENCE, South 81 degrees 21 minutes East (deed: Easterly) along the North boundary of said Lot 11, a distance of 1,016.4 feet to a found ½" iron rod for the Point of Beginning and the Northwest corner of this tract.

THENCE, continuing South 81 degrees 21 minutes East (deed: Easterly,), along said North boundary of said Lot 11, a distance of 290.4 feet to a found ½" iron rod for the Northeast corner of this tract;

THENCE, South 81 degrees 39 minutes West (deed: Southerly), parallel to the West boundary of said Lot 11, a distance of 135.0 feet pass a found ½" iron rod on the North line of a 30 foot road easement, at a total distance of 150.0 feet to a point on the centerline of said 30 foot road easement for the Southeast corner of this tract;

THENCE, North 81 degrees 21 minutes West (deed: Westerly), along the centerline of said 30 foot road easement and parallel to the North boundary of said Lot 11, a distance

of 290.4 feet to a point for the Southwest corner of this tract;

THENCE, North 8 degrees 39 minutes East (deed: Northerly), parallel to the West boundary of said Lot 11, a distance of 15.0 feet pass a set mag nail on the North line of said 30 foot road easement, at a total distance of 150.0 feet to the POINT OF BEGINNING.

**Sale Price:** SIXTY-FIVE THOUSAND DOLLARS (\$65,000.00) + ten percent interest (10%) for 20 years

**Down Payment:** ONE THOUSAND DOLLARS (\$1,000.00)

**Monthly Payment Amount (principal and interest):** SIX HUNDRED SEVENTEEN DOLLARS AND THREE CENTS (\$617.03)

**Place for Payment:** BUYER WILL MAKE THE PAYMENT AT PLAINS CAPITAL BANK SAVINGS ACCOUNT NUMBER: 7648055000

**Date of First Monthly Payment:** April 8, 2020

**Maturity Date:** April 8, 2040

**Deed in Trust:**

Seller is executing a general warranty deed naming Buyer as Grantee, subject to the Reservations from Conveyance and Warranty and the Exceptions to Conveyance and Warranty and any matters created or permitted by Buyer. The deed is to be held in trust by Seller. When Buyer has paid all amounts due under this contract, Buyer will be entitled on written request to the delivery of that deed from trustee/seller. The seller/trustee will deliver it to Buyer only on verification of Buyer's timely performance under the contract and written request from Buyer. Seller will then deliver the warranty deed provided for in this contract. If Seller cancels this contract and forfeits Buyer's interest under this contract, the deed remains in possession of Seller. In performing under this paragraph, the trustee may rely on the documents as they are delivered and is not responsible for the accuracy or authenticity of the documents. Seller and Buyer each agree to indemnify, defend, and hold any trustees or escrow agent harmless against further liability for acts performed under this paragraph except for the trustee's/escrow agent's fraud or gross negligence.

**Combined Property Tax Allocation:**

The Property will not be segregate on the tax rolls from other real estate owned by Seller until it is conveyed to Buyer. Seller will prorate all taxes and assessments on the basis of the area of Buyer's property in relation to the area of the entire parcel on the tax rolls. Any taxes attributable to Buyer's improvements will be paid by Buyer. Seller will notify Buyer or Buyer's pro rata share, which Buyer will pay to Seller within ten days after the date of the notice or by December 31 of the tax year, whichever is later. Seller will furnish Buyer proof of payment of the taxes and assessments within ten days after payment.

## Condemnation:

Buyer may sell all or part of the Property in lieu of condemnation, subject to Seller's written approval. All amounts payable to or received by Buyer from condemnation, of all or part of the Property or from sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property, will be delivered to Seller after Buyer deducts any expenses, including attorney's fees. Seller will apply such amounts either to reduce the principal balance or to replace damaged or destroyed improvements, as Seller may elect. Buyer will immediately give Seller notice of any actual or threatened proceedings for condemnation of all or any part of the Property.

## Clauses and Covenants

### A. Buyer agrees to -

1. Purchase the Property from Seller.
2. Pay Seller the Sale Price as follows:
  - a. \$65,000 (sixty-five thousand dollars), the Original Principal Balance; and 10% interest for 20 years.
  - b. to be paid in installments of \$617.03 each 4<sup>th</sup> day of the Month starting April 8, 2020 until April 8, 2040, or until such date that the principal amount is paid in full;
  - c. Give a down payment of \$1,000 (one-thousand dollars).
  - d. Buyer agrees that mortgage payment made to seller does not include taxes or insurance for property being purchased (see also #7 below);
  - e. Buyer is responsible for any surveys and appraisals, if desired;
  - f. Payments will be made at Plains Capital Bank.
3. Accept the Property in its present condition "AS IS", after having inspected the Property to Buyer's satisfaction.
4. Give the right of first refusal to seller to re-purchase said property if buyer wishes to sell the property.
5. Pay property taxes when due for the current year and pay any taxes owing from prior years up until maturity date.
6. Pay a \$25.00 late fee upon late mortgage payment. A late fee will be assessed upon 3 days late payment of the mortgage plus \$5.00 for every day late after.

