



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA COMMISSIONERS COURT AGENDA FOR November 29, 2022

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6797

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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Jonathan Minor

Address: 5312 Pfc Pedro Martinez
Mercedes, TX 78570

Phone: 956-975-6878

Water Supplier: Military Highway

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

Account/ESI No.: 10032789460005434
[] Temporary Pole [] Permanent Service

regarding the land described as:

Lo Rico North LOT 7

on November 29, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 2.18.2014);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/29/22
Date

ATTEST: [Signature]
Hidalgo County Clerk

12/1/22
Date
APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22 BNS



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6797

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: Jonathan Munoz

Address: 5312 PFC Pedro Martinez
Mercedes, Tx 78570

Phone: 956-975-6878

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

Lot 7 Rio Rico Subd. 5312 PFC Pedro Martinez Mercedes, Tx

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)

11-17-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11-02-22
Date

[Signature]
County Official



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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-6797
Receipt No.: 026819
R3141-00-000-0007-00

MUNOZ JONATHAN LORENZANA
212 S WASHINGTON
MERCEDES, TX 78570
(956) 975-6878
(956) 975-6878

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5604Sq.Ft.
- [5] Legal Description: RIO RICO NORTH LOT 7
- [6] Location: pedro martinez & mile 4
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 45', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-6797
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$100.00
Change Due: \$70.00
Application: sonia.vazquez
Inspector: leo.najera
Receipt: sonia.vazquez

Cashier *Sonia*
Date *11/17/22*

[NOTICE]

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

Signature of Owner or Applicant

11-17-22
Date

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

WARRANTY DEED

Date: June 3, 2022

Grantor: **JESUS ORTEGA, JR. and CASSANDRA GARCIA**
217 K. Street, Weslaco, Hidalgo County, Texas 78596

Grantee: **JONATHAN LORENZANA MUNOZ, a married person**
212 South Washington, Mercedes, Hidalgo County, Texas 78570

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

Property (including any improvements):

All of Lot 7, RIO RICO NORTH SUBDIVISION, Hidalgo County, Texas, according to the map filed February 18, 2014 under Document Number 2486864 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:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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



Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose and all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

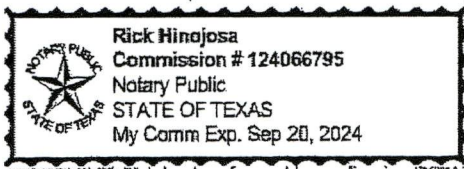
Jesus Ortega Jr
Notary Public, State of Texas
JESUS ORTEGA, JR.

Cassandra Garcia
Notary Public, State of Texas
CASSANDRA GARCIA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on this the 3rd day of June, 2022,
by JESUS ORTEGA, JR.

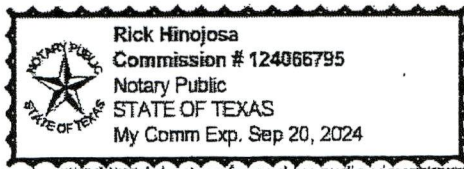


[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on this the 3rd day of June, 2022,
by CASSANDRA GARCIA.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JONATHAN LORENZANA MUNOZ
212 South Washington
Mercedes, Texas 78570

PREPARED BY:
The Alvarado Law Firm, PC
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File/GF: 179200





PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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281
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956-968-4734
956-973-7850

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

OSSF's
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:

Name: Tres Terrenos ABN, L.P.

Address: 11410 North FM 493
 Donna, TX. 78537

Phone: (512) 600-3119

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

Water Supplier: NAWSC.

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

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

regarding the land described as:

El Dorado Estates lots 1-70

on November 29, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 10/18/22);
- 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 Flu Seim);
- 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 Flu Seim);
- 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 Flu Seim);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flu Seim);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/29/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22

ATTEST: [Signature]
Hidalgo County Clerk

12/1/22
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: WJA

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 El Dorado Estates lots 1-70

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 Mays
Requesting Party (Signature)

8-19-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

11/15/22
Date

John Saxon
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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956-968-4734
956-973-7850

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

OSSF's
removed.
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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Mile Seven Ponje, LLC.
A Texas limited liability company

Address: 412 W. Notana Ave. Ste. 570A
McAllen, Tx. 78502

Water Supplier: Agua SUD

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

Phone: 404-8024

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

regarding the land described as: Villas West Phase 1 lots 1-47

on November 29, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 11/29/22;

Fursein
(verified by Fursein);

(verified by [Signature]);

(verified by [Signature]);

(verified by Fursein);

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge

11/29/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22 [Signature]

ATTEST:

[Signature]
Hidalgo County Clerk

12/1/22
Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office
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Edinburg, Texas 78542
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956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: [Signature]

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: MILE SEVEN RONIE, LLC, A TEXAS LIMITED LIABILITY COMPANY

Address: 612 West Nolana Avenue, Suite 570A

McAllen, Texas 78502

Phone: (956) 494-8024

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

See Attached Warranty Deed

Villas West Phase I lots 1-47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

10.28.2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- X Deed
Executory Contract
Lease

