



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR January 3, 2023

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>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	





# 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: 1-4827

### 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: Irene E. Davila

Address: 25027 Amandost  
Monte ALTO TX  
78538

Phone: 956-292-1958

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

Water Supplier: NAWS

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

Account/ESI No.: # 10032789459511794  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Ayala-Bazan Estates Lot 2

on JANUARY 3, 2023, 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 8-22-1992);
- 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  
Date 11/3/23

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 11/4/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/3/23



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6827

### 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: Trene E. Davila

Address: 25027 Amando St.  
Monte Alto TX. 78538

Phone: 956-292-1958

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

LOT 2 Ayala - BAZAN estates Subdivision V 31, Page 121

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

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

Trene Davila  
Requesting Party (Signature)

12/27/22  
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:

12/27/22  
Date

Debra Lee  
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 1-6827  
Receipt No.: 026932  
A6852-00-000-0002-00

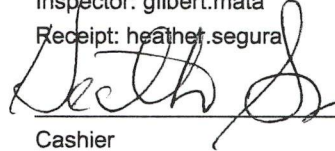
DAVILA IRENE ESTHER  
25027 AMANDO ST  
EDCOUCH, TX 78538  
(956) 292-1958  
(956) 292-1958

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2460Sq.Ft.
- [5] Legal Description: AYALA-BAZAN ESTATES LOT 2
- [6] Location: FM 88 & VALDEZ
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$95000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340475B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: applicant must comply with all county setbacks and regulations  
Description: Permit 1-6827  
Price: \$30.00


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

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

  
Cashier  
11/29/22  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

11/29/22  
Date

CHARGE: VLTC  
GE# 179941/MDL

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: November 4, 2022

Grantor: MERELDA GONZALEZ, joined herein pro form by her husband,  
JOSE MARIO GONZALEZ

Grantor's Mailing Address: 24593 FM 88  
Edcouch, Texas 78538

Grantee: IRENE ESTHER DAVILA, a single woman

Grantee's Mailing Address: 23232 N. FM 493  
Edcouch, Texas 78538

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of RIO BANK in the principal amount of ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$187,500.00), of which, FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$57,500.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RIO BANK and by a first-lien deed of trust of even date from Grantee to BRIAN A. HUMPHREYS, JR., Trustee.

**Property (including any improvements):**

All of Lot 2, AYALA-BAZAN ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 121, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

**Exceptions from Conveyance and Warranty:**

1. Restrictive covenants dated August 26, 1997, filed August 27, 1997 under Document Number 619506 and amendment filed July 2, 1998 under Document Number 690242, Official Records and Volume 31, Page 121, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines; 25 foot front, 20 foot rear, 6 foot sides, 20 foot utility and drainage swale easement along the West side, culvert requirement for driveway and restrictions as shown on the map of Ayala-Bazan Estates Subdivision, recorded in Volume 31, Page 121, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Jose Mario Gonzalez, R.P.L.S. No. 5571, dated August 4, 2022, Job No. RIO 22 275.
4. Rights or claims, if any, of adjoining property owner in and to that portion of property lying between the fence and West property line, as referenced on a survey prepared by Jose Mario Gonzalez, R.P.L.S. No. 5571, dated August 4, 2022, Job No. RIO 22 275.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 1973, by and between Milton D. Richardson, as Lessor, and Coastal States Gas Producing Co., as Lessee, recorded in Volume 348, Page 156, Oil and Gas Records of Hidalgo County, Texas.

- 6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 24, 1980, by and between Rio Farms, Inc., as Lessor, and Alliance Exploration Corp., as Lessee, recorded in Volume 391, Page 226, Oil and Gas Records of Hidalgo County, Texas.
- 7. Mineral and/or royalty reservation contained in deeds dated April 24, 1936, recorded in Volume 416, Page 258 and dated March 9, 1979, recorded in Volume 1615, Page 261, both in the Deed Records of Hidalgo County, Texas.
- 8. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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 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.

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.

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.

