



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 18, 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>9</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	



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: 4-6588

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

Upon the application of:

Name: Monica Peña

Address: 4025 E Davis
Edinburg, TX 78542

Phone: (956) 325-8647

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MRamirez</u>
Inspection/Permit No:		<u>existing</u>
Date Approved:	<u>1 / 1</u>	<u>10/05/22</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789499816355
 Temporary Pole Permanent Service

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

Santa Cruz Gardens #2 Lot 12-W 1/2
Lot 13-EIAC BLK 41 5.90 AC NET.

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on October 18, 2022 the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

10/18/22
Date

ATTEST:

Antonina Guajardo
Hidalgo County Clerk

10/18/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office 2818 S. Business 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6588

**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

Monica Piña

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

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

Santa Cruz Gardens # 2 Lot 12 - W 1/2
Lot 13 - E 1/4 AC BLK 41 S. 90 AC NEX

[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."~~

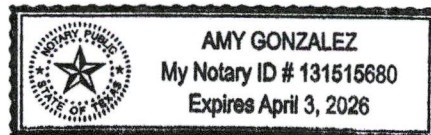
-OR-

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 October 5, 2022, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-6588

Receipt No.: 026206

S1700-02-041-0012-00

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

- PENA MONICA & FERNANDEZ MIGUEL
- PHARR, TX 78577
- (956) 325-8647
- (956) 325-8647
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2158Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 LOT 12-W 1/2
LOT 13-E1AC BLK 41 5.90 AC NET
- [6] Location: DAVIS RD & CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$214000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS AND REGULATIONS
 Description: Permit 4-6588
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40
 Change Due: \$10.00
 Application: melissa.lopez
 Inspector: julio.ruiz
 Receipt: melissa.lopez

Melissa Lopez 10/5/2022
 Cashier Date

[NOTICE]

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

Melissa Lopez

 Signature of Owner of Applicant

10-5-22

 Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 10, 2018

Grantor: Pascual Mendoza and wife, Angelica O. Mendoza

Grantor's Mailing Address: 817 N. 29th, McAllen, Hidalgo County, Texas.

Grantee: Monica Pena and husband, Miguel A. Fernandez

Grantee's Mailing Address: 3507 Champagne Dr., Pharr, Hidalgo County, Texas 78577

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Pascual Mendoza and Angelica O. Mendoza, in the principal amount of SEVENTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$75,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Pascual Mendoza and Angelica O. Mendoza and by a first-lien deed of trust of even date from Grantee to Sandra G. Falcon, Trustee.

Property (including any improvements):

A tract of land containing 6.0 acres being the West 1/2 of Lot 12, and the East 1.0 acre of Lot 13, Block 41, SANTA CRUZ GARDENS UNIT 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the South line of Lot 13 and the centerline of Davis Road said point being North 81 degrees 37 minutes 00 seconds West, 30.0 feet from the Southeast corner of said Lot 13 for the Southwest corner of this tract;

THENCE, North 08 degrees 23 minutes 00 seconds East, at 30.0 feet past a #4 rebar found in the North line of Davis Road, a total distance of 1452.0 feet to a #4 rebar set in the common line between Lots 13 and 6 for the Northwest corner of this tract;

THENCE, South 81 degrees 37 minutes 00 seconds East, at 30.0 feet past a #4 rebar found in the common corner of Lots 6, 7, 12 and 13, a total distance of 180.00 feet along the common line of said Lots to a #4 rebar set for the Northeast corner of this tract;

THENCE, South 08 degrees 23 minutes 00 seconds West, at 1422.00 feet past a #4 rebar set in the North line of Davis Road, a total distance of 1452.00 feet to a C.P.S. set in the South line of Lot 12 and centerline of Davis Road for the Southeast corner of this tract;

THENCE, North 81 degrees 37 minutes 00 seconds West, at 150.00 feet past the common corner of Lots 12 and 13, a total distance of 180.00 feet along the South line of Lots 12 and 13 and centerline of Davis Road to the PLACE OF BEGINNING, said tract containing 6.0 acres, more or less

Reservations From and Exceptions to Conveyance and Warranty:

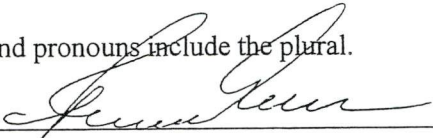
- A. Mineral and/or royalty grant and/or reservation in instrument(s) dated July 8, 1964, recorded in Volume 1092, Page 417, Deed Records, and dated February 9, 1971, recorded in Volume 1280, Page 980, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- B. Oil, Gas and Mineral Lease(s) dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- C. Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- D. Subject to any portion of the land described herein lying within canal right of way.
- E. Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.
- E. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.


Grantor, for the Consideration and subject to the Reservations from 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.



Pascual Mendoza

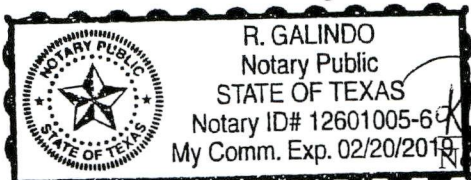


Angelica O. Mendoza

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 11, 2018, by Pascual Mendoza.

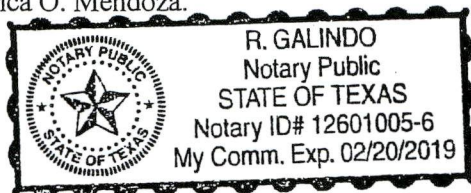


R. Galindo
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 11, 2018, by Angela O. Mendoza.



R. Galindo
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#917271
LAW OFFICES OF SANDRA G. FALCON, PLLC.
4228 N. McCOLL RD.
McALLEN, TEXAS 78504
(LAWDOCS917271-WDLVma)

AFTER RECORDING RETURN TO:

Monica Pena
Miguel Angel Fernandez
3507 Champagne Dr.
Pharr, Texas 78577

WARRANTY DEED

Date: October 27, 1993

DOC# 353814

Grantor: HERBERT STOPPER and ELISABETH G. STOPPER

Grantor's Mailing Address (including county):

4221 Normanwood
W. Bloomfield, Michigan 48323

Grantee: PASCUAL MENDOZA and ANGELICA O. MENDOZA

Grantee's Mailing Address (including county):

817 N. 29th
McAllen, Texas 78504
Hidalgo County, Texas

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A tract of land containing 6.0 acres being the West 1/2 of Lot Twelve (12) and the East 1.0 acre of Lot Thirteen (13), Block Forty-One (41), SANTA CRUZ GARDENS UNIT 2, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the South Line of Lot 13 and the Centerline of Davis Road said point being N 81°37'00" W 30.0 feet from the S.E. Corner of said Lot 13 for the S.W. Corner of this tract;

THENCE, N 08°23'00" E at, 30.0 feet past a #4 rebar found in the North Line of Davis Road, a total distance of 1452.0 feet to a #4 rebar set in the Common Line between Lots 13 and 6 for the N.W. Corner of this tract;

THENCE, S 81°37'00" E at, 30.0 feet past a #4 rebar found in the Common Corner of Lots 6, 7, 12 and 13, a total distance of 180.00 feet along the Common Line of said Lots to a #4 rebar set for the N.E. Corner of this tract;

THENCE, S 08°23'00" W at, 1422.00 feet past a #4 rebar set in the North Line of Davis Road, a total distance of 1452.00 feet to a C.P.S. set in the South Line of Lot 12 and Centerline of Davis Road for the S.E. Corner of this tract;

THENCE, N 81°37'00" W at, 150.00 feet past the Common Corner of Lots 12 and 13, a total distance of 180.00 feet along the South Line of Lots 12 and 13 and Centerline of Davis Road to the PLACE OF BEGINNING, said tract containing 6.0 acres more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas.
2. Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.
3. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District.