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

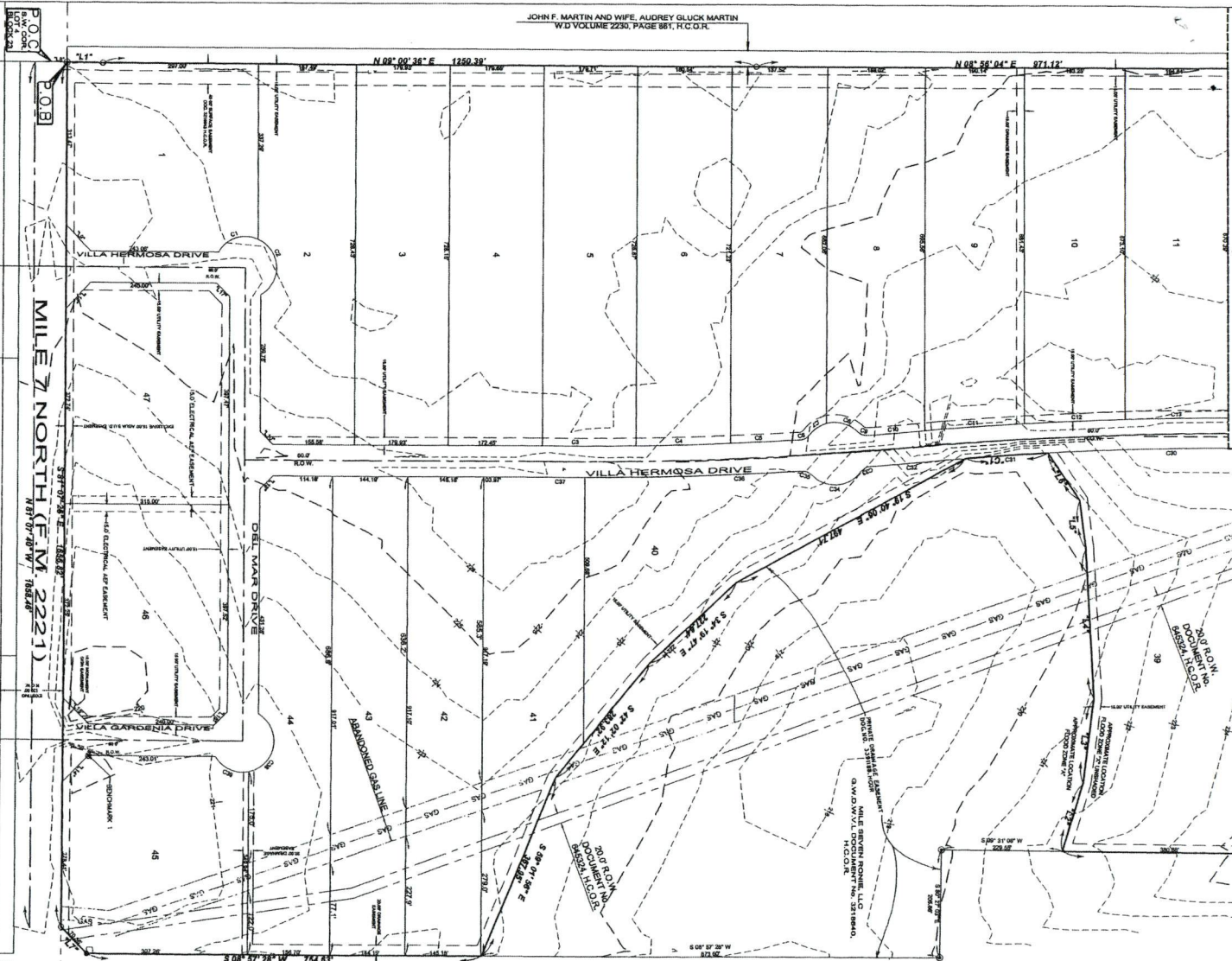
This part to be filled out by receiving county official:

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

11/15/22
Date

[Signature]
County Official

MATCHLINE A



- SHEET 1: BEARING, ANGLE, LOCATION MAP AND E.L. MAP. LOCATION MAP SHOWS THE LOCATION OF THE SUBDIVISION WITHIN THE COUNTY. ATTENTION IS DRAWING DISTRICTS, TOWNSHIP'S BOUNDARIES, COUNTY LINES, AND OTHER NOTES.
- SHEET 2: GENERAL CONTRACT, LOT, STREET, AND DIMENSION CERTIFICATION.
- SHEET 3: DESCRIPTION, METES AND BOUNDS, CERTIFICATION, PLAT NOTES AND DESCRIPTIONS, RESERVATIONS, EASEMENTS, RIGHTS, AND INTERESTS, AND OTHER NOTES. THIS SHEET IS A PART OF THE CERTIFICATION OF THE PLAT.
- SHEET 4: WATER AND SEWER TANK LAYOUT.
- SHEET 5: ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND SEWER MAINS, COPS AND VENTERS, CERTIFICATION, EASEMENTS AND OTHERS.
- SHEET 6: MAP OF TROPOCALMY AND DRAINAGE SWALLOZ.
- SHEET 7: MAP OF TROPOCALMY AND DRAINAGE SWALLOZ. THIS SHEET IS A PART OF THE CERTIFICATION OF THE PLAT.
- SHEET 8: WATER AND SEWER TANK LAYOUT.



JOHN F. MARTIN AND WIFE, AUDREY GLUCK MARTIN
W.D. VOLUME 2230, PAGE 561, H.C.O.A.

**SUBDIVISION MAP OF
VILLAS WEST PHASE I**
 LOTS 1-48, AGERS QUOC 23
 HOMEVILLE ASSOCIATION 75 SUBDIVISION,
 VOLUME 91, PAGE 368, H.C.O.A.
 HIDALGO COUNTY, TEXAS

- 1. BEARING
- 2. LOCATION MAP
- 3. GENERAL CONTRACT
- 4. DESCRIPTION, METES AND BOUNDS, CERTIFICATION, PLAT NOTES AND DESCRIPTIONS, RESERVATIONS, EASEMENTS, RIGHTS, AND INTERESTS, AND OTHER NOTES.
- 5. WATER AND SEWER TANK LAYOUT
- 6. MAP OF TROPOCALMY AND DRAINAGE SWALLOZ
- 7. MAP OF TROPOCALMY AND DRAINAGE SWALLOZ
- 8. WATER AND SEWER TANK LAYOUT

LOCATION OF SUBDIVISION WITH RESPECT TO THE CENSUS-TERRITORIAL JURISDICTION OF A MUNICIPALITY.

MADE AND PRINTED IN THE UNITED STATES OF AMERICA. THIS MAP IS A PART OF THE CERTIFICATION OF THE PLAT AND IS NOT TO BE SEPARATED FROM THE MAIN PART OF THE COUNTY RECORDS. ALL RIGHTS RESERVED.

STATE OF TEXAS
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED ENGINEER, IN THIS DAY PERSONALLY APPEARED before me, the undersigned notary public, on this day personally appeared JAMES ROBERTSON, JR., a licensed professional engineer in the State of Texas, who is duly sworn, and who is the author of the above and certain other maps, plans, and documents shown herein, and who declared under oath that he is the author of the same, and that he executed the same for the purposes and consideration therein expressed, only under my hand and seal of office this 30 day of June, 2012.

My Comm. Expires 09-01-2012

DATE: 6/30/2012

STATE OF TEXAS
 COUNTY OF HIDALGO

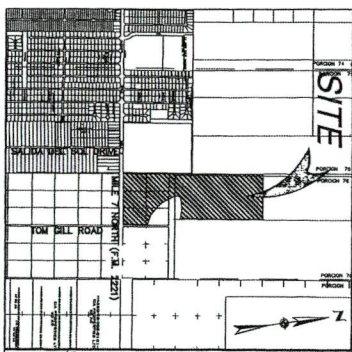
I, ROBERTO N. FALCZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE PLAT AND DESCRIPTION OF THE PROPERTY MADE ON THE ABOVE AND CERTAIN OTHER MAPS, PLANS, AND DOCUMENTS SHOWN HEREIN, AND THAT I EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ONLY UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF JUNE, 2012.