7. Obey all laws, ordinances, and restrictive covenants applicable to the Property.
8. Indemnify, defend, and hold Seller harmless from any loss, attorney's fees, court and other costs, other expenses, or claims arising out of Buyer's use of the Property.
9. Pay any additional ad valorem taxes and interest that become due as a penalty because of this transfer of the Property or a subsequent change in its use.

**B. Buyer agrees not to -**

1. Create or permit a nuisance or store, use, manufacture, or dispose of any hazardous substances, hazardous waste, toxic substance, or petroleum in, on, or under the Property.
2. Create or permit any lien on Buyer's interest in the Property, except for utility service.

**C. Seller agrees to -**

1. Sell the Property to Buyer.
2. After Buyer has paid all amounts due under this contract, deliver to Buyer a general warranty deed subject to (a) the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, (b) the standard printed exceptions in the warranty deed, and (c) any matter Buyer creates or permits.

**D. Seller agrees not to -**

1. Create or permit additional liens on the Property after the date of this contract, although Seller may change, renew, or extend, but not increase, any Existing Liens against the Property without Buyer's consent.
2. Interfere with Buyer's right of possession of the Property as long as Buyer timely performs Buyer's obligations in this contract.

**E. Buyer and Seller agree to the following:**

1. *Default by Buyer/Events.* Defaults by Buyer are failing to timely pay the Monthly Payment Amount or perform Buyer's other obligations in this contract within fifteen days after delivery of written notice. However, if the Property is used or to be used as Buyer's residence or as the residence of a person related to Buyer within the second degree of consanguinity or affinity, Buyer is entitled to cure Buyer's default within the period determined by section 5.065 of the Texas Property Code. To avoid enforcement of Seller's remedy, Buyer must comply with the terms of this contract up to the date of compliance specified in the written notice.

2. *Default by Buyer/Seller's Remedies.* On Buyer's default, Seller may invoke any remedies permitted by law, subject to provisions of chapter 5 of the Texas Property Code, including declaring the unpaid principal balance and accrued interest immediately due and enforcing their collection, or canceling this contract, declaring Buyer's interest under this contract forfeited, and

retaining all money paid by Buyer under this contract as liquidated damages due to the inconvenience and difficulty of determining Seller's actual damages.

3. *Default by Seller/Events.* Defaults by Seller are failing to perform Seller's obligations in this contract within fifteen days after delivery of written notice.

4. *Default by Seller/Buyer's Remedies.* On Seller's default, Buyer may terminate this contract and sue for damages, or enforce performance of this contract.

5. *After Cancellation.* Buyer will vacate the Property following cancellation of this contract, and, failing to do so, Buyer will be a tenant at will, subject to an action in forcible detainer.

6. *Recitals Presumed True.* If Seller cancels this contract, Seller may execute an affidavit stating facts evidencing default and forfeiture and the recitals in the affidavit will be presumed true.

7. *Future Improvements/Abandonment.* If Buyer constructs permanent improvements on the property, Buyer must pay cash for the improvements. If Seller cancels this contract and forfeits Buyer's interest under this contract, Buyer's permanent improvements and any abandoned personal property of Buyer will become the property of Seller.

8. *Prepayment.* Buyer may prepay before maturity all or any part of the principal balance without penalty.

9. *Title.* Buyer will acquire legal title to the Property only when Seller delivers the warranty deed. Buyer will be responsible for any fees associated with the creation of a warranty deed.

10. *Attorney's Fees.* If either party retains an attorney to enforce this contract, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

11. *Entire Agreement.* This contract, including any attached exhibits, is the entire agreement of the parties, and there are no oral representations, express or implied warranties, agreements, or promises pertaining to this contract not incorporated in writing in this contract.

12. *Amendment of Contract.* This contract may be amended only by an instrument in writing signed by the parties.

13. *Notices.* Any notice required or permitted under this contract must be in writing. Any notice required by this contract will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this contract. Subject to provisions of chapter 5 of the Texas Property Code, notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

14. *Waiver of Default.* It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this contract

does not preclude pursuit of other remedies in this contract or provided by law.

15. *Usury.* Interest on the debt secured by this contract will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

16. *Venue.* Venue is in the county or counties in which the Property is located.

17. *Successors.* This contract binds, benefits, and may be enforced by the successors in interest of the parties, except as otherwise provided.

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

THIS EXECUTORY CONTRACT REPRESENTS THE FINAL AGREEMENT BETWEEN THE SELLER AND PURCHASER AND MY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

THE CONTRACT SIGNED ON NOVEMBER 7, 2019, IS VOID AFTER SIGNING THIS NEW CONTRACT.

SELLER,



\_\_\_\_\_  
CESAR AUGUSTO FLORES MORALES

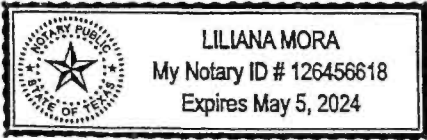
BUYER(S),

  
\_\_\_\_\_  
MARCELINO PAREDES PINEDA  
\_\_\_\_\_  
SAN JUANA LEON RODRIGUEZ

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 24, 2020, by CESAR A. FLORES MORALES.



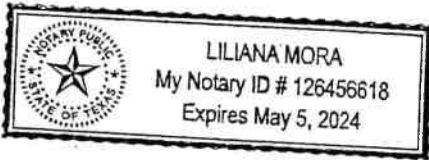
[Signature]  
Notary Public, State of Texas

My commission expires: May 5, 2024

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 24, 2020, by MARCELINO PAREDES PINEDA.