4. All of the Oil, Gas and Other Minerals in and under the herein described property except as to a One-Eighth of One-Eighth (1/8) Non-Participating Royalty Interest reserved in instrument recorded in Volume 1092, Page 417, Deed Records, Hidalgo County, Texas, together with all rights, express or implied, in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.
5. Visible and apparent easements on or across subject property.
6. Standby fees, taxes and assessments by any taxing authority for the year 1993, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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

Herbert Stopper
HERBERT STOPPER

Elisabeth G. Stopper
ELISABETH G. STOPPER

KATHERINE J. WALTERS
Notary Public, Oakland County, MI
My Commission Expires Nov. 9, 1994

(Acknowledgment)

State of Michigan
County of OAKLAND

This instrument was acknowledged before me on the 29 day of October, 1993, by **HERBERT STOPPER.**

Katherine J. Walters
Notary Public, State of Michigan

(Acknowledgment)

State of Michigan
County of OAKLAND

This instrument was acknowledged before me on the 29 day of October, 1993, by **ELISABETH G. STOPPER.**

Katherine J. Walters
Notary Public, State of Michigan

KATHERINE J. WALTERS
Notary Public, Oakland County, MI
My Commission Expires Nov. 9, 1994

AFTER RECORDING RETURN TO:

Dyer, Cavazos & Kimball, L.L.P.
Attorneys At Law
1801 South 2nd Street
McAllen, Texas 78503

PREPARED BY:

Dyer, Cavazos & Kimball, L.L.P.
Attorneys At Law
1801 South 2nd Street
McAllen, Texas 78503
File No: 1050/001
GF Number: 93-1233
vsm/real02/mendoza.cwd

FILED FOR RECORD
DOC# 353814 #11
11-12-1993 02:58:00
WILLIAM (BILLY) LEO
HIDALGO COUNTY

AI - 87924

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
APPLICANT			APPLICATION NO.
1.	Rolando Tovar		4-6497
2.	Rolando Tovar		4-5397
3.	Mayra Salinas		4-6568
4.	Mark Lewis		4-6479
5.	Tres Terrenos RGV, L.P.	LOS PUEBLOS SUBDIVISION, LOTS 1-51	BLANKET COVER
6.	RCI Development-Wisconsin, LTD	MILE 9 NORTH MEADOWS, LOTS 1-119	BLANKET COVER
7.	Guadalupe Villarreal	VILLARREAL ESTATES, LOTS 1-2	BLANKET COVER
8.	Marcos De Los Santos	MMN SUBDIVISION #1, LOTS 1-7	BLANKET COVER
9.	San Jacinto Enterprises, LLC	SAN JACINTO ESTATES NO. 4, Phase II, LOTS 46-105	BLANKET COVER
COMM. COURT: OCTOBER 18, 2022			



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: 4-6497

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing as R</u> <u>09/28/2022</u>

Name: Rolando Tovar

Address: 1818 S. Alamo Rd
Edinburg TX 78542

Water Supplier: NAWS

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

Phone: 956-227-8788

Account/ESI No.: 100062219
 Temporary Pole Permanent Service

regarding the land described as: Rincon De Encinos #s 10-13

on October 18, 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 2/25/00);
- 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

Rolando Tovar 10/18/22
Hidalgo County Judge Date

ATTEST: [Signature] 10/18/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 BMS



PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6497

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

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

PARTY MAKING REQUEST:

Name: Rolando Tovar

Address: 1818 S. Alamo Rd
Edinburg TX 78542

Phone: 956 227-8788

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

Rincon De Encinos #5 lot 13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

9-28-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/11/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A 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
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Permit No.: Permit 4-6497
Receipt No.: 025732
R2845-05-000-0013-00

TOVAR ROLANDO & ELVIRA
EDINBURG, TX 78542
(956) 227-8788
(956) 227-8788

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1056Sq.Ft.
- [5] Legal Description: RINCON DE ENCINOS #5 LOT 13
- [6] Location: monte cristo and uredi
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 40', Side 7', Side 7', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6497
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50
Change Due: \$20.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez

melissa.lopez 09/1/2022
Cashier Date

10# 622108

[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

9-1-22
Date

220629. TWO

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, Sandra Vasquez, a married person not joined by her spouse as the hereinafter described real property constitutes separate property which is not part of the business or residential homestead, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Rolando Tovar and Elvira Tovar, husband and wife, ("Grantee"), the following described property, to-wit:

LOT THIRTEEN (13), OF RINCON DE ENCINOS NO. 5, AN ADDITION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGES 135-137 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs, executors and administrators forever. And Grantor does hereby bind itself, its successors, assigns and legal representatives, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs, executors and administrators, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 30 day of March, 2022.

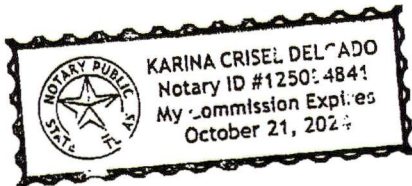
[Signature]
Sandra Vasquez

THE STATE OF TEXAS §

COUNTY OF Montgomery §
§

This instrument was acknowledged to me on the 30 day of March, 2022, by Sandra Vasquez.

[Signature]
NOTARY PUBLIC, State of Texas



Grantee's Address:

Rolando Tovar and Elvira Tovar
1818 S. Alamo Rd
Edinburg TX 78542

After Recording, Please Return to:

Rolando Tovar and Elvira Tovar
1818 S. Alamo Rd
Edinburg TX 78542



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: 4-5397

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	10/18/2022

Name: Rolando Tovar

Address: 1818 S. Alamo St
Edinburg TX 78542

Water Supplier: NAWS

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

Phone: 956-227-8788

Account/ESI No: 10032789448359430
 Temporary Pole Permanent Service

regarding the land described as:

Falcon Meadow lot 2

on October 18, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 7/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 10/18/22
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 [Signature]

ATTEST: [Signature] 10/18/22
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5397

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

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

PARTY MAKING REQUEST:

Name: Rolando Tovar

Address: 1818 S. alamo rd
Edinburg tx 78542

Phone: 956-227-8788

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

Falcon Meadow 10t 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

9-28-2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of pmt.

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

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

10/11/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

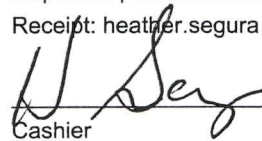
TOVAR ROLANDO & ELVIRA
1818 S ALAMO RD
EDINBURG , TX 78542
(956) 227-8788
(956) 227-8788

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

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

Total Amount.....\$30.00

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


Cashier

11/19/21
Date

701647

[NOTICE]

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


Signature of Owner or Applicant

11-19-21
Date

Charge to VLTC
GF#175863/PG

WARRANTY DEED

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

Date: November 3, 2021

Grantor: MANUEL ALEJANDRO SALINAS, a single person

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

Grantee: ROLANDO TOVAR AND WIFE, ELVIRA TOVAR

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

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

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

Reservations from Conveyance: NONE

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

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

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

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

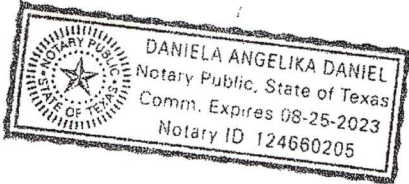
When the context requires, singular nouns and pronouns include the plural.



(Acknowledgment)

STATE OF TEXAS *
COUNTY OF ~~HIDALGO~~ ^{Bexar} *

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




NOTARY PUBLIC, STATE OF TEXAS

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

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



PLANNING DEPARTMENT

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: 4-05108

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>9/26/22</u>	<u>/ /</u>

Name: Mayra Salinas

Address: 14214 Emile

17 1/2 N

Edinburg, Tx.

Phone: (956) 474-4231

Water Supplier: ~~WORTH~~ ~~91920~~ N/A

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

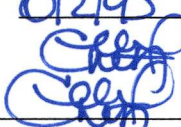



Account/ESI No.: 1000061993
 Temporary Pole Permanent Service

regarding the land described as:

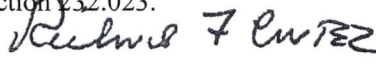
CAVE Subdivision, Lot 5

on October 18, 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 8/2/95);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by );
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by );
- 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 );
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by );

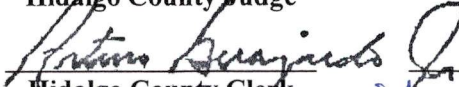

Planning Department Authorized Signature


Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 BMS

ATTEST:


Hidalgo County Clerk

Date

10/18/22



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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956-318-2844

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-65608

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: Mayra Salinas

Address: 14214 E. mile

17 1/2 N. Edinburg, TX.

Phone: (956) 474-4231

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

CAVE Subdivision, lot 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mayra Salinas
Requesting Party (Signature)

9/26/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/11/22
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/23/2022 2:23:03 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6568
Receipt No.: 026087
C2545-00-000-0005-00

SALINAS MAYRA ARELY
260 W MILE 12 1/2 N
WESLACO, TX 78596
(956) 474-4231
(956) 474-4231

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 896Sq.Ft.
- [5] Legal Description: CAVE LOT 5
- [6] Location: fm 493 and Sunflower rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 30', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6568
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez

Melissa Lopez
Cashier
09/23/2022
Date

ID# 550217

[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

9-23-2022

Date

Charge to: VLTC

GF # 174518

XO/ct
21-210

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.

Special Warranty Deed with Vendor's Lien

Date: July 23, 2021

Grantors: PAMELA ZARATE, a single person

Grantors' Mailing Address: 712 East Champion Street
Edinburg, Texas 78539
Hidalgo County

Grantee: MAYRA ARELY SALINAS, a married person

Grantee's Mailing Address: 260 Mile 12 ½ North
Weslaco, Texas 78596
Hidalgo County

Consideration: A note of even date executed by Grantee and payable to the order of PAMELA ZARATE, a single person, in the principal amount of TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to XAVIER ORNELAS, Trustee.