My Comm. Expires 09-01-2012

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ROBERTO N. FALCZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE PLAT AND DESCRIPTION OF THE PROPERTY MADE ON THE ABOVE AND CERTAIN OTHER MAPS, PLANS, AND DOCUMENTS SHOWN HEREIN, AND THAT I EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ONLY UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF JUNE, 2012.

My Comm. Expires 09-01-2012



LOCATION OF SUBDIVISION WITH RESPECT TO THE CENSUS-TERRITORIAL JURISDICTION OF A MUNICIPALITY.

MADE AND PRINTED IN THE UNITED STATES OF AMERICA. THIS MAP IS A PART OF THE CERTIFICATION OF THE PLAT AND IS NOT TO BE SEPARATED FROM THE MAIN PART OF THE COUNTY RECORDS. ALL RIGHTS RESERVED.

STATE OF TEXAS
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED ENGINEER, IN THIS DAY PERSONALLY APPEARED before me, the undersigned notary public, on this day personally appeared JAMES ROBERTSON, JR., a licensed professional engineer in the State of Texas, who is duly sworn, and who is the author of the above and certain other maps, plans, and documents shown herein, and who declared under oath that he is the author of the same, and that he executed the same for the purposes and consideration therein expressed, only under my hand and seal of office this 30 day of June, 2012.

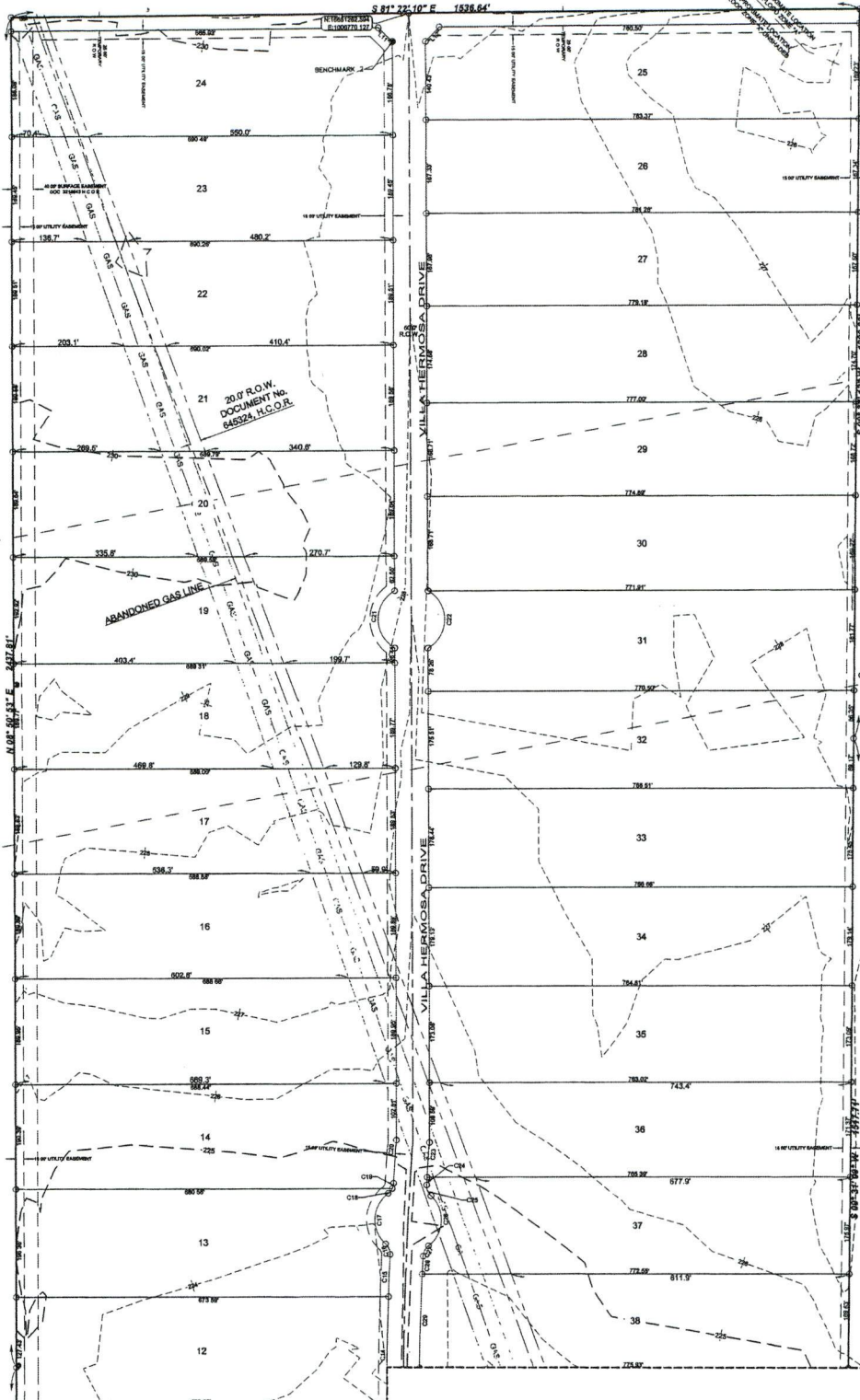
My Comm. Expires 09-01-2012

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ROBERTO N. FALCZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE PLAT AND DESCRIPTION OF THE PROPERTY MADE ON THE ABOVE AND CERTAIN OTHER MAPS, PLANS, AND DOCUMENTS SHOWN HEREIN, AND THAT I EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ONLY UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF JUNE, 2012.

My Comm. Expires 09-01-2012

FILED FOR RECORD IN
 HIDALGO COUNTY, TEXAS
 ON: 06-18-2012 AT 9:11 AM
 INSTRUMENT NUMBER: 333025
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



JOHN F. MARTIN AND WIFE, AUDREY GLUCK MARTIN
S.W.D. DOCUMENT No. 896881, H.C.O.R.

NEAL WILLIAM BOETTGER AND WAYNE MICHAEL
BOETTGER CO-TRUSTEES OF THE SYBIL MACOMB
LIVING TRUST, UTD JANUARY 10, 2007
E.W.D. DOC. No 2118072 H.C.O.R.

APPROXIMATE LOCATION
COMMUNITY PANEL NUMBER 48034 0900
APPROXIMATE LOCATION
COMMUNITY PANEL NUMBER 48034 0290

MATCHLINE A

SUBDIVISION MAP OF
VILLAS WEST PHASE I
155.158 ACRES OUT OF
LOTS 1 THRU 8, BLOCK 23
HOMEVILLE ASSOCIATION "D" SUBDIVISION,
VOLUME 6, PAGE 38, H.C.M.R.
AND OUT OF PORCION 78
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, WARD A. REINA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Ward A. Reina
WARD A. REINA, PE # 117368
DATE PREPARED: 06/30/2022
JOB No. (ENG.) 21088.00
BY: E.V.Z.