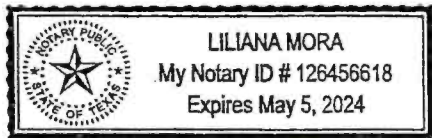
[Signature]  
Notary Public, State of Texas

My commission expires: May 5, 2024

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 24, 2020, by SAN JUAN LEON RODRIGUEZ.



[Signature]  
Notary Public, State of Texas

My commission expires: May 5, 2024

PREPARED IN THE OFFICE OF:

JOSE M. MARTINEZ  
3235 N. MCCCOLL RD.  
MCALLEN, TEXAS 78501

AFTER RECORDING RETURN TO:

CESAR A. FLORES  
9602 N. Seminary Rd.  
Edinburg, Texas 78541  
Hidalgo County, Texas

The State of Texas,  
County of HIDALGO

27248

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/100 (\$10.00)

DOLLARS

to it paid, and secured to be paid, by Herbert E. Kelton and Beatrice C. Kelton

as follows:

One (1) installment vendor's lien note, dated April 17, 1978, in the principal amount of \$2,400.00 due and payable in monthly installments of \$50.40 each, including interest; with the first installment to become due and payable on or before June 17, 1978, and a like installment to become due and payable on or before the 17th day of each and every 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 HERBERT E. KELTON AND BEATRICE C. KELTON

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

A tract of land out of Lot 11, Seminary Heights Subdivision, more fully described by metes and bounds: from the northwest corner of Lot 11, proceed easterly along the north boundary of said Lot 11 a distance of 871.2' for the point of beginning; thence easterly along said north boundary a distance of 435.6'; thence southerly parallel to the west boundary a distance of 150.'; thence westerly parallel to the north boundary a distance of 435.6'; thence northerly parallel to the west boundary back to the point of beginning, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of 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 grantors reserve the rights unto themselves, their successors and assigns, perpetual easements as follows: 10' for utilities and irrigation along the north boundary of the tract; and 25' along the south boundary of the tract consisting of 15' for a road right-of-way and 10' for utilities and irrigation.

SUBJECT to existing lien of record. SUBJECT to property restrictions attached hereto. 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 HERBERT E. KELTON AND BEATRICE C. KELTON, their

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 HERBERT E. KELTON AND BEATRICE C. KELTON, their

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

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

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 17th day of April A. D. 19 78

Attest:  
*William J. Hutchins*  
William J. Hutchins, Secretary.  
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION  
By *Rodger Ellis*  
Rodger Ellis, Vice - President.

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Rodger Ellis, Vice President**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **CITRUS CITY LAKE DEVELOPMENT CORPORATION** a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 16<sup>th</sup> day of August A. D. 1978

BERNICE MEEK  
Notary Public in and for  
(Hidalgo County, Texas)  
My Commission Expires 12-31-78

Bernice Meek  
Notary Public in and for HIDALGO County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument, of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_ in Vol. \_\_\_\_\_, page \_\_\_\_\_, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

\_\_\_\_\_  
County Clerk County, Texas

By \_\_\_\_\_, Deputy.

182

**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.

RECORDED

\_\_\_\_\_ A. D. 19\_\_\_\_  
County Records

In Book \_\_\_\_\_ on Page \_\_\_\_\_  
County Clerk.

By \_\_\_\_\_  
Deputy.

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

The Oldes Computer, Publishers, Dallas

DEED RESTRICTIONS FOR TRACTS OF LAND OUT OF

Lot 11, Seminary Heights Subdivision, Hidalgo County, Texas

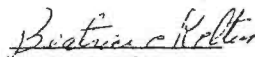
1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 1,200 square feet or more and must be constructed of at least 80% rock, brick or stucco. This 1,200 square feet must be enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, carports and other outbuildings).
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimension shall govern for front, side and rear set backs on all tracts.
  - A. Fifteen (15) feet from the road and utility easement along the front of each tract.
  - B. Six (6) feet from each side line.
  - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic tank approved by the Hidalgo County Health Department.
5. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside, dwellings, and no buildings or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or commercial vehicles may be parked or stored on the private street or easement facing the street.
6. Above ground containers for trash or garbage may not be located in front of a residence or along any street frontage on any day other than pickup day. No portion of the above described property shall be used for dumping trash or other refuse.
7. Maintenance of the road running through the center of the tract shall be the responsibility of the individual tract owners, and costs shall be prorated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his individual responsibility and will be kept trimmed and clean; trees will be properly cared for.
8. The tract owners may form an organization to provide for the maintenance of the road, irrigation, land, etc., collection of the monies therefore, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.
11. No 1/2 acre tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than any one family.

APPROVED AND ACCEPTED:

CITRUS CITY LAKE DEVELOPMENT CORPORATION

  
Herbert E. Kelton

  
Rodger Ellis, Vice President

  
Beatrice C. Kelton

27248

FILED FOR RECORD THIS DATE  
At 2:26 o'clock P. M.