Property (including any improvements):

All of Lot 5, CAVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 95B, 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 covenant described in instrument dated May 21, 1996, filed June 12, 1996 under Document Number 530270, Official Records and Volume 30, Page 95B, 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 Donna Irrigation District Hidalgo County No. 1.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Cave Subdivision, recorded in Volume 30, Page 95B, Map Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 17, 1959, by and between George A. Kraft and wife, Anna R. Kraft, as Lessor, and Pan American Petroleum Corporation, as Lessee, recorded in Volume 241, Page 416, Oil and Gas Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated January 25, 1960, recorded in Volume 244, Page 313, Oil and Gas Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in Deed dated August 6, 1982, recorded in Volume 1797, Page 328, Deed Records of Hidalgo County, Texas.
7. Visible and apparent easements on or across the property herein described.

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

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.

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.

Pamela Zarate
PAMELA ZARATE, a single person

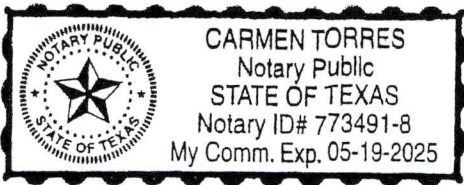
{Certificate of Acknowledgment}

STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared PAMELA ZARATE, a single person, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of July, 2021.



Carmen Torres
Notary Public, State of Texas

REPAIRED IN THE LAW OFFICE OF:
AVIER ORNELAS
P.O. Box 876
10 South Closner Blvd.
Dinburg, Texas 78540
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:

4-6479

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: Mark Lewis

Address: 16324 The Hills Dr
Edinburg, TX 78542

Phone: 210-749-0239/956776
9105

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>54390</u>
Date Approved:	<u>/ /</u>	<u>10/11/22</u>

Water Supplier: N/A

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

Account/ESI No.: 1000057370
 Temporary Pole Permanent Service

regarding the land described as:

16324 The Hills Dr. Edinburg Lot 5 The Hills

on October 18, 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 12/17/14);

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;

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

Rickard F. Carter 10/18/22
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 [Signature]

ATTEST: [Signature] 10/18/22
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6479

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: Mark Lewis

Address: 16324 The Hills Dr.
Edinburg Tx 78542

Phone: 210-749-0239

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

Lot 5 The Hills ~~Sub~~ Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

8/29/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/11/22
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6479
Receipt No.: 025659
T3420-00-000-0005-00

LEWIS MARK ANTHONY
16324 THE HILLS DRIVE
EDINBURG, TX 78542
(210) 749-0239
(956) 776-9105

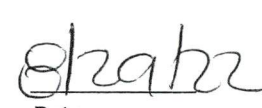
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 7010Sq.Ft.
- [5] Legal Description: THE HILLS LOT 5
- [6] Location: BRUSHLINE RD AND MONTECRISTO RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$5000000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-6479
Price: \$30.00

Total Amount.....\$30.00

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


Cashier


Date

[NOTICE]

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

Signature of Owner of Applicant

Date

8-29-22

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: December 13, 2021

Grantor: MARK ANTHONY LEWIS and JORDAN LOUISE LEWIS,
f/k/a JORDAN LOUISE RODRIGUEZ, husband and wife

Grantor's Mailing Address (including county): 16324 The Hills Drive
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: MARK ANTHONY LEWIS and JORDAN LOUISE LEWIS, husband and wife,
as their community property

Grantee's Mailing Address (including county): 16324 The Hills Drive
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: No consideration is required. The purpose of this Deed is to convert separate property to the spouses' community property pursuant to §4.203 of the Texas Family Code.

Property (including any improvements):

Lot 5, REPLAT OF LOTS 5-9, THE HILLS, Hidalgo County, Texas, as per map or plat thereof filed December 17, 2014, recorded under Clerk's File No. 2572164, Official Records and Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 615370 AND 2685534, OFFICIAL RECORDS, VOLUME 32, PAGE 95, MAP RECORDS, AND CLERK'S FILE NO. 2572164, OFFICIAL RECORDS AND MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grants and/or reservations in instruments dated November 3, 1935, recorded in Volume 572, Page 66, Deed Records, dated July 12, 1955, recorded in Volume 177, Page 165, Oil and Gas Records, and dated June 18, 1960, recorded in Volume 985, Page 538, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interests was not checked subsequent to the dates of the aforesaid instruments.

Oil, Gas and Mineral Lease dated March 1, 1963, recorded in Volume 275, Page 321, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest was not checked subsequent to the date of the aforesaid instrument.

Oil, Gas and Mineral Lease dated July 1, 1989, recorded in Volume 2872, Page 820, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest was not checked subsequent to the date of the aforesaid instrument.

Oil, Gas and Mineral Lease dated September 27, 1954, recorded in Volume 161, Page 415, Oil and Gas Records, unitized in instrument dated September 17, 1959, recorded in Volume 238, Page 596, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interests was not checked subsequent to the dates of the aforesaid instruments.

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

Easement and/or other rights, if any, as set forth in an untitled instrument dated August 21, 1956, recorded in Volume 870, Page 503, Deed Records, Hidalgo County, Texas.

Amendatory Agreement dated October 11, 1995, recorded under Clerk's File No. 492078, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in an untitled instrument dated October 15, 1956, recorded in Volume 874, Page 390, Deed Records, Hidalgo County, Texas.

Amendatory Agreement dated October 11, 1995, recorded under Clerk's File No. 492078, Official Records, Hidalgo County, Texas.

Conservation Easement dated August 5, 1997, recorded under Clerk's File No. 615371, Official Records, Hidalgo County, Texas.

Water/Sewer Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562366, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of THE HILLS HOMEOWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated August 5, 1997, recorded under Clerk's File No. 615370, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

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

Minimum floor elevation; 25.00-foot minimum building setback line along the front; 20.00-foot minimum building setback line along the rear; and, 6.00-foot minimum building setback line along the sides, as per map or plat filed December 17, 2014, recorded under Clerk's File No. 2572164, Official Records and Map Records, Hidalgo County, Texas.

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.

NOTICE

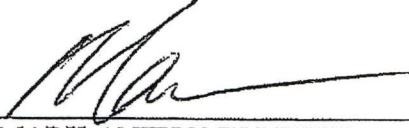
THIS INSTRUMENT CHANGES SEPARATE PROPERTY TO COMMUNITY PROPERTY. THIS MAY HAVE ADVERSE CONSEQUENCES DURING MARRIAGE AND ON TERMINATION OF THE MARRIAGE BY DEATH OR DIVORCE. FOR EXAMPLE:

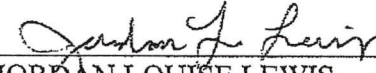
EXPOSURE TO CREDITORS. IF YOU SIGN THIS AGREEMENT, ALL OR PART OF THE SEPARATE PROPERTY BEING CONVEYED TO YOUR SPOUSE MAY BECOME SUBJECT TO THE LIABILITIES OF YOUR SPOUSE. IF YOU DO NOT SIGN THIS AGREEMENT, YOUR SEPARATE PROPERTY IS GENERALLY NOT SUBJECT TO THE LIABILITIES OF YOUR SPOUSE UNLESS YOU ARE PERSONALLY LIABLE UNDER ANOTHER RULE OF LAW.

LOSS OF MANAGEMENT RIGHTS. IF YOU SIGN THIS AGREEMENT, ALL OR PART OF THE SEPARATE PROPERTY BEING CONVEYED TO YOUR SPOUSE WILL BECOME SUBJECT TO THE SOLE MANAGEMENT, CONTROL, AND DISPOSITION OF YOUR SPOUSE ALONE. IN THAT EVENT, YOU WILL LOSE ALL OR PART OF YOUR MANAGEMENT RIGHTS OVER THE PROPERTY. IF YOU DO NOT SIGN THIS AGREEMENT, YOU WILL GENERALLY RETAIN THOSE RIGHTS.

LOSS OF PROPERTY OWNERSHIP. IF YOU SIGN THIS AGREEMENT AND YOUR MARRIAGE IS SUBSEQUENTLY TERMINATED BY THE DEATH OF EITHER SPOUSE OR BY DIVORCE, ALL OR PART OF THE SEPARATE PROPERTY BEING CONVEYED TO YOUR SPOUSE WILL BECOME THE SOLE PROPERTY OF YOUR SPOUSE OR YOUR SPOUSE'S HEIRS. IF YOU DO NOT SIGN THIS AGREEMENT, YOU GENERALLY CANNOT BE DEPRIVED OF OWNERSHIP OF YOUR SEPARATE PROPERTY ON TERMINATION OF YOUR MARRIAGE, WHETHER BY DEATH OR DIVORCE.