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

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

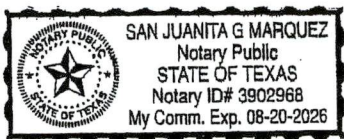
  
 \_\_\_\_\_  
 MERELDA GONZALEZ

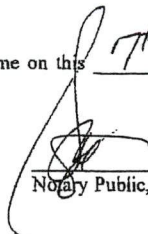
  
 \_\_\_\_\_  
 JOSE MARIO GONZALEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 7<sup>th</sup> day of November, 2022, by MERELDA GONZALEZ.

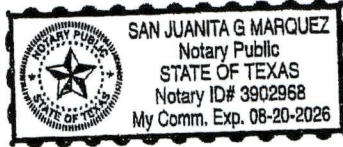


  
 \_\_\_\_\_  
 Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 1<sup>st</sup> day of November, 2022, by JOSE MARIO GONZALEZ.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
JEFFERSON A. CRABB / vm  
6013 N. 10<sup>th</sup> Street/P.O. Box 720032  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:  
IRENE ESTHER DAVILA  
23232 N. FM 493  
Edcouch, Texas 78538



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6787

### 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: Oralia Ochoa

Address: 2426 Carnation Circle  
Donna, Tx 78537

Phone: 956-376-9897

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

La Donna Gardens Lot 31

on JANUARY 3, 2023, 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 9-29-2000);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by D. Segura);
- 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 D. Segura);
- 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 D. Segura);
- 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 D. Segura);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by D. Segura);

Heather Segura  
Planning Department Authorized Signature

Rafael F. Lopez  
Hidalgo County Judge

1/3/23  
Date

ATTEST: Antonio Guajardo Jr.  
Hidalgo County Clerk

01/04/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/3/23



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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---	--	---

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6787

### 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: Oralia Ochoa + Esiquiel Ochoa  
 Address: 2426 Carnation Circle  
Donna, TX 78537  
 Phone: 956-376-9897

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

La Donna Gardens Lot 31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Oralia Ochoa  
Requesting Party (Signature)

12/27/2022  
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:

12/27/22  
Date

Deather Legu  
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 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-6787  
Receipt No.: 026770  
L0810-00-000-0031-00

OCHOA ESQUIVEL & ORALIA  
467 W HWY 281  
DONNA, TX 78537  
(956) 376-9897  
(956) 376-9897


Community Panel Number: 4803340500B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: applicant must comply with all county setbacks  
and regulations

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1108Sq.Ft.
- [5] Legal Description: LA DONNA GARDENS LOT 31
- [6] Location: SOUTH RIVER & HUTCH
- [7] Sewage: City of Donna
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$70000
- [10] Flood Zone: Zone B

Description: Permit 1-6787  
Price: \$30.00

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

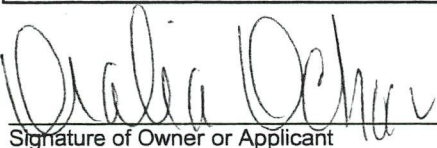
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.vazquez  
Inspector: gilbert.mata  
Receipt: sonia.vazquez

  
Cashier

11/15/22  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

11/15/22  
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.**

**CASH WARRANTY DEED**

**Date:** October 25, 2022

**Grantors:** DENNY JOE GRIFFITH and JO GRIFFITH, husband and wife

**Grantor's Mailing Address (including county):** 2421 Carnation  
Donna, Texas 78537  
Hidalgo County, Texas

**Grantees:** ESQUIEL OCHOA and ORALIA C. OCHOA

**Grantees' Mailing Address (including county):** 467 W. Hwy. 281  
Donna, Texas 78537  
Hidalgo County, Texas

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

**PROPERTY:**

**Lot 31, LA DONNA GARDENS SUBDIVISION, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 51, Page 117-119.**

**Reservations from Conveyance Exceptions to Conveyance and Warranty:** None.

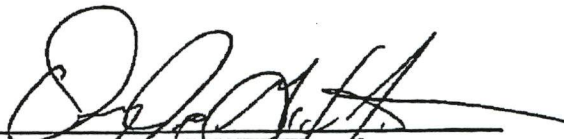
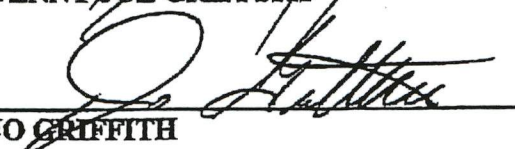
Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executor, administrators, successors or assigns forever. Grantors, acting solely in the fiduciary capacity herein set forth, and his successors are hereby bound, by, through or under his and not otherwise, to warrant and forever defend all and singular the property to Grantees and Grantees' 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.