AUG 17 1978

SANTOS SACDANA  
County Clerk, Hidalgo County, Texas  
By [Signature] Deputy

*Citrus City Lake Eas*





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 44067

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

Upon the application of:

Name: Mateo Hernandez / Olga

Address: 3306 Palm St  
Dona, TX 78537

Phone: 229-308-9271

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 10032789412642393  
[ ] Temporary Pole [x] Permanent Service

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

Victoria North UT No. 1 Lot 9 BIKI

[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 Sept. 20, 2022 the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

[Signature] 9/20/22  
Hidalgo County Judge Date

ATTEST: [Signature] 9/21/22  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22 [Signature]



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 440007

**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

Olga Hernandez

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

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

Victoria north UTNO 1. Lot 9 BIK

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

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

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

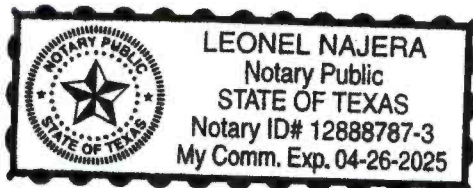
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Olga Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on SEP 13<sup>TH</sup>, 2023 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

1  
DHT

## WARRANTY DEED

Date: **January 8, 1996**

511829

Grantor: **DANNY ARNOLD**

Grantor's Address: **P. O. Box 685, Mercedes, Hidalgo County, Texas 78570**

Grantee: **MATEO HERNANDEZ and OLGA LYDIA HERNANDEZ**

Grantee's Address: **P. O. Box 464, Mercedes, Hidalgo County, Texas 78570**

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

Property (including any improvements): **Lot Nine (9), Block One (1), Victoria North Unit No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 26, Page 149 of the Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals on, in, under or that may be produced from said property.**

Reservations from and Exceptions to Conveyance and Warranty:

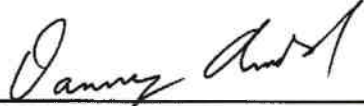
1. **Easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or oboundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creations, establishment, maintenance, and operation of the Hidalgo/Cameron Counties Water District No. 9.**
2. **Taxes for the years 1991 and subsequent thereto, the payment of which Grantee assumes.**

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

**By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical**

condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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



DANNY ARNOLD

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 19<sup>th</sup> day of March January, 1996, by  
**DANNY ARNOLD.**



  
Richard S. Talbert  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**MATEO HERNANDEZ and OLGA  
LYDIA HERNANDEZ  
P. O. Box 464  
Mercedes, Texas 78570**

**PREPARED BY:**

**Talbert & McDaniel  
612 South Texas  
Weslaco, TX 78596-6222  
(210) 968-1578  
(210) 968-0698 (Fax)**

**File/GF Number: 1984**

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

On: Mar 22, 1996 at 08:31A

As a  
Recording

Document Number:	511829
Total Fees :	11.00

Receipt Number - 25415  
By,  
Mary Lou Cantu





# PLANNING DEPARTMENT COUNTY OF HIDALGO

8/31/2022 8:43:43 AM

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

**T.J. Arredondo, CFM**  
Director of Planning

Precinct 1

## MISCELLANEOUS ON-SITE INSPECTION FORM

Name: HERNANDEZ MATEO & OLGA L Telephone No: (229) 308-9271

Legal Description: VICTORIA NORTH #1 LOT 9 BLK 1

Location: VICTORIA & 9 1/2

<u>Type of Inspection</u>	
<input type="checkbox"/>	Gather Pictures/Information of Site (Complaint)
<input type="checkbox"/>	Check if Drainage Swale has been covered (Complaint)
<input type="checkbox"/>	Verify Removal of 2nd Structure for Compliance with Affidavit (Complaint)
<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Electric
<input checked="" type="checkbox"/>	Other: <u>VERIFY WHATS ON PROPERTY</u>
<input type="checkbox"/>	Complaint

<u>Commercial Only</u>	
Parking Lot:	
Detention Area:	


Approved     Denied

Comments: setbacks ok on new home.

Attachments:    Notice Issued:

Notice Left with/on:    Notice No:

Inspector: gilbert.pecina    Date On-Site Inspection Conducted: 9-9-22



Signature

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	EDGAR IVAN HINOJOSA	3-1769
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: SEPTEMBER 20, 2022	

P815-02-000-036-EC

Rev. 6-14-22



# PLANNING DEPARTMENT

## County of Hidalgo

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

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956-973-7850

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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:

3-1769  
11/26/2019

### 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: Edgar Ivan Hinojosa

Address:

6913 Puesta Del Sol Ave  
Mission TX 78572

Phone: (956) 522-5543  
Ana (956) 960-7451

regarding the land described as:

Prairie View Heights Ph2 Lot 36.

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>[Signature]</u>
Date Approved:	<u> / /</u>	<u>09/18/22</u>

Water Supplier: Mud-sewer

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

Account/ESI No.: 100327894-35350822  
 Temporary Pole  Permanent Service

on Sept. 20, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 2/27/1996);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

9/20/22  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

9/21/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22





# 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

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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 1 234

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-1769  
11/24/2019

### 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: Edgar Ivan Hinojosa  
Address: 6913 Puerta Del Sol Ave  
Mission, TX 78572  
Phone: (954) 522-5543

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

Prairie View Heights Ph 2 Lot 36

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edgar Hinojosa  
Requesting Party (Signature)

9-14-22  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/14/2022  
Date

Sandra Carter  
County Official

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM 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:** June 18, 2018

**Grantor:** Bonnie Colleen Webster not joined herein proforma by her husband for the reason that no part of the herein described constitutes of their homestead

**Grantor's Mailing Address:**  
504 N. Garcia St.  
Roma Texas 78584

**Grantee:** Edgar Ivan Hinojosa

**Grantee's Mailing Address:**  
7003 Puesta Del Sol  
Mission, Texas 78572

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

**Property (including any improvements):**

All of Lot 36, Prairie View Heights Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 200, Map Records, Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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.