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

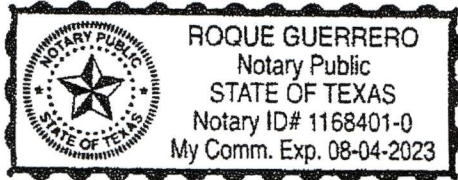

MARK ANTHONY LEWIS



JORDAN LOUISE LEWIS,
FKA JORDAN LOUISE RODRIGUEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 13th of December, 2021, by MARK ANTHONY LEWIS and JORDAN LOUISE LEWIS, f/k/a JORDAN LOUISE RODRIGUEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MARK ANTHONY LEWIS and JORDAN LOUISE LEWIS
16324 The Hills Drive
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 918258; SF:bc



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

OSST'S installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Tres Terrenos REV, L.P.</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Tres Terrenos REV, L.P.

Address: 11410 North FM 493
Donna, TX. 78534

Water Supplier: NPAWSC

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

Phone: (512) 600-3119

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

regarding the land described as:

100 Pueblos lots 1-51

on October 18, 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 9/18/2022);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jursein);
- 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 WRamsey);
- 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 MRamsey);
- 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 Jursein);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
10/18/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk
10/18/22
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

OSSF's installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Tres Terrenos RGV, L.P.

Address: 11410 North FM 493

Donna, Texas 78537

Phone: (512) 600-3119

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

See Attached Warranty Deed LOS PUEBLOS 106 1-51

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

John Mung
Requesting Party (Signature)

7-8-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

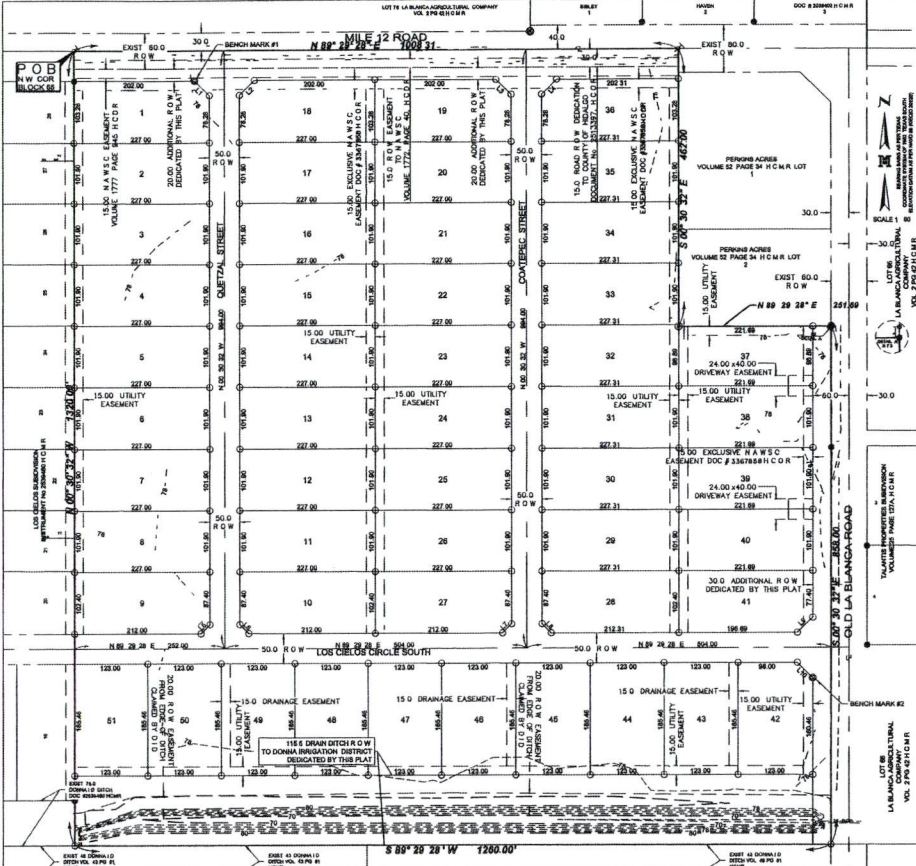
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy subd. plat

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

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

9/20/22
Date

Gen Serin
County Official



Map of LOS PUEBLOS SUBDIVISION

BEING A RESUBDIVISION OF 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 85, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION 'B' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 PAGE 42 HIDALGO COUNTY MAP RECORDS

METES & BOUNDS

A TRACT OF LAND CONTAINING 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 85, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION 'B' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 PAGE 42 HIDALGO COUNTY MAP RECORDS WHICH SAID 35.512 ACRES CONSIST OF A CERTAIN TRACT CONVEYED TO THIS TRACTOR BY L.P. A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S WARRANTY RECORDED UNDER DOCUMENT NUMBER 281475 AND DOCUMENT NUMBER 281473 HIDALGO COUNTY OFFICIAL RECORDS SAID 35.512 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID BLOCK 85 FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT

1. THENCE N 89° 29' 28" E A DISTANCE OF 1,008.21 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT
2. THENCE S 89° 30' 32" E AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RY OF WAY LINE OF MILE 12 ROAD CONTAINING A TOTAL DISTANCE OF 402.80 FEET FOR AN INSIDE CORNER OF THIS TRACT
3. THENCE N 89° 29' 28" E A DISTANCE OF 261.68 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT
4. THENCE S 89° 30' 32" E ALONG THE WEST RY OF WAY LINE OF OLD LA BLANCA ROAD AT A DISTANCE OF 198.60 FEET PASS A NO. 4 REBAR FOUND IN LINE CONTAINING A TOTAL DISTANCE OF 868.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT
5. THENCE S 89° 29' 28" E ALONG THE SOUTH LINE OF SAID BLOCK 85 A DISTANCE OF 1,389.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT
6. THENCE S 89° 30' 32" W AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RY OF WAY LINE OF MILE 12 ROAD CONTAINING A TOTAL DISTANCE OF 1,328.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.512 ACRES OF WHICH 0.044 OF ONE ACRES WITHIN THE EXISTING RIGHT OF WAY OF SAID ROAD LEAVING A NET OF 34.818 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS AND TRANSFEREES HEREBY WARRANT ONE OR MORE PERSONS (WHICH MAY BE ONE OR MORE INDIVIDUALS OR CORPORATIONS) IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION (HEREINAFTER CALLED GRANTEE) TO THE RIGHT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, WARRANT, SELL, TRANSFER AND CONVEY TO SAID GRANTEE ITS SUCCESSORS AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, MAINTAIN, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 FEET IN WIDTH AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY GRANTED EXCEPT THAT WHEN THE (PULLED-IN) IS INSTALLED THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED APPLIES ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VII OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREFOR TO THE EXTENT AS THE EASEMENT CONTRACTS TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED FOR 80 YEARS OR LONGER AS THE GRANTEE OWNS IT WHOEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE 13th DAY OF July, 2022

John Mays 7-13-22
 THIS TERRAZOS RIV LP
 BY THIS TERRAZOS RIV OF LLC
 JOHN A. MAYS MANAGER
 11410 NORTH F 402
 DONNA, TEXAS 75027

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED JOHN A. MAYS WHO PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO BEING BY ME FIRST DAILY SWORN DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July, 2022

Arturo Guajardo Jr
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES



STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I, THIS TERRAZOS RIV LP, AS OWNERS OF THE 35.512 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING HEREBY LESSEES OR SUBDIVIDES HEREBY SURRENDERS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN THEREBY.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.082 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AS SET FORTH BY THE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE MINIMUM REQUIREMENTS OF STATE STANDARDS
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
- AS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

THIS TERRAZOS RIV LP
 A TEXAS LIMITED PARTNERSHIP
 BY THIS TERRAZOS RIV OF LLC
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER
John Mays 7-13-22
 JOHN A. MAYS MANAGER
 11410 NORTH F 402
 DONNA, TEXAS 75027

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED JOHN A. MAYS, WHO PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO BEING BY ME FIRST DAILY SWORN DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July, 2022

Arturo Guajardo Jr
 NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES



STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED MARCO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Marco Reyna 7-13-22
 MARCO A. REYNA P.E. # 117988
 DATE PREPARED 11/11/2019
 ENGINEERING JOB NO. 21124 00



STATE OF TEXAS
 COUNTY OF HIDALGO

I, JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE REVIEWED AND CONDUCTED A PROFESSIONAL SURVEY OF THE GRANTING OF THE OVERLAP OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MARKETS SHOWN THEREIN WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

GATED THIS 12th DAY OF July, 2022

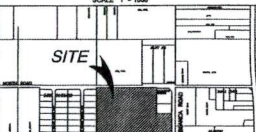
James De Jesus 7-13-22
 JAMES DE JESUS P.L.S. # 26813
 STATE OF TEXAS
 DATE SURVEYED 11/03/2020
 1125 PG
 SURVEY JOB # 21402 08



DRAWN BY: CBM/JA DATE: 07-01-21
 FINAL CHECK: _____ DATE: _____

LOCATION MAP

SCALE 1" = 1000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LOS PUEBLOS SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 12 ROAD & OLD LA BLANCA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA POPULATION 17,438. LOS PUEBLOS SUBDIVISION LIES APPROXIMATELY 1.06 MILES FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.051. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

NOTE: THERE ARE 51 LOTS WITHIN THIS SUBDIVISION.