MELDEN & HUNT, P.C.
TEXAS REGISTRATION # 144
WARD A. REINA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE VILLAS WEST PHASE I WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 03/15/2021 BY ME OR UNDER MY SUPERVISION.

Roberto N. Tamez
ROBERTO N. TAMEZ, R.S. # 6813
SURVEY JOB No. 21088.08

MELDEN & HUNT, P.C.
TEXAS REGISTRATION # 144
ROBERTO N. TAMEZ
6238
REGISTERED PROFESSIONAL LAND SURVEYOR

MELDEN & HUNT, INC.
TEXAS REGISTRATION # 144
CONSULTANTS • ENGINEERS • SURVEYORS

MELDEN & HUNT, INC.
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ELIAS WOLODZ, MANAGER S&E, S&C, S&D, LLC	812 W. HOLMAN AVE, STE. 570	MCALLEN, TX 78504-3871	(956) 882-8024
OWNER: RUBEN JAMES DE JESUS P.E.	115 W. MONTEVIE	EDINBURG, TX 78841	(956) 381-0981
OWNER: RUBEN JAMES DE JESUS P.E.	115 W. MONTEVIE	EDINBURG, TX 78841	(956) 381-0981

115 W. MONTEVIE - EDINBURG, TX 78841
PH: (956) 381-0981 - FAX: (956) 381-1639
ESTABLISHED 1947 - www.meldenandhunt.com



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

OSSFIS
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:

Name: J. Gray Frisby -
Granic Properties, LP

Address: P.O. Box 2004
Edinburg, TX 78540

Phone: 821-7108

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

Water Supplier: Agua Sud

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

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

regarding the land described as:

El Pinto Estate Ph. 2^{II} lots 4-8A

on November 29, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes
yes
yes

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 8/18/22);

(verified by Flora Sosa);

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 Flora Sosa);

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 Flora Sosa);

yes

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

(verified by Flora Sosa);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/29/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22

ATTEST:

[Signature]
Hidalgo County Clerk

12/1/22
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
eschewed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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:

J. Gary Francis
Name: VICTOR J. DANIEC - GARVIC PROPERTIES, LP

Address: P.O. BOX 2604

EDINBURG, TX 78540

Phone: 956-821-7108

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

EL PINTO ESTATES PHASE 2 SUBDIVISION *# lots 41-07*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J.S. Garvic - Mgmt, Inc
VP the general partner
Requesting Party (Signature) 7/13/22
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:

10/28/22 Fun Sesin
Date 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-5770

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

Upon the application of:

Name: Robert Lopez

Address: 4413 mile 9
Edinburg Tx. 78539
McAllen Tx. 78504

Phone: 956-648-2760

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		54351
Date Approved:	/ /	10 / 28 / 22

Water Supplier: Shroyland Water

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

Account/ESI No.: 1000063712
 Temporary Pole Permanent Service

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

a. 709 tract of land, being a part of Lots 53 and 54, Section 229
Tex Mex Railway. See Exhibit A. Address is 4413 mile 9
McAllen, Tx. 78504
[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 November 29, 2022, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge
11/29/22
Date

ATTEST: [Signature]
Hidalgo County Clerk
12/1/22
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22 [Signature]



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5770

**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

Robert Lopez

Known to me [or proved to me in the oath of _____ or through Texas D.L. 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:

*709 acre tract of land being a part of lots 53 and 54 Tex Mex. Railway Sec. 229

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

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."

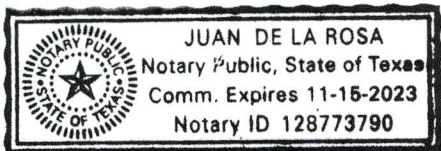
-OR-

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."

Robert Lopez

(Signature)

SUBSCRIBED AND SWORN TO before me on November 14, 2022, to certify which, witnesses my hand and seal of office.



Juan de la Rosa
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

3/8/2022 11:01:56 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-5770
Receipt No.: 022591
T2100-00-229-0053-05

LOPEZ ROBERT LEE & JENNIFER A
3219 OMEGA DR
EDINBURG, TX 78539
(956) 429-2197
(956) 429-2197

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3409Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY-ANN IRR TR W50.5'-N206.02' LOT 53 & E180"-N156.02'S50'-E5.5' LOT 54 SEC 229 0.709AC GR 0.649AC NET Lot 1
- [6] Location: MILE 9 & WARE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$221585
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-5770
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 006772
Payment: \$30.00
Change Due: \$0.00
Application: heather.segura
Inspector: julio.ruiz
Receipt: heather.segura


Cashier

3/8/22
Date

[NOTICE]

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


Signature of Owner or Applicant

3-8-22
Date

SIERRA TITLE
CLOSER B.S. GF# 3186420

Warranty Deed with Vendor's Lien

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

Date: May 10, 2021

Grantor: **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**

Grantor's Mailing Address: **4417 Mile 9 Rd.
Edinburg, Texas 78541
Hidalgo County**

Grantee: **ROBERT LEE LOPEZ and wife, JENNIFER ALANIZ-LOPEZ**

Grantee's Mailing Address: **3219 Omega
Edinburg, Texas 78541
Hidalgo County**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **JOHN ROBERT KING**, Trustee.

Property (including any improvements):

A 0.709 acre [30,881.95 Sq. Ft.] tract of land, more or less, being a part of Lots Fifty-Three (53), and Fifty-Four (54), Section Two Hundred Twenty-Nine (229), Texas-Mexican Railway Subdivision, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 12, Page 55, Map Records, Hidalgo County, Texas, as conveyed to Joseph William and Rosa Linda Trevino by virtue of Warranty Deed with Vendor's Lien filed for record in Document No. 1086181, Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.709 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point [N: 16647443.7812, E: 1066965.9124] in the pavement of Mile 9 Road, for the Northeast corner of said Lot 53, Section 229, THENCE, North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), with the North line of said Lot 53, Section 229, a distance of 249.50 feet to a cotton picker spindle [N: 16647485.035, E: 1066719.8800] found for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE; South 08 degrees, 54 minutes, 53 seconds West (record ~ South 09 degrees, 01 minutes West), parallel to the East Lot line of said Lot 54, Section 229, at a distance of 30.00 feet pass a 1/2-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, at a distance of 181.02 feet pass a 1/2-inch iron rod with a pink cap stamped "CLS RPLS #6388" set in line for reference, continuing a total distance of 206.02 feet to a calculated point in a lake, for the Southeast corner of this tract of land;

THENCE; North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lots 53 & 54, Section 229, at a distance of 50.51 feet pass the common Lot line of said Lots 53 & 54, Section 229, continuing a total distance of 56.00 feet to a 1/2-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for an exterior corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East (record ~ North 09 degrees, 01 minutes East), parallel to the West Lot line of said Lot 54, Section 229, a distance of 50.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set, for an interior corner of this tract of land;

THENCE North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lot 53, Section 229, at a distance of 124.00 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for the Southwest corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East, parallel to the East Lot line of said Lot 53, Section 229, at a distance of 126.02 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, continuing a total distance of 156.02 to a calculated point on the North Lot line of said Lot 53, Section 229, for the Northwest corner of this tract of land;

THENCE; South 80 degrees, 29 minutes, 37 seconds East (record ~ South 80 degrees, 23 minutes, 30 seconds East), with the North Lot line of said Lots 53 & 54, Section 229, a distance of 180.00 feet to the POINT OF BEGINNING, containing 0.709 acres [30,881.95 Sq. Ft.] of land, more or less.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1745, Page 665, Deed Records, Hidalgo County, Texas.