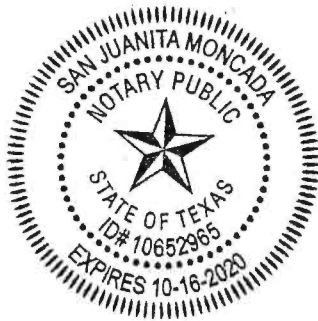
No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

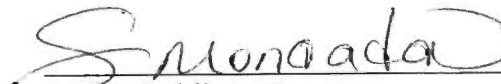
  
\_\_\_\_\_  
Bonnie Colleen Webster

STATE OF TEXAS  
COUNTY OF HIDALGO

ACKNOWLEDGMENT

This instrument was acknowledged before me on 6/18, 2018, by Bonnie Colleen Webster.



  
\_\_\_\_\_  
Notary Public



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

11/26/2019 9:16:54 AM

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 3-1769

Receipt No.: 009937

P8115-02-000-0036-00

HINOJOSA EDGAR IVAN  
 6913 PUESTA DEL SOL AVENUE  
 MISSION, TX 78572  
 (956) 522-5543  
 (956) 522-5543

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2832Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 2 LOT 36
- [6] Location: ABRAM ROAD AND 1 1/2 MILE
- [7] Sewage: M.U.D.
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**  
 Description: Permit 3-1769  
 Price: \$30.00

**Total Amount.....\$30.00**

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

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Cashier

11-26-19  
 \_\_\_\_\_  
 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.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

11-26-19  
 \_\_\_\_\_  
 Date



AT-87462

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Macario Saenz	4-6189
2. Alfredo Lujan	4-5005
COMM. COURT: SEPTEMBER 20, 2022	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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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: 4-6189

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>M. Ramirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing sewer</u> <u>9/16/22</u>

Name: Macario Saenz

Address: 3326 E FM 2812  
Edinburg, TX  
78542

Phone: 956-270-1526

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789404742953  
 Temporary Pole  Permanent Service

regarding the land described as:

La ~~Quet~~ Quietud Lot 43

~~508~~ 3317 Tulipan Ave. Edinburg, TX 78542

on Sept. 20, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 5/14/04);
- 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 M. Ramirez);
- 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

[Signature]  
Hidalgo County Judge

9/20/22  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

9/21/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-6189

### 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: Macario Saenz  
Address: 3326 E FM 2812  
Edinburg, TX 78542  
Phone: 956-270-1526

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

La Quietud Lot 43

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Macario Saenz  
Requesting Party (Signature)

9-6-22  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/14/22  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

6/17/2022 1:27:21 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-6189

Receipt No.: 024451

L1780-00-000-0043-00

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

SAENZ MACARIO AND SAENZ & SAENZ CONSTRUCTION  
EDINBURG, TX 78542  
(956) 270-1526  
(956) 270-1526

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2050Sq.Ft.
- [5] Legal Description: LA QUIETUD LOT 43
- [6] Location: 2812 AND KENYON RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$85000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-6189  
Price: \$30.00

**Total Amount.....\$30.00**

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

*melissa Lopez* 06/17/2022  
Cashier Date

#681117

[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.

*Mario Saenz*  
Signature of Owner or Applicant

6-17-22  
Date

Charge To: VLTC

GF# 178966

XO/ct  
22-104

**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:** May 26, 2022

**Grantors:** GEORGE ELIZONDO and wife, ANITA ELIZONDO

**Grantors' Mailing Address:** P. O. Box 3826  
Edinburg, Texas 78540  
Hidalgo County

**Grantee:** MACARIO SAENZ D/B/A SAENZ & SAENZ CONSTRUCTION

**Grantees' Mailing Address:** 8707 Quietud Street  
Edinburg, Texas 78542  
Hidalgo County

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

All of Lot 43, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 41 thru 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

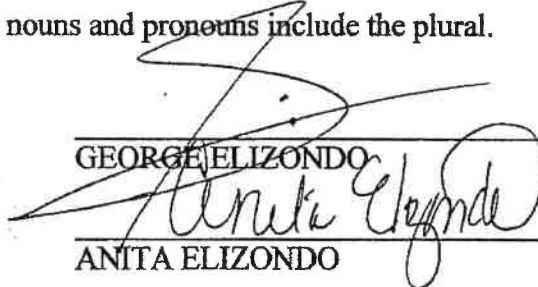
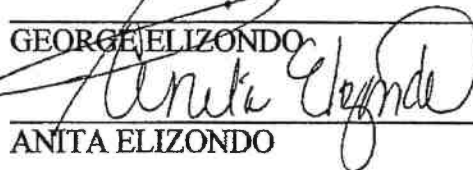
**Reservations from Conveyance and Exceptions to Conveyance and Warranty:**

1. Restrictive covenants described in document dated August 5, 2005, filed August 10, 2005 under Document Number 2005-1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 2005-1515689, both in the Official Records and Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of La Quietud Subdivision, recorded in Volume 45, Pages 41 thru 43, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 15, 1996, filed October 16, 1996 under Document Number 556915, Official Records of Hidalgo County, Texas.