INDEX TO SHEET OF LOS PUEBLOS SUBDIVISION

- SHEET 1: HEADINGS, INDEX & LOCATION MAP, LOTS, STREETS AND EASEMENTS LAYOUT, GENERAL NOTES, POINT OF VIEW, EASEMENTS, CURVE DATA, LOT LINE TABLE, OWNERS DEDICATION, NOTARY STATEMENT, ENGINEER'S AND SURVEYORS CERTIFICATION, COUNTY CLEAR STATEMENT.
- SHEET 2: ENGINEER'S AND SURVEYORS CERTIFICATION, H.C. JUDGE MAYOR AND H.C. PALZ APPROVAL SIGNATURE, H.C.C.D. BY SIGNATURE, DONNA IRRIGATION DISTRICT SIGNATURE, H.A.W.C. & R.O.W. EASEMENT SIGNATURE.
- SHEET 3: MAP OF WATER DISTRIBUTION INCLUDING DESCRIPTION OF WATER AND OSSF ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH), WATER DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY, STORM DRAINAGE PLAN, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE CONSTRUCTION DETAILS.
- SHEET 5: STREET LAYOUT AND CONSTRUCTION DETAILS.

LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 6 REBAR
- FOUND PIPE
- BENCH MARK SET IN CONCRETE
- SET IN REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- 8" Ø

R.O.W. RIGHT OF WAY
 H.C.M.R. HIDALGO COUNTY MAP RECORDS
 H.C.C.D. HIDALGO COUNTY DEED RECORDS
 H.W.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 N.W.S.W.C. NORTHWEST CORNER
 V.L.D.W.S.N. VENDOR'S LIEN DEED WITH SPECIAL WARRANTY
 W.D. WITNESS DEED
 N.O.T. NOT TO SCALE
 S.O.F. SQUARE FEET
 C. CENTER LINE
 P. PROPERTY LINE

Lot Area Table	Lot Area Table	Lot Area Table
Lot #	Area (SQ FT)	Area (SQ FT)
1	2932.00	0.671
2	2932.00	0.671
3	2932.00	0.671
4	2932.00	0.671
5	2932.00	0.671
6	2932.00	0.671
7	2932.00	0.671
8	2932.00	0.671
9	2932.00	0.671
10	2932.00	0.671
11	2932.00	0.671
12	2932.00	0.671
13	2932.00	0.671
14	2932.00	0.671
15	2932.00	0.671
16	2932.00	0.671
17	2932.00	0.671
18	2932.00	0.671
19	2932.00	0.671
20	2932.00	0.671
21	2932.00	0.671
22	2932.00	0.671
23	2932.00	0.671
24	2932.00	0.671
25	2932.00	0.671
26	2932.00	0.671
27	2932.00	0.671
28	2932.00	0.671
29	2932.00	0.671
30	2932.00	0.671
31	2932.00	0.671
32	2932.00	0.671
33	2932.00	0.671
34	2932.00	0.671
35	2932.00	0.671
36	2932.00	0.671
37	2932.00	0.671
38	2932.00	0.671
39	2932.00	0.671
40	2932.00	0.671
41	2932.00	0.671
42	2932.00	0.671
43	2932.00	0.671
44	2932.00	0.671
45	2932.00	0.671
46	2932.00	0.671
47	2932.00	0.671
48	2932.00	0.671
49	2932.00	0.671
50	2932.00	0.671
51	2932.00	0.671

MELDEN & HUNT INC
 CONSULTANTS ENGINEERS SURVEYORS

110 W. MONTYFEE, DENVER, TX 75041
 (940) 381-0861 FAX (940) 381-1836
 ESTABLISHED 1947 www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
THIS TERRAZOS RIV LP BY THIS TERRAZOS RIV OF LLC	11410 NORTH F 402	DONNA TX 75027	(940) 381-1836	(940) 381-1836
OWNER: JOHN A. MAYS MANAGER	11410 NORTH F 402	DONNA TX 75027	(940) 381-0861	(940) 381-1836
ENGINEER: MARCO A. REYNA P.E.	118 W. MONTYFEE	DENVER, TX 75041	(940) 381-0861	(940) 381-1836
SURVEYOR: JAMES DE JESUS P.L.S.	118 W. MONTYFEE	DENVER, TX 75041	(940) 381-0861	(940) 381-1836

FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO JR.
 HIDALGO COUNTY CLERK

ON 8/31/2022 AT 3:57 AM
 INSTRUMENT NUMBER 33710383
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Arturo Guajardo Jr DEPUTY



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

Sewer

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: PCI Development-Wisconsin, LTD.

Address: P.O. BOX 2107
MCKINNEY, TX. 75055

Phone: 007-3502

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

Water Supplier: WTWSC.

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

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

regarding the land described as:

Nine (9) North Meadows lots 1-119

on October 18, 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 8-18-22);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sesin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
10/18/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 BNS

ATTEST: [Signature]
Hidalgo County Clerk
10/18/22
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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956-205-7049

Sever

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: RCI Development - Wisconsin, LTD.

Address: P.O. Box 2107

McAllen, Texas 78505

Phone: (956) 607-3502

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

1119 North Meadows, Lots 1-119

A 40.00 acre tract of land being all of Lot 3, Block 29, Capisallo District Subdivision, Hidalgo County, Texas.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

[Signature]
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

9/28/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

1055F installed
1055A escrowed.

Precinct 1 2(3) 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Guadalupe Villareal

Address: 2107 Lucky "I" Street
Mission, Tx. 78573

Phone: 580-3798

Water Supplier: SWSC.

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

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

regarding the land described as:

Villarreal Estates lots 1-2

on October 18, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 9/6/2022)

(verified by Fun Sean);

(verified by WRamirez);

(verified by WRamirez);

(verified by Fun Sean);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

10/18/22
Date

APPROVED BY
COMMISSIONER'S COURT
ON: 10/18/22 BMS

ATTEST:

[Signature]
Hidalgo County Clerk

10/18/22
Date

Kily



PLANNING DEPARTMENT County of Hidalgo

Rev. 05-18-20

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

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

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

OSSF's.

Precinct 1 2(3)4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: GUADALUPE VILLARREAL

Address: 2107 LUCKY "I" STREET
MISSION, TEXAS 78573

Phone: (956) 580-3798

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

NEW CALEDONIA UNIT No. 3 ~~←~~ Villarreal Estates Lots 1-2
LOT 21 0.95 AC GROSS 0.81 AC
NET.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

8/20/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subel. 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:

9/28/2022 [Signature]
Date County Official

LOT 21
NEW CALEDONIA UNIT No. 3, VOLUME 6, PAGE 47, MAP RECORDS

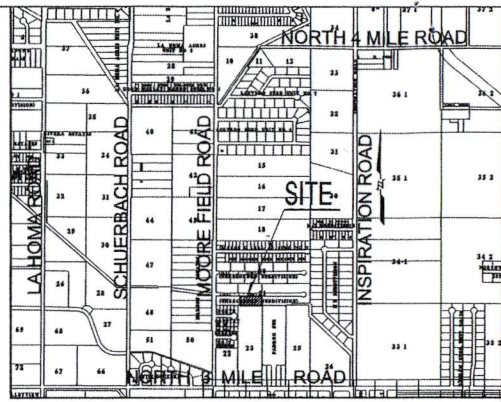
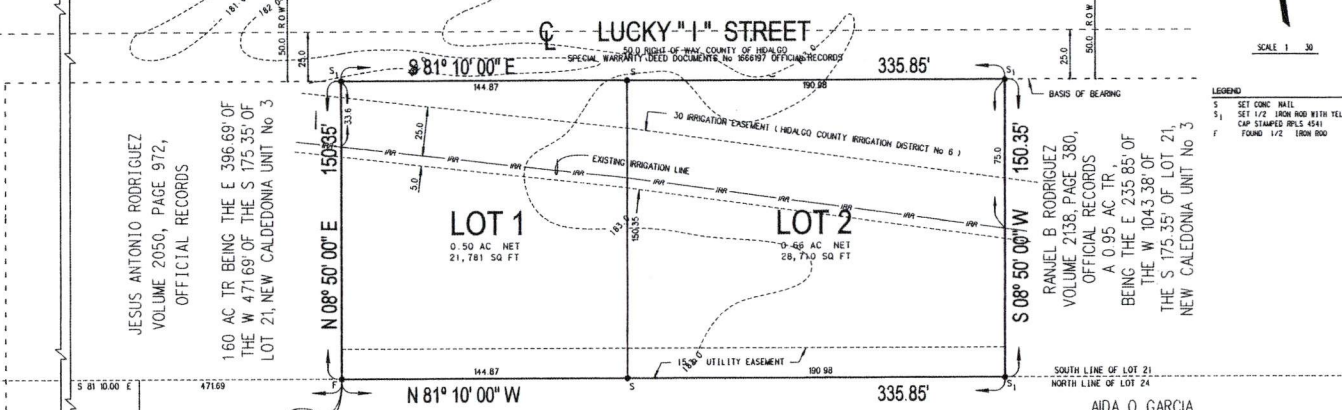
RODOLFO PEDRAZA
OWNER ID# 143 381