Right of Way granted to Hidalgo County, by W.B. Hahn and wife, Martha E. Hahn, dated January 15, 1964, recorded in Volume 1080, Page 614, Deed Records Hidalgo County, Texas.

Easement for Irrigation and Utilities as described in Deed granted to Oscar Benassini V., et al, by Citrus City Lake Development Corporation, dated October 1, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1694, Page 929, Deed Records Hidalgo County, Texas.

Right of Way granted to Sharyland Water Supply Corporation, by David L. McCoy and wife, Candace D. McCoy, dated April 28, 1982, recorded in Volume 1782, Page 734, Deed of Hidalgo County, Texas.

Easement for Roadway and Utilities as described in Deed granted to David McCoy and wife, Candace McCoy, by Oscar Benassini V., et al, dated July 20, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2367, Page 627, Official Records Hidalgo County, Texas.

Right-of-Way Easement granted by David L. McCoy and Candace L. McCoy to the Public, by instrument dated September 14, 1994 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 20, 1994, under Clerk's File No. 409731.

Right of way Dedication Deed granted to City of McAllen, by Joseph William and Rosa Linda Trevino, dated March 8, 2021, filed for record on March 16, 2021, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3203031.

A thirty foot (30') Road Easement along the North side of said property as shown on plat recorded in Volume 12, Page 55, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 12, Page 55, Map Records of Hidalgo County, Texas.

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

Easements, or claims of easements, which are not of public record.

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.

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

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

All ad valorem taxes for the year 2021 and all subsequent years.

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

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.

Joseph William Trevino
JOSEPH WILLIAM TREVINO

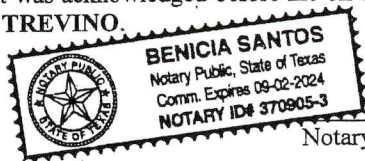
Rosa Linda Trevino
ROSA LINDA TREVINO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of May, 2021, by JOSEPH WILLIAM TREVINO.

(SEAL)



B. Santos

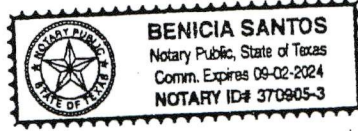
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of May, 2021, by
ROSA LINDA TREVINO.

(SEAL)



Benicia Santos

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Robert Lee Lopez and Jennifer Alaniz-Lopez
3219 Omega
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3186420;BS/ct

Exhibit "A"

A 0.709 acre [30,881.95 Sq. Ft.] tract of land, more or less, being a part of Lots Fifty-Three (53), and Fifty-Four (54), Section Two Hundred Twenty-Nine (229), Texas-Mexican Railway Subdivision, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 12, Page 55, Map Records, Hidalgo County, Texas, as conveyed to Joseph William and Rosa Linda Trevino by virtue of Warranty Deed with Vendor's Lien filed for record in Document No. 1086181, Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.709 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point [N: 16647443.7812, E: 1066965.9124] in the pavement of Mile 9 Road, for the Northeast corner of said Lot 53, Section 229, THENCE, North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), with the North line of said Lot 53, Section 229, a distance of 249.50 feet to a cotton picker spindle [N: 16647485.035, E: 1066719.8800] found for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE; South 08 degrees, 54 minutes, 53 seconds West (record ~ South 09 degrees, 01 minutes West), parallel to the East Lot line of said Lot 54, Section 229, at a distance of 30.00 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, at a distance of 181.02 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set in line for reference, continuing a total distance of 206.02 feet to a calculated point in a lake, for the Southeast corner of this tract of land;

THENCE; North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lots 53 & 54, Section 229, at a distance of 50.51 feet pass the common Lot line of said Lots 53 & 54, Section 229, continuing a total distance of 56.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for an exterior corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East (record ~ North 09 degrees, 01 minutes East), parallel to the West Lot line of said Lot 54, Section 229, a distance of 50.00 feet to a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set, for an interior corner of this tract of land;

THENCE North 80 degrees, 29 minutes, 37 seconds West (record ~ North 80 degrees, 23 minutes, 30 seconds West), parallel to the North Lot line of said Lot 53, Section 229, at a distance of 124.00 feet pass a ½-inch iron rod with a pink cap stamped "CLS RPLS #6388" set for the Southwest corner of this tract of land;

THENCE; North 08 degrees, 54 minutes, 53 seconds East, parallel to the East Lot line of said Lot 53, Section 229, at a distance of 126.02 feet pass a ½-inch iron rod found at the South Right-Of-Way line of said Mile 9 Road, continuing a total distance of 156.02 to a calculated point on the North Lot line of said Lot 53, Section 229, for the Northwest corner of this tract of land;

THENCE; South 80 degrees, 29 minutes, 37 seconds East (record ~ South 80 degrees, 23 minutes, 30 seconds East), with the North Lot line of said Lots 53 & 54, Section 229, a distance of 180.00 feet to the POINT OF BEGINNING, containing 0.709 acres [30,881.95 Sq. Ft.] of land, more or less.

WARRANTY DEED WITH VENDOR'S LIEN**THE STATE OF TEXAS****KNOW ALL MEN BY THESE PRESENTS:****COUNTY OF HIDALGO**

That **DAVID L. McCOY and wife, CANDACE L. McCOY**, of the County of Commanche and State of Oklahoma for and in consideration of the sum of **FIFTEEN THOUSAND AND NO/100'S (\$15,000.00) ----- DOLLARS**

to us paid and secured to be paid by **JOSEPH WILLIAM TREVINO and wife,**

ROSA LINDA TREVINO, as follows:

One Installment Vendor's Lien Note in the principal sum of Fifteen Thousand and No/100's Dollars with interest from date at the rate of ten (10) percent per annum, both principal and interest payable at McAllen, Texas. The principal of this note is payable in monthly installments of \$ 318.71 each including interest with the first installment to become due and payable on or before the 1st day of April, 2002 and a like installment to become due and payable on or before the 1st day of each and every succeeding month thereafter until the entire principal balance is paid in full.