- 7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 15, 1994, filed June 19, 1995 under Document Number 458573 and dated March 13, 1997, filed July 18, 1997 under Document Number 611617, Official Records of Hidalgo County, Texas.
- 8. Mineral and/or royalty reservation contained in deed dated January 1953, recorded in Volume 786, Page 153; dated February 28, 1955, recorded in Volume 829, Page 400, Deed Records and dated April 2, 2003, filed April 17, 2003 under Document Number 1189661, Official Records of Hidalgo County, Texas.
- 9. Mineral and/or royalty reservation contained in deed dated August 2, 2006, filed September 18, 2006 under Document Number 2006-1664309, Official Records of Hidalgo County, Texas.
- 10. Visible and apparent easements on or across the property herein described.

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

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

  
 \_\_\_\_\_  
 GEORGE ELIZONDO  
 \_\_\_\_\_  
  
 ANITA ELIZONDO

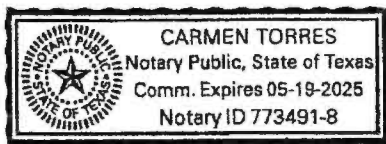
**{Certificate of Acknowledgment}**

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

Before me, a notary public in and for the state of Texas, on this day personally appeared GEORGE ELIZONDO and wife, ANITA ELIZONDO, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26th day of May, 2022.



  
 \_\_\_\_\_  
 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
 XAVIER ORNELAS  
 P. O. Box 876  
 600 South Closner Blvd.  
 Edinburg, Texas 78540-0876  
 Tel: (956) 383-6251



# 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: 4-5005

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>53801</u>
Date Approved:	<u>/ /</u>	<u>9 / 2 / 22</u>

Name: Alfredo Lujan

Address: 20803 Buck Fawn Dr  
San Manuel TX  
78542 / 1st #614

Water Supplier: North Alamo WSC

Utility Provider:  M.V.E.C.       AEP

Phone: 575-637-9894

Account/ESI No.: 1000050433  
 Temporary Pole       Permanent Service

regarding the land described as:

Los Venados Ph 6 lot 614

on Sept. 20, 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 10/27/22);
- 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 [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]);
- no 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. Cuarter  
Hidalgo County Judge      Date 9/20/22

ATTEST: [Signature]  
Hidalgo County Clerk      Date 9/21/22

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22 78

[Signature]



# 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: 4-5005

### 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: Alfredo Lujan

Address: 20803 Buck Fawn Dr  
San Manuel, TX 78542

Phone: 575-637-9894

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

Los Venados PH6 Lot 614

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alfredo Lujan  
Requesting Party (Signature)

09/02/22  
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:

9/14/22  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-5005  
Receipt No.: 019290  
L6446-06-000-0614-00


LUJAN ALFREDO & ELVIA MENDIOLA LUJAN  
20803 BUCK FAWN DR  
SAN MANUEL, TX 78563  
(956) 800-8700  
(956) 534-6305

- [1] Contractor: TREVINO CONST.
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4603Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 6 LOT 614
- [6] Location: 186 AND 281
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$161105
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS.LOS VENADOS PLAT AND NOTES STATES NO FLOODZONE 2005  
Description: Permit 4-5005  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 4425  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: peter.hernandez  
Receipt: maria.cerda


  
Cashier

07/21/21  
Date

# 702125

[NOTICE]

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Signature of Owner or Applicant

7/21/21  
Date

CHARGE: VLTC  
GF#171434/AR

## 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: June 1, 2021

Grantor: SULEMA LUNA a/k/a SULEMA FLORES AND HUSBAND, NORBERTO FLORES

Grantor's Mailing Address: 4004 Ulex Ave.  
McAllen, Hidalgo County, Texas 78504

Grantee: ALFREDO LUJAN AND WIFE, ELVIA MENDIOLA LUJAN

Grantee's Mailing Address: 740 Coffee Mill Drive  
Edinburg, Hidalgo County, Texas 78541

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of THREE HUNDRED EIGHTY-NINE THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$389,380.00) of which SEVENTY-FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$75,600.00) was advanced in part payment of the purchase price of the herein described property. 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 DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 614, LOS VENADOS SUBDIVISION, PHASE VI, Hidalgo County, Texas, according to the map recorded in Volume 49, Pages 30 thru 37, 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 dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, all in the Official Records and Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003, under Document Number 1220191; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the Map of Los Venados Subdivision, Phase VI, recorded Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas.
4. Easement in favor of Southwestern Bell Telephone Co. as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, recorded in Volume 1, Page 122 and Volume 108, Page 268, both in the Oil and Gas Records of Hidalgo County, Texas.