RODOLFO PEDRAZA
DOCUMENT No 1024280
OFFICIAL RECORDS

NAME	ADDRESS	PHONE & FAX
OWNER FRANCISCA R VILLARREAL QUADRAPE VILLARREAL	LUCKY 1 STREET MISSION TX 78073	(361) 219 3603
ENGINEER PABLO SOTO JR. P.E.	1204 S HINWOOD PHASE TX 78077	(361) 460 1605
SURVEYOR PABLO SOTO JR. P. R. L. S.	1204 S HINWOOD PHASE TX 78077	(361) 460 1605



MOOREFIELD RD
JESUS ANTONIO RODRIGUEZ
VOLUME 2050, PAGE 972,
OFFICIAL RECORDS
160 AC TR BEING THE E 396.69' OF
THE W 471.69' OF THE S 175.35' OF
LOT 21, NEW CALEDONIA UNIT No 3



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT FLOOD ZONE DESIGNATION C
COMPLIANCE PANEL NO. AREA# HAVING MAP REVISED NOVEMBER 16 1982
AREAS OF MINOR FLOODING (NO SHADING)
- SETBACK
FRONT 20.00 FEET ON EASEMENT WHICHEVER IS GREATER
SIDE 10.00 FEET ON EASEMENT WHICHEVER IS GREATER OR AS NOTED
SIDE 6.00 FEET ON EASEMENT WHICHEVER IS GREATER OR AS NOTED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT
THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED
APPLICATIONS FOR CONSTRUCTION AND RESIDUES PRIOR TO OCCUPANCY THE LOT
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'4" ABOVE FINISH LEVEL OF 1' STREET ON NATURAL
GRADE WHICH EVER IS GREATER AND AN ELEVATION CERTIFICATE BE REQUIRED FOR LOTS LOCATED OUTSIDE
A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST
CONSTRUCTION FINISH FLOOR ELEVATION AN ELEVATION CERTIFICATE SHALL BE REQUIRED
FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION
- RECORDS (8 M) THE FOLLOWING RECORDS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE
ATTACHED ENGINEERING PLANS 8 M 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

LOT 23, NEW CALEDONIA UNIT No. 3, VOL. 6, PG. 47, MAP RECORDS

PABLO GONZALEZ
VOLUME 3231, PAGE 593, OFFICIAL RECORDS

LUCKY 1 STREET
RANIEL B RODRIGUEZ
VOLUME 2138, PAGE 380,
OFFICIAL RECORDS
A 0.95 AC TR
BEING THE E 235.85' OF
THE W 1043.38' OF
THE S 175.35' OF LOT 21,
NEW CALEDONIA UNIT No 3

THE STATE OF TEXAS COUNTY OF HIDALGO
OWNERS DEDICATION CERTIFICATION AND ATTESTATION

WE QUADRAPE VILLARREAL AND FRANCISCA VILLARREAL, AS OWNERS OF THE TRACT OF LAND ENCOMPASSED
WITHIN THE FOREGOING PLATA Y ESTADOS HEREBY SUBDIVIDE THE LAND AS SPECIFIED IN
THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS AND EASEMENTS SHOWN HEREIN
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND
THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF
STATES STANDARDS
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND
(D) GAS CONNECTIONS IF AVAILABLE PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE
STANDARDS
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE
Francisca Villarreal 8/15/2024
Pablo Soto Jr. 8/15/2024

THE STATE OF TEXAS COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED FRANCISCA VILLARREAL AND
FRANCISCA VILLARREAL, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER
LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND BELIEVE BY ME
FIRST ONLY I HAVE DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND KNOWLEDGED THAT THEY
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August 2024
Miguel Muñoz August 17, 2024
NOTARY PUBLIC BY COMMISSION EXPIRES

APPROVAL BY PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION TEXAS
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THE CITY OF MISSION, TEXAS IN ACCORDANCE WITH THE FOLLOWING:
CHAIRMAN PLANNING COMMISSION DATE 8-27-24

SHARPLAND WATER SUPPLY CORPORATION PRELIMINARY PLAT
CONDITIONAL APPROVAL

I, SHARPLAND ENGINEER HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE
VILLARREAL ESTATED SUBDIVISION LOCATED AT NORTH LUCKY 1 STREET & MOOREFIELD ROAD IN
HIDALGO COUNTY TEXAS SUBJECT TO THE SUBDIVISION POSSIBLE WATER SYSTEM MEETING THE APPROVAL OF THE
DEVELOPER'S DESIGN ENGINEER ALL APPLICABLE RULES AND REGULATIONS OF SHARPLAND WATER SUPPLY
CORPORATION AND LOCAL, STATE, AND FEDERAL AGENCIES
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE
REFERENCED WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARPLAND WATER SUPPLY
CORPORATION SERVICE AREA
GENERAL MANAGER DATE 8-22-24

THE STATE OF TEXAS - COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARIBDO GUJARDO JR
HIDALGO COUNTY CLERK
ON 9-11-2024 AT 1:58 PM
INSTRUMENT NUMBER 351744
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY Arribdo Gujardo Jr

METES AND BOUNDS DESCRIPTION

A 1.16 ACRE TRACT OF LAND OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY ONE (21), NEW CALEDONIA UNIT No 3
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY
TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY TEXAS,
FOLLOWS:
COMMENCING AT A CONCRETE WALL SET AT THE SOUTHWEST CORNER OF LOT 21, THENCE SOUTH 81 DEGREES 10
MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF LOT 21, A DISTANCE OF 471.49 FEET TO A HALF (1/2)
INCH IRON ROD FORM FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING,
THENCE NORTH 08 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH
IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH RIGHT OF WAY LINE OF LUCKY 1 STREET
FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND,
THENCE SOUTH BY DEGREES 10 MINUTES 00 SECONDS EAST WITH THE SOUTH RIGHT OF WAY LINE OF SAID LUCKY 1
STREET, A DISTANCE OF 335.85 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS
4541 SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND,
THENCE SOUTH BY DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH
IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH LINE OF SAID LOT 21, FOR THE SOUTHWEST
CORNER OF THIS TRACT OF LAND,
THENCE NORTH BY DEGREES 10 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 21, A DISTANCE
OF 335.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS.

SHEET	INDEX OF SHEETS FOR PLAT A Y, ESTATES
SHEET 1	READING INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTRACTS, PLAT WITH LOTS, STREET AND EASEMENTS, REGULATIONS, LOCAL DESCRIPTION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE, OWNER'S DEDICATION CERTIFICATE, HIDALGO COUNTY DEED CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN C & S NO. 1 CERTIFICATE, H.C. IRRIGATION DISTRICT #
SHEET 2	WATER DISTRIBUTION AND SEPTIC SYSTEM MAP, TYPICAL WATER SERVICE CONNECTION ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, WATER DISTRIBUTION AND OSS MAP, TYPICAL WATER SERVICE CONNECTION, DRAINAGE, STORMAGE, INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION

LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

VILLARREAL ESTATED IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No 3,
ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE NORTH OF THE
INTERSECTION OF MILE 3 NORTH OF N. 1924 AND MOOREFIELD ROAD AND 100 FEET
EAST ON SOUTH SIDE OF LUCKY 1 STREET, THE ONLY NEARBY MUNICIPALITY IS
THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2013 POPULATION
ESTIMATE IS 83,384. PLATA Y ESTADOS FALLS OUTSIDE MISSION'S 5 MILE
EXTRATERRITORIAL JURISDICTION (ET/JMP) LOCAL GOVERNMENT CODE 41.021

T B P E FIRM # 20208

PABLO SOTO JR. P.E.
1204 S HINWOOD STREET TEL: (361) 460 1605
PHARO, TEXAS 78071

LOT 1, NEW CALEDONIA UNIT No. 3, VOL. 6, PG. 47, MAP RECORDS

A 1.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY ONE (21), NEW CALEDONIA UNIT No 3
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY TEXAS,
FOLLOWS:
COMMENCING AT A CONCRETE WALL SET AT THE SOUTHWEST CORNER OF LOT 21, THENCE SOUTH 81 DEGREES 10
MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF LOT 21, A DISTANCE OF 471.49 FEET TO A HALF (1/2)
INCH IRON ROD FORM FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING,
THENCE NORTH 08 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH
IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH RIGHT OF WAY LINE OF LUCKY 1 STREET
FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND,
THENCE SOUTH BY DEGREES 10 MINUTES 00 SECONDS EAST WITH THE SOUTH RIGHT OF WAY LINE OF SAID LUCKY 1
STREET, A DISTANCE OF 335.85 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS
4541 SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND,
THENCE SOUTH BY DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH
IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH LINE OF SAID LOT 21, FOR THE SOUTHWEST
CORNER OF THIS TRACT OF LAND,
THENCE NORTH BY DEGREES 10 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 21, A DISTANCE
OF 335.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS.