Have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto the said **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**, whose mailing address is Rt. 13, Box 606, Edinburg, Texas 78539 of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A 0.888 Acre tract of land more fully described in metes and bounds as per attached **Exhibit A.**

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to Deed Restrictions.

SUBJECT to easements of record and all visible easements and rights in favor of United Irrigation District.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said **JOSEPH WILLIAM TREVINO and wife, ROSA LINDA TREVINO**, , their heirs and assigns forever; and we do hereby bind ourselves , our heirs executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said

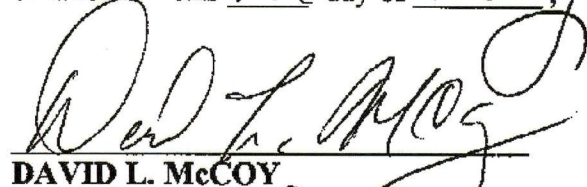
premises unto the said **JOSEPH WILLIAM TREVINO** and wife, **ROSA LINDA TREVINO**, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS our hands at
2002.

Medicine Park, Oklahoma

this 9th day of May



DAVID L. McCOY



CANDACE L. McCOY


(Acknowledgment)

STATE OF OKLAHOMA

COUNTY OF COMMANCHE

This instrument was acknowledged before me on the 9th day of

May 2002 by **DAVID L. McCOY** and wife, **CANDACE L. McCOY**..



Notary Public, State of Oklahoma
Notary's printed name: Teri L. Fuller

My Commission expires:

6/13/2003
Commission
99007986

Exhibit A

METES AND BOUNDS

A 0.888 ACRE TRACT OF LAND OUT OF THE NORTH 396.02 FEET OF LOT 52, 53 AND THE EAST 5.20 ACRES OF LOT 54, ACCORDING TO THE MAP OF LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 351373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 54, AND IN THE CENTERLINE OF MILE 9 NORTH ROAD FOR THE NORTHEAST CORNER OF THE CHARLES R. BEARDSLEY, JR. TRACT (THE WEST 3.47 ACRES OF LOT 54, AND ALL OF LOTS 55, 56 AND 57, SECTION 229, TEX-MEX SUBDIVISION, ACCORDING TO GIFT DEED RECORDED IN VOLUME 2839, PAGE 261, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°23'30"W, 908.02 FEET FROM A RAILROAD SPIKE FOUND WITHIN THE R.O.W. OF WARE ROAD (F.M. 2220) FOR THE NORTHEAST CORNER OF LOT 52.

THENCE; S 80°23'30"E, ALONG THE NORTH LINE OF LOTS 53 AND 54, AND THE CENTERLINE OF MILE 9 NORTH ROAD, PASSING AT 30.00 FEET AT AN 89°24'30" ANGLE TO THE RIGHT, A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE INTERSECTION OF THE EXISTING SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD AND THE EAST LINE OF AN EXISTING 30.00 FOOT ROAD EASEMENT, A TOTAL DISTANCE OF 230.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°01'W, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE EXISTING SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 190.00 FEET FOR THE NORTH EDGE OF A LAKE, A TOTAL DISTANCE OF 206.02 FEET TO A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF THE JOSEPH WILLIAM TREVINO TRACT (A 1.20 ACRE TRACT OF LAND OUT OF AND BEING A PART OF LOTS 53 AND 54, SECTION 229, TEX-MEX SUBDIVISION, OF LOTS 35 TO 68, INCLUSIVE, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°23'30"W, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, A DISTANCE OF 56.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND FOR AN INTERIOR CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°01'E, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°23'30"W, ALONG THE NORTH LINE OF THE JOSEPH WILLIAM TREVINO TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 144.00 FEET FOR THE EAST LINE OF AN EXISTING 30.00 FOOT ROAD EASEMENT, A TOTAL DISTANCE OF 174.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND ON THE EAST LINE OF THE CHARLES R. BEARDSLEY, JR. TRACT, AND THE WEST LINE OF SAID EXISTING 30.00 FOOT ROAD EASEMENT FOR THE NORTHWEST CORNER OF THE JOSEPH WILLIAM TREVINO TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

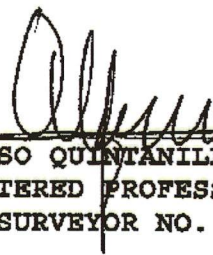
THENCE; N 09°01'E, ALONG THE EAST LINE OF THE CHARLES R. BEARDSLEY, JR. TRACT, AND THE WEST LINE OF SAID EXISTING 30.00 FOOT ROAD EASEMENT, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 126.02 FEET FOR THE SOUTH R.O.W. LINE OF MILE 9 NORTH ROAD, A TOTAL DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.888 OF AN ACRE OF LAND MORE OR LESS.


BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH THE MAP OF LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE SURVEYED: JANUARY 24, 2002
SURVEY ORDER NO. 02-003