8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, as Lessee, as set forth in memorandum dated November 17, 2005, filed February 8, 2006 under Document Number 2006-1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 2006-1587827; filed April 13, 2006 under Document Number 2006-1602909; filed April 21, 2006 under Document Number 2006-1605424, 2006-1605425, 2006-1605426; filed April 24, 2006 under Document Number 2006-1605952; filed May 3, 2006 under Document Number 2006-1611001; filed July 21, 2006 under Document Number 2006-1641790; filed August 22, 2006 under Document Number 2006-1654167; filed August 22, 2006 under Document Number 2006-1654168; filed November 6, 2006 under Document Number 2006-1683992; filed November 6, 2006 under Document Number 2006-1683993, 2006-1683994; filed November 9, 2006 under Document Number 2006-1685207; filed January 29, 2007 under Document Number 2007-1715422; filed February 12, 2007 under Document Number 2007-1721012; filed February 27, 2007 under Document Number 2007-1726777; filed January 7, 2008 under Document Number 2008-1842934; filed January 29, 2008 under Document Number 2008-1850115 and filed February 25, 2008 under Document Number 2008-1859700, 2008-1859701, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005 under Document Number 1432589, Official Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated August 15, 2006, filed September 5, 2006 under Document Number 2006-1659520, Official Records of Hidalgo County, Texas.
11. All ground water rights reserved as shown by instrument dated August 15, 2006, filed September 5, 2006 under Document Number 2006-1659520, Official Records of Hidalgo County, Texas.
12. Certificate of Recording Dedicatory Instruments as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.
13. Management Certificate for Los Venados Property Owners Association as shown by instrument filed January 20, 2016 under Document Number 2016-2678667, Official Records of Hidalgo County, Texas.
14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
15. 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.
16. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years, the payment of which Grantee assumes.

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

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.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

  
 \_\_\_\_\_  
 SULEMA LUNA FLORES  
 SULEMA FLORES

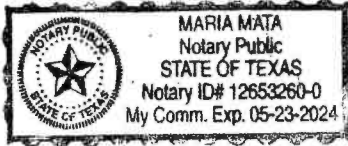
  
 \_\_\_\_\_  
 NORBERTO FLORES

(Acknowledgement)

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

This instrument was acknowledged before me on June 3<sup>rd</sup>, 2021 by SULEMA LUNA a/k/a SULEMA FLORES.



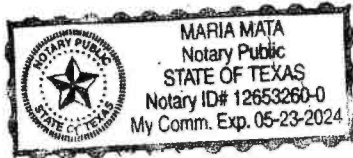
[Signature]  
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

This instrument was acknowledged before me on June 3<sup>rd</sup>, 2021 by NORBERTO FLORES.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ALFREDO LUJAN &  
ELVIA MENDIOLA LUJAN  
740 Coffee Mill Drive  
Edinburg, Texas 78541

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
GF#171434/File No. 12292-21

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	OSNEL SALINAS	1-5746
2.	FELIX BENITEZ	1-5833
3.		
	COMM. COURT: SEPTEMBER 20, 2022	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5746

### 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: Osnel Salinas

Address: 2710 Mis Padres  
Weslaco, TX 78543

Phone: 956-342-5134

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 10000516369  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

Pueblo Del Sol Lot 21 BIK3

on Sept. 20, 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 2-18-1997);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Hos);
- 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 Hos);
- 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 Hos);
- 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 Hos);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Hos);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 9/20/22

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 9/20/22

[Signature]



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5746

### 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: Osnel Salinas  
 Address: 2710 Mis Padres  
Weslaco, TX 78543  
 Phone: 956-342-5134

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

Pueblo Del Sol Lot 21 B1K3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Daniel Salinas                      9/13/22  
 Requesting Party (Signature)                      Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

Location of land verified and completed request accepted by Hidalgo County for processing on:  
9/18/22                      Heath Son  
 Date                                      County Official

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

**WARRANTY DEED**

Date: February 28, 2022

Grantor: HILDA RODRIGUEZ, a single person  
Grantor's Mailing Address (including county): 2601 S. Border Ave., Apt. 7107  
Weslaco, Texas 78596  
Hidalgo County, Texas

Grantee: OSNEL SALINAS  
Grantee's Mailing Address (including county): 420 W. Adams Ave.  
Alton, Texas 78573  
Hidalgo County, Texas

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

Property (including any improvements):

All of my undivided interest in and to Lot 21, Block 3, PUEBLO DEL SOL SUBDIVISION, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 30, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 586140, 629988 AND 648925, OFFICIAL RECORDS, AND VOLUME 32, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated December 15, 1938, recorded in Volume 457, Page 29, Deed Records, and dated August 23, 1996, recorded under Clerk's File No. 547983, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated November 20, 1952, recorded in Volume 136, Page 468, and Volume 136, Page 485, Oil and Gas Records, and unitized in instrument dated November 12, 1957, recorded in Volume 206, Page 580, and dated April 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Right of Way Easement dated November 12, 1959, recorded in Volume 963, Page 507, Deed Records, Hidalgo County, Texas.

Easement Agreement dated May 1, 1997, recorded under Clerk's File No. 604386, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of PUEBLO DEL SOL HOMEOWNER'S ASSOCIATION, INC. to secure payment of assessments, as set forth in instrument dated March 17, 1997, recorded under Clerk's File No. 586140, and amended under Clerk's File Nos. 629988 and 648925, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

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

Taxes for the year 2022 and subsequent years.