Grantees by acceptance of this Cash Warranty Deed acknowledge and agree that (i) they have inspected the subject property and has satisfied as to the condition of the same (ii) accepts the subject property ***"as is where is"*** and with all faults, and (iii) this deed is executed and delivered without recourse on grantor and without limitation, without implied warranty as to habitability, suitability,

merchantability, fitness for a particular purpose, design, quality, operation, compliances with specifications, absence of latent defects, absence of faults, flooding, utilities, condition or absence of hazardous or toxic substance (including asbestos), or compliance with laws and regulations (including, without limitation, those relating to health, safety and the environmental, and fire, safety and health codes), save and except the warranty of title contained herein.

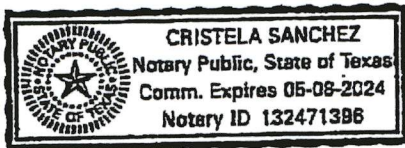
When the context requires, a singular noun and pronouns include the plural.


**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAXES TO THIS PROPERTY.**

  
\_\_\_\_\_  
DENNY JOE GRIFFITH  
  
\_\_\_\_\_  
JO GRIFFITH

STATE OF TEXAS        )  
                                  )  
COUNTY OF CAMERON )

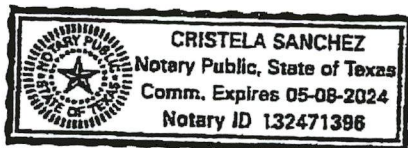
This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2022, by DENNY JOE GRIFFITH.



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

STATE OF TEXAS        )  
                                  )  
COUNTY OF CAMERON )

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2022, by JO GRIFFITH.



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

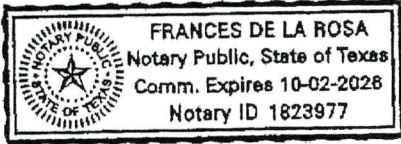
AGREED AND ACCEPTED BY:

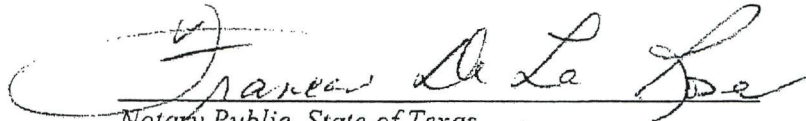
  
\_\_\_\_\_  
ESIQUIEL OCHOA

  
\_\_\_\_\_  
ORALIA C. OCHOA

STATE OF TEXAS            )  
  )  
COUNTY OF CAMERON    )

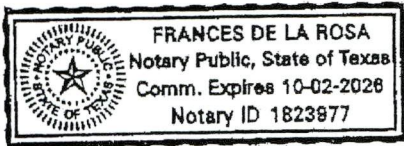
This instrument was acknowledged before me on the 26<sup>th</sup> day of October, 2022, by  
ESIQUIEL OCHOA.

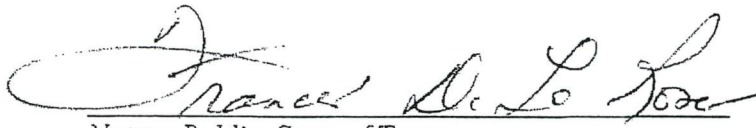


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS            )  
  )  
COUNTY OF CAMERON    )

This instrument was acknowledged before me on the 26<sup>th</sup> day of October, 2022, by  
ORALIA C. OCHOA.



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

GM2/ldr 22-53884  
Prepared in the Office of:  
McCullough & McCullough  
Attorneys at Law  
P.O. Box 2244  
Harlingen, Texas 78551-2244

After recording, return to: SAME