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4856



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

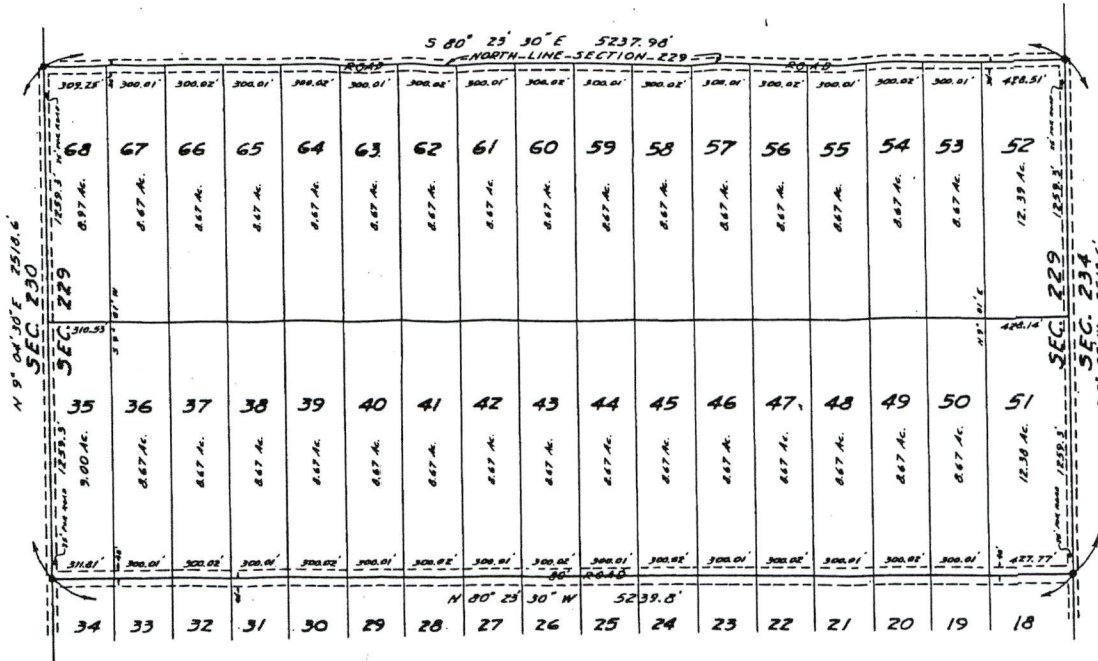
On: May 24, 2002 at 03:25P

As a Recording

Document Number: 1086181
Total Fees : 20.00

Receipt Number - 422580
By,
MANNY CANTU, Deputy

SECTION 232



MAP
OF
LOTS 35 to 68, INCLUSIVE, SECTION 229
TEX-MEX SUBDIVISION
BEING A SUBDIVISION OF THE NORTH 502.2 ACRES OF SECTION 229, TEXAS-MEXICAN RAILWAY CO. SURVEYS, HIDALGO COUNTY, TEXAS.

Scale: 1" = 400' Date: Dec. 3, 1958

FILED FOR RECORD THIS DATE
At 1:10 o'clock P.M.
FEB 17 1959
GEO. L. ANDERSON
County Clerk, Hidalgo County, Texas
By *W. Hendry*

I, C. L. FABIAN, a Registered Public Surveyor, do hereby certify the foregoing map to be a true and correct representation of the lands hereon described as surveyed by me on the ground.

C. L. Fabian
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
MC ALLEN, TEXAS



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT TIP-O-TEXAS REALTY CO., a CORPORATION, OWNER OF THE LANDS HEREBY MAPPED AND PLATTED, DOES HEREBY SUBDIVIDE SAID LANDS AND THE PART THEREOF EMBRACED IN THE FOREGOING MAP AND WHICH SAID PROPERTIES SO SUBDIVIDED SHALL HEREAFTER BE KNOWN AND DESIGNATED AS "LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION", AND DOES HEREBY GRANT AND DEDICATE THE SURFACE USE OF THE ROADS AS SHOWN UPON SAID MAP OR PLAT TO THE USE OF THE PUBLIC AND UNTO THE COUNTY OF HIDALGO SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME TO THE USE AND BENEFIT OF THE PUBLIC, RESERVING HOWEVER UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE FROM TIME TO TIME AND AS OFTEN AND DURING SUCH PERIODS OF TIME AS IT MAY DEEM PROPER, OVER, UPON, ACROSS AND ALONG SAID ROADS, WITH OR ANY OF THE FOLLOWING LICENSES, PRIVILEGES OR BENEFITS, TO-WIT:

IRRIGATION CANALS, SIPHONS OR OTHER STRUCTURES INCIDENT TO AN IRRIGATION SYSTEM, TELEGRAPH, TELEPHONE, ELECTRIC LIGHT AND POWER SYSTEM, THE OIL, GAS AND OTHER MINERALS UNDERLYING SAID ROADS AND ANY AND ALL RAILWAY TRANSPORTATION LINES AND SYSTEMS.

IN TESTIMONY WHEREOF, THE SAID TIP-O-TEXAS REALTY CO., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 25th DAY OF December A.D. 1958.

ATTEST:
[Signature]
SECRETARY

TIP-O-TEXAS REALTY CO.
By: *[Signature]*
ELMER C. BENTSEN, PRESIDENT



APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *[Signature]*
Date 2/6/59

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELMER C. BENTSEN, PRESIDENT OF THE TIP-O-TEXAS REALTY CO., a CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AS THE ACT AND DEED OF SAID CORPORATION AND IN THE CAPACITY AS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF December A.D. 1958.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
his the 17th day of Feb. 1959
GEO. L. ANDERSON, County Clerk
By *[Signature]* Deputy

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS





PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5243

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

Upon the application of:

Name: Luis Morin

Address: 15903 US Highway 281
Edinburg Tx 78542

Phone: 956-379-5759

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>LIGHT ONLY</u>	
Date Approved:	<u>11 / 21 / 22</u>	<u> / /</u>

Pending
OSSE

Water Supplier: North Alamo water

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

Account/ESI No.: 1000063996
 Temporary Pole Permanent Service

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

LOS Cemitos Subdivision ... LOT 12

[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 November 29, 2022, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz 11/29/22
Hidalgo County Judge Date

ATTEST: [Signature] 12/1/22
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/29/22



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	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: 4-5243

**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

Luis Miguel Marin

Known to me [or proved to me in the oath of Drivers License or through Drivers License (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:

15903 US Highway 281 Edinburg TX 78572
LOS CERVITOS - 10+12

[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."

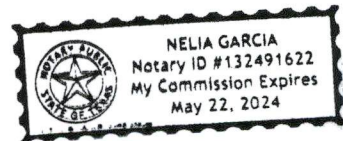
-OR-

~~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 November 12, 2022, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-5243
Receipt No.: 020306
L5827-02-000-0012-00

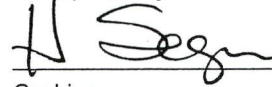
MORIN LUIS MIGUEL
6915 PRADERA LN
PALMVIEW, TX 78572
(956) 379-5759
(956) 662-4473

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2223Sq.Ft.
- [5] Legal Description: LOS CERRITOS LOT 12
- [6] Location: 490 AND 281
- [7] Sewage: Sharyland WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$230000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5243
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1081
Payment: \$30.00
Change Due: \$0.00
Application: danny.sanchez
Inspector: peter.hernandez
Receipt: danny.sanchez


Cashier

9/28/21
Date

543514

[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

09/28/21
Date

Warranty Deed with Vendor's Lien

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

Date: September 8, 2021

Grantor: **KLARYSSA GARCIA MARTINEZ, a single person and IRMA E. GARCIA, joined herein pro forma by her husband, GERARDO GARCIA**

Grantor's Mailing Address: **205 Alberto Trevino St.
Mission, Texas 78572
Hidalgo County**

Grantee: **LUIS MIGUEL MORIN, a married person**

Grantee's Mailing Address: **6915 Pradera Ln.
Palmview, Texas 78572
Hidalgo County**

Consideration: **FIFTY SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00)** which said sum represents the first draw on that certain note in the principal amount of **ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00)**, of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):

Lot 12, LOS CERRITOS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 138, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as shown on the Map recorded in Volume 29, Page 138, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Nora G. Brown, et al to State of Texas, by instrument dated February 7, 1935, recorded in Volume 397, Page 511, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Nora G. Brown to Southwestern Bell Telephone Company, by instrument dated December 4, 1942, recorded in Volume 502, Page 263, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by C. W. Vernon and Barbara Vernon to The State of Texas, by instrument dated October 13, 1953 recorded in Volume 783, Page 329, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Carroll Vernon and wife, Barbara F. Vernon to North Alamo Water Supply Corp., by instrument dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records of Hidalgo County, Texas.