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

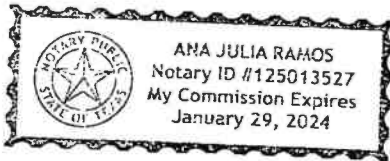
When the context requires, singular nouns and pronouns include the plural.


  
HILDA RODRIGUEZ

**(Acknowledgment)**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th of March, 2022, by HILDA RODRIGUEZ.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
OSNEL SALINAS

**PREPARED BY:**  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 940048; RG:bc



Chapter 232, Texas Local Government Code

3/31/2022 1:14:28 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 1-5746

Receipt No.: 023037

P9285-00-003-0021-00

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

SALINAS OSNEL  
2809 LISSNER AVE  
DONNA, TX 78537  
(956) 472-3927  
(956) 472-3927

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4032Sq.Ft.
- [5] Legal Description: PUEBLO DEL SOL LOT 21 BLK 3
- [6] Location: MILE 6 1/2 W. & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 35', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS

Description: Permit 1-5746

Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: leo.najera

Inspector: gibert.pecina

Receipt: leo.najera

Cashier

Date

3/31/22

[NOTICE]

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

Signature of Owner or Applicant

3/31/22  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5833

### 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: Felix H. Bonitez

Address: 118 Amber Dr.

Weslaco Tx.

78596

Phone: 956 472 9590

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789445922910  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Tesoro Estates PHASE 1 LOT 17 B1K 2

on Sept. 20, 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 10.1.1999);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

9/20/22  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

9/21/22  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/20/22

[Signature]



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
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281  
Edinburg, Texas 78539  
956-318-2840  
956-318-2844

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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: 1-5833

### 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: Felix H. Benitez

Address: 118 Amber Dr.

Weslaco Tx. 78596

Phone: 956 472 9590

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

Tesoro Estates Phase 1 Lot 17 Blk 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

Felix Benitez  
Requesting Party (Signature)

09/13/22  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9.13.2022  
Date

[Signature]  
County Official

09/05/19  
1925479

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

**Warranty Deed with Vendor's Lien**

Date: SEPTEMBER 04, 2019

Grantor: RAMIRO RESENDEZ

Grantor's Mailing Address: 1001 S. 10th St. G. 835  
McAllen, Tx. 78501

Grantee: FELIX HECTOR BENITEZ

Grantee's Mailing Address: 403 R. Street  
Weslaco, TX 78590

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of RAMIRO RESENDEZ in the principal amount of TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$27,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Seventeen (17), Block Two (2), TESORO ESTATES-PHASE I, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 35, Page 5, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 813052, Official Records and Volume 35, Page 5, Map Records, Hidalgo County, Texas..
- b. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Water District No. 9, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 35, Page 5, Map Records, Hidalgo County, Texas.
- e. Easement in favor of Central Power and Light Company, recorded in Volume 691, Page 473, Deed Records, Hidalgo County, Texas.
- f. Contract, Easement and Use Restriction dated October 13, 1999, executed by and between Central Power and Light Company, a Texas corporation and Norberto Salinas, recorded under Document No. 826976, Official Records, Hidalgo County, Texas.

- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 14, 1982, executed by James E. Dyer and wife, Jonita Dyer to Southpoint Exploration, Inc., recorded in Volume 411, Page 818, Oil and Gas Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 5, 1985, executed by James E. Dyer and wife, Jonita Dyer to Esenjay Petroleum Corporation, recorded in Volume 2266, Page 379, Official Records of Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated April 3, 1945, recorded in Volume 546, Page 417 and dated May 8, 1945, recorded in Volume 562, Page 162, Deed Records of Hidalgo County, Texas.
- j. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 11, 1998, executed by J. Edgar Ruiz to El Toro Builders, Inc., recorded under Document No. 735108, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all the oil, gas and/or other minerals, in, on under or that may be produced from the property."
- k. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- l. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Weslaco and/or other Governmental Authority.

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.

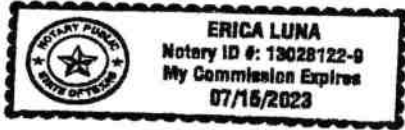
When the context requires, singular nouns and pronouns include the plural.

  
RAMIRO RESENDEZ

ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 4<sup>th</sup> day of September 2019, by RAMIRO RESENDEZ.



Erica Luna  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE. E-2  
McALLEN, TEXAS 78504  
GF#192435280

AFTER RECORDING, RETURN TO:  
FELIX HECTOR BENITEZ



Chapter 232, Texas Local Government Code

4/13/2022 9:51:05 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-5833  
Receipt No.: 023304  
T1817-01-002-0017-00

BENITEZ FELIX H  
403 R ST  
WESLACO , TX 78596  
(956) 472-9590  
(956) 355-8832

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 280Sq.Ft.
- [5] Legal Description: TESORO ESTATES PH 1 LOT 17 BLK 2
- [6] Location: MIDWAY & BUSINESS 83
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side ', Corner 10'  
Special Conditions: applicant must comply with all county setbacks and regulations  
Description: Permit 1-5833  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.mata  
Receipt: alyssa.ulloa

Cashier

4/13/22  
Date

[NOTICE]

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

Signature of Owner or Applicant

11-12-22  
Date