



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR January 17, 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>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 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:

4-6805

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

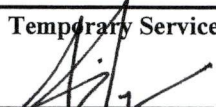
Upon the application of:

Name: MATTHEW CYPHERS

Address: 3517 BLACKBUCK

EDINBURG, TX

Phone: 956-655-2237

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>Pend. 0558</u>	Authorized Signature
Date Approved:	<u>1 / 6 / 23</u>	<u> / /</u>

Water Supplier: N/A

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

Account/ESI No.: 1000067330

Temporary Pole [] Permanent Service

regarding the land described as:

Lot Venados ph. 2 lot 1B2

on JANUARY 17, 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 3/9/04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23

Richard F. Carter
Hidalgo County Judge
Date 1/17/23

ATTEST: [Signature]
Hidalgo County Clerk KE
Date 