THE STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE 232.022(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VILLARREAL ESTATED HAS
BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONED COURT
ON 8/16/2024
DATE 8/16/2024
ATTEST: National Judge of the Court
HIDALGO COUNTY CLERK DATE 8/16/2024

HIDALGO COUNTY
DRAINAGE DISTRICT NO. 1 CERTIFICATE

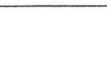
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS
SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE
SECTION 49.21117. THE DISTRICT HAS REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES
DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING
CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE
THESE DETERMINATIONS.
DATE 09-28-2022

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT
DATE 8/26/2024
PABLO SOTO JR. P.E.
REG. PROFESSIONAL ENGINEER NO. 08278

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS
SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.
DATE 8/26/2024
PABLO SOTO JR. P.E.
REG. PROFESSIONAL LAND SURVEYOR NO. 0451





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

OSF's installed.

Precinct ① 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Manuel De los Santos

Address: 1412 Filbert St
Weslaco, TX. 78596

Phone: 454-2024

Water Supplier: WAWSC

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

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

regarding the land described as: MMN# lots 1-7

on October 18, 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 8/18/22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fursein);
- 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 Fursein);
- 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 MRamirez);
- 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 WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fursein);

[Signature]
Planning Department Authorized Signature

Rodolfo F. Cruz
Hidalgo County Judge
10/18/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 BMS

ATTEST: [Signature]
Hidalgo County Clerk
10/18/22
Date



PLANNING DEPARTMENT

County of Hidalgo

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

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

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

OSSF's installed
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Marcos De Los Santos

Address: 1412 Filbert St., Weslaco, Texas 78596

Phone: 956-454-2026

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

5.0 acres out of Farm Tract 98, West Tract Subdivision (MMN#1 Subdivision) lots 1-7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Marcos De Los Santos
Requesting Party (Signature)

8-3-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

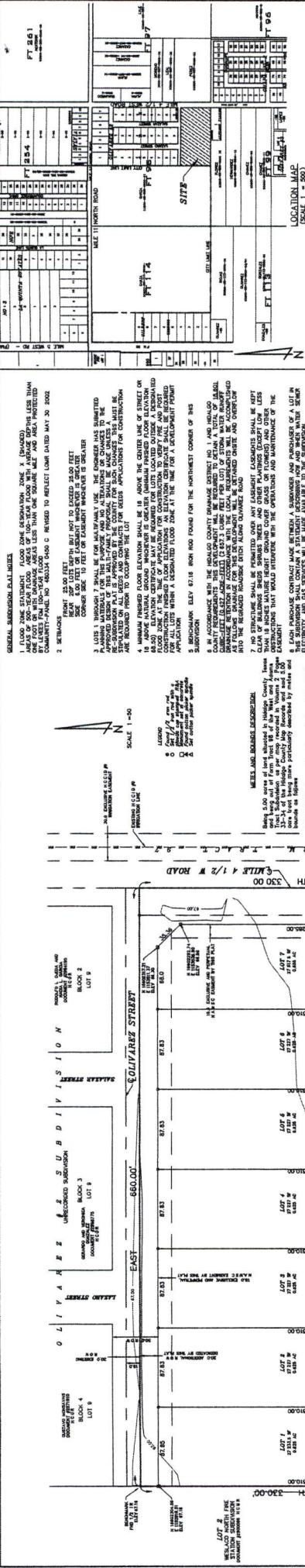
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

8/24/22
Date

John Sevin
County Official



MMN SUBDIVISION #1
 THIS SUBDIVISION IS LOCATED IN THE COUNTY OF HARRIS, TEXAS, AND IS BOUND BY THE WEST AND EAST SIDES OF OLIVARIZ STREET, THE NORTH AND SOUTH SIDES OF ALAMEDA STREET, AND THE WEST AND EAST SIDES OF LYNDON B. JOHNSON STREET. THE TOTAL AREA OF THIS SUBDIVISION IS APPROXIMATELY 1.15 ACRES. THE CITY OF HOUSTON, TEXAS, IS THE JURISDICTIONAL AGENCY FOR THIS SUBDIVISION.

LOCATION MAP
 (SCALE 1" = 500')

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE INFORMATION: FLOOD ZONE DESIGNATION, ZONE X (SHADY) AREAS OF 200-300 FEET FLOOD DEPTH ARE SHOWN ON THE PLAT. THESE AREAS ARE BASED ON THE 100-YEAR FLOOD DEPTH DATA FROM THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA. THE FLOOD ZONE DESIGNATION IS BASED ON THE 100-YEAR FLOOD DEPTH DATA FROM THE NFIP DATA. THE FLOOD ZONE DESIGNATION IS BASED ON THE 100-YEAR FLOOD DEPTH DATA FROM THE NFIP DATA.
- SETBACKS: THE SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT SETBACK: 10 FEET; SIDE SETBACK: 5 FEET; REAR SETBACK: 10 FEET.
- UTILITIES: THE UTILITIES FOR THIS SUBDIVISION ARE AS FOLLOWS: WATER: 12" DIAMETER; SEWER: 12" DIAMETER; GAS: 12" DIAMETER; ELECTRICITY: 4" DIAMETER.
- MINIMUM FINISHED FLOOR ELEVATION: THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 1.00 FEET ABOVE THE MEAN SEA LEVEL.
- CONSTRUCTION: THE CONSTRUCTION FOR THIS SUBDIVISION IS AS FOLLOWS: CONCRETE: 4" THICK; BRICK: 8" THICK; BLOCK: 8" THICK; STUCCO: 1/2" THICK.
- ROADWAY: THE ROADWAY FOR THIS SUBDIVISION IS AS FOLLOWS: ROADWAY: 12' WIDE; DRIVEWAY: 8' WIDE; SIDEWALK: 4' WIDE.
- ADJACENT PROPERTIES: THE ADJACENT PROPERTIES FOR THIS SUBDIVISION ARE AS FOLLOWS: NORTH: 100' WIDE; SOUTH: 100' WIDE; WEST: 100' WIDE; EAST: 100' WIDE.
- UTILITIES: THE UTILITIES FOR THIS SUBDIVISION ARE AS FOLLOWS: WATER: 12" DIAMETER; SEWER: 12" DIAMETER; GAS: 12" DIAMETER; ELECTRICITY: 4" DIAMETER.
- CONSTRUCTION: THE CONSTRUCTION FOR THIS SUBDIVISION IS AS FOLLOWS: CONCRETE: 4" THICK; BRICK: 8" THICK; BLOCK: 8" THICK; STUCCO: 1/2" THICK.
- ROADWAY: THE ROADWAY FOR THIS SUBDIVISION IS AS FOLLOWS: ROADWAY: 12' WIDE; DRIVEWAY: 8' WIDE; SIDEWALK: 4' WIDE.
- ADJACENT PROPERTIES: THE ADJACENT PROPERTIES FOR THIS SUBDIVISION ARE AS FOLLOWS: NORTH: 100' WIDE; SOUTH: 100' WIDE; WEST: 100' WIDE; EAST: 100' WIDE.

MEET MEASUREMENT

THIS SUBDIVISION IS LOCATED IN THE COUNTY OF HARRIS, TEXAS, AND IS BOUND BY THE WEST AND EAST SIDES OF OLIVARIZ STREET, THE NORTH AND SOUTH SIDES OF ALAMEDA STREET, AND THE WEST AND EAST SIDES OF LYNDON B. JOHNSON STREET. THE TOTAL AREA OF THIS SUBDIVISION IS APPROXIMATELY 1.15 ACRES. THE CITY OF HOUSTON, TEXAS, IS THE JURISDICTIONAL AGENCY FOR THIS SUBDIVISION.

MEASUREMENTS

THE MEASUREMENTS FOR THIS SUBDIVISION ARE AS FOLLOWS: LOT 1: 100' X 100'; LOT 2: 100' X 100'; LOT 3: 100' X 100'; LOT 4: 100' X 100'; LOT 5: 100' X 100'; LOT 6: 100' X 100'; LOT 7: 100' X 100'; LOT 8: 100' X 100'; LOT 9: 100' X 100'.

APPROVED BY THE CHAIRMAN OF THE COMMISSION

DATE: 4/12/2022

APPROVED BY THE CHAIRMAN OF THE COMMISSION

DATE: 4/12/2022

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DATE: 4/12/2022

APPROVED BY THE CHAIRMAN OF THE COMMISSION

DATE: 4/12/2022



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

OSSA's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>San Jacinto Enterprises, U.C.</u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: San Jacinto Enterprises, U.C.
Address: 2100 W. Expressway 183
Mercedes, TX. 78570

Water Supplier: N/A WSC.