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

Thirty foot (30') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Twenty-five foot (25') Minimum Building Setback Line along the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Ten foot (10') Minimum Building Setback Lines along the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 29, Page 138, Map Records Hidalgo County, Texas.

Oil and Gas Lease dated June 18, 1956, from Carroll Vernon and wife, Barbara Vernon to Hale Schaleben, recorded in Volume 189, Page 164, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated April 13, 1981, from Carroll Vernon and wife, Barbara Vernon to Jeff R. Massey, recorded in Volume 406, Page 677, Oil and Gas Lease Records of Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds recorded in Volume 604, Page 528 and Volume 688, Page 598, Deed Records of Hidalgo County, Texas, and in Deed recorded in Volume 2175, Page 679, Official Records of Hidalgo County, Texas.

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

All ad valorem taxes for the year 2021 and all subsequent years.

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

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

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$56,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

Klaryssa Garcia Martinez
KLARYSSA GARCIA MARTINEZ

Irma E. Garcia
IRMA E. GARCIA

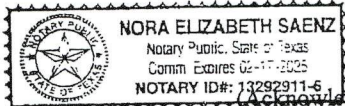
Gerardo Garcia
GERARDO GARCIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by
KLARYSSA GARCIA MARTINEZ.

(SEAL)

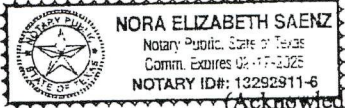

NORA ELIZABETH SAENZ
Notary Public, State of Texas
Comm. Expires 02-17-2025
NOTARY ID#: 13292911-6
(Acknowledgment)

[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by
IRMA E. GARCIA.

(SEAL)

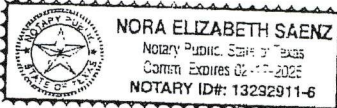

NORA ELIZABETH SAENZ
Notary Public, State of Texas
Comm. Expires 02-17-2025
NOTARY ID#: 13292911-6
(Acknowledgment)

[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2021, by
GERARDO GARCIA.

(SEAL)


NORA ELIZABETH SAENZ
Notary Public, State of Texas
Comm. Expires 02-17-2025
NOTARY ID#: 13292911-6

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LUIS MIGUEL MORIN
6915 Pradera Ln.
Palmview, Texas 78572

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3190339;JC/ch

U. S. HIGHWAY 281
300' R.O.W.

LOS CERRITOS SUBDIVISION



Los Cerritos Subdivision, on 88.63 acre subdivision out of Block 6, Baker Subdivision, Cochiaro Tract of the San Salvador del Tule Grant, Hidalgo County, Texas, and being more particularly described as follows:

Beginning of a 1/2-inch rebar set for the Southwest corner of said Block 6, Baker Subdivision, and the Southwest corner of the tract of land herein described, thence, North 08° 57' 00" East 2,070.8 ft. to a set 1/2-inch rebar for the Northwest corner;

Thence, South 81° 03' 00" East 1,864.3 ft. to a 1/2-inch rebar set for the Northeast corner and lying along the West right-of-way line of U.S. Highway 281;

Thence, South 08° 57' 00" West 2,070.8 ft. along said West right-of-way line of U.S. Highway 281 to a 1/2-inch rebar set for the Southeast corner;

Thence, North 81° 03' 00" West 1,864.3 ft. to a 1/2-inch rebar being the Southwest corner of this tract of land, the point of beginning of this description, and containing 88.63 acres, more or less.

LEGEND
○ SET 1/2" REBAR ON LOT CORNERS

STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plot and designated herein as LOS CERRITOS SUBDIVISION, a subdivision to Hidalgo County, Texas, and whose names are subscribed hereto, approve, accept, and adopt the accompanying map of said subdivision, and hereby dedicate to the use of the public streets, alleys, paths, water courses, drains, easements, and all public places thereon shown for the purposes and considerations therein expressed.

Jack Burkholder
Jack Burkholder

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Jack Burkholder known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 13th day of September, 1994.

Brian P. Bee
Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF TEXAS

I, the undersigned, a Registered Public Surveyor and Engineer in the State of Texas, hereby certify that this plot is true and correctly made, and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plot.

William R. Shea
William R. Shea, RPS No. 3772, PE No. 24573

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 29th day of Sept. 1994
WILLIAM "BILLY" LEO County Clerk
Hidalgo County, Texas
By _____ Deputy

Recorded in Volume 29 Page 138
of the map records of Hidalgo
County, Texas
Nelson and Hunt, Inc.
County Surveyors

APPROVED
Health Department

I, the undersigned, Judge of the County of Hidalgo, hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of the County wherein my approval is required.

J. Edgar Ruiz, County Judge - Hidalgo County

- NOTES:
- One single family dwelling per lot.
 - No curbs will be required at driveways.
 - No water wells are located within 100 ft. of this subdivision.
 - Building Setback Lines: a. Front setback line shall be 30 feet; b. Side setback line shall be 10 feet; c. Rear setback line shall be 25 feet.
 - The septic tank system shall be approved by the County Health Dept. before occupancy of the subdivision.
 - Lot owners will connect to City services when they become available.

(7) Drainage retention will be provided thru natural soil absorption. No characterization of storm water runoff will be created.

FLOOD ZONE DATA
Flood Zone C - Areas of minimal flooding
Community Panel Number - 480334 02258
Effective Date: January 2, 1988

Owner: Ruth Bryan

FRESH FLOOR MINIMUM FINISH FLOOR ELEVATION TO BE ONE (1) FOOT ABOVE NATURAL GROUND.

Drainage Statement

This site is drained by overland runoff to the Northeast and West. No drainage ditches are existing, and none will be created. By not developing roadside ditches, drainage runoff will not be characterized. Rural road section design will keep grades high so waters will disperse evenly over the entire site. With the sandy soil throughout the area, only a minimum of equalizer pipes will be installed. No individual driveway curbs will be needed or allowed.

411670
FILED
SEP 29 1994

APPROVED FOR RECORDING
SOCIAL & PLANNING DEPT.
DATE: 9/22/94

CHECKED BY: *[Signature]*
BY: *[Signature]*
9/22/94
SUG CONSULTING ENGINEERS
YENALDO MC ALLEN
TEXAS
PREPARED AUG. 15, 1994