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

Phone: 361-9813

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

regarding the land described as: San Jacinto Estates No. 4 Ph. II lots 46, 105

on October 18, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 7/26/22);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jen Seon);
- 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 Jen Seon);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 10/18/22
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 10/18/22 BMS

ATTEST: [Signature] 10/18/22
Hidalgo County Clerk Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

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

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

OSSF's installed.

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

N/A

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

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

PARTY MAKING REQUEST:

Name: San Jacinto Enterprises, LLC

Address: 2100 W. Expressway 83
Mercedes, TX 78570

Phone: (956) 565-9813

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

A 40.23 Acre Tract being 2.58 acres out of Farm Tract 441 and all of Farm Tract 434, West and Adams Tracts, Hidalgo County, Texas San Jacinto Estates No. 4 Ph. II lots 46-105

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

Date 7/20/22

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

Date 8/05/2022

County Official

SUBDIVISION PLAT OF
SAN JACINTO ESTATES No. 4
PHASE II

A 40.23 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 434 AND 2.58 ACRES OUT OF FARM TRACT 441 WEST AND ADAMS TRACTS SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGES 34-37 MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1904458 AND 2001825 OFFICIAL RECORDS HIDALGO COUNTY TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON ON THE GROUND UNDER MY SUPERVISION



Alfredo Quintanilla
 ALFREDO QUINTANILLA
 R.P.L.S. No. 4858

05-27-2020
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT



Marco A. Gonzalez
 MARCO A. GONZALEZ
 LICENSED PROFESSIONAL ENGINEER

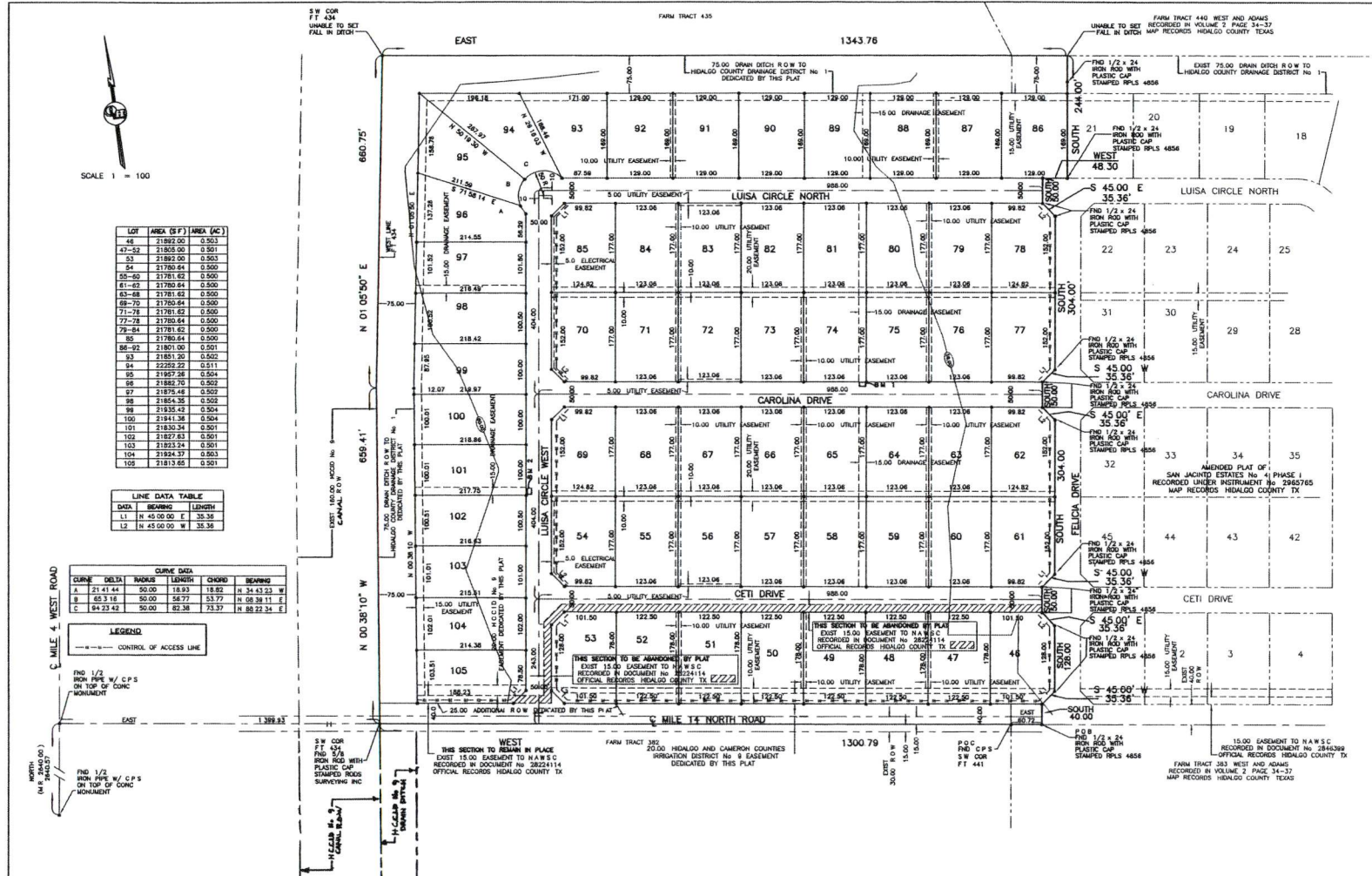
4-25-22
 DATE



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUADALUPE JR.
 HIDALGO COUNTY CLERK

ON 8-9-22 AT 3:40 AM
 INSTRUMENT NUMBER 3367505
 OF THE MAP RECORDS HIDALGO COUNTY TEXAS
 BY *Shen Cui* DEPUTY

DATE OF PREPARATION MAY 27 2020



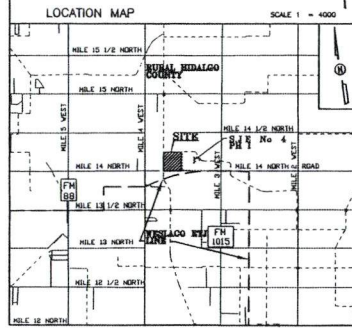
SCALE 1 = 100

LOT	AREA (SF)	AREA (AC)
44	21892.00	0.501
47-52	21805.00	0.501
53	21892.00	0.501
54	21760.64	0.500
55-60	21761.62	0.500
61-67	21760.64	0.500
63-68	21761.62	0.500
69-70	21760.64	0.500
71-78	21761.62	0.500
77-78	21760.64	0.500
79-84	21761.62	0.500
85	21760.64	0.500
88-92	21801.00	0.501
93	21851.20	0.502
94	22292.22	0.511
95	21857.28	0.504
96	21862.70	0.502
97	21875.48	0.502
98	21854.35	0.502
99	21935.42	0.504
100	21841.38	0.504
101	21830.34	0.501
102	21827.63	0.501
103	21823.24	0.501
104	21824.37	0.501
105	21813.65	0.501

DATA	BEGINNING	LENGTH
L1	N 45 00 00 E	35.36
L2	N 45 00 00 W	35.36

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEGINNING	ENDING
A	21 41 44	50.00	15.83	18.82	N 24 45 23 W	N 45 00 00 E
B	65 3 16	50.00	56.77	53.77	N 08 28 11 E	N 45 00 00 E
C	64 23 42	50.00	82.38	73.37	N 08 22 34 E	N 45 00 00 E

LEGEND
 --- CONTROL OF ACCESS LINE



No.	Date	Revised	By	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 SAN JACINTO ESTATES No. 4 PHASE II IS LOCATED IN THE SOUTHWEST OF HIDALGO COUNTY PRESENT No. 1 THE NORTH END OF MILE 14 NORTH ROAD APPROXIMATELY 1300 FEET EAST OF ITS INTERSECTION WITH SAILE A WEST ROAD THE ONLY NEARBY MUNICIPALITY OF THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 41,711) SAN JACINTO ESTATES No. 4 PHASE II LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRESENT No. 1.

PRINCIPAL CONTACTS
 Name Address City & Zip Phone Fax
 OWNER SAN JACINTO ENTERPRISES L.L.C. 2100 W. EXPRESSWAY #3 MCKENZIE TX 78120 (855)265-8813 860-8018
 ENGINEER MARCO A. GONZALEZ 124 E. STUBBS RD. EDINBURG TX 78838 (855)381-8480 381-8827
 SURVEYOR ALFREDO QUINTANILLA 124 E. STUBBS EDINBURG TX 78838 (855)261-8480 381-8827

QUINTANILLA HEADLEY AND ASSOCIATES INC
 CONSULTING ENGINEERS
 124 E STUBBS RD
 EDINBURG TEXAS 78838
 REGISTRATION NUMBER P-1513

LAND SURVEYORS
 PHONE 855-381-8480
 FAX 855-381-8827
 ALFREDO@QHAI-ENG.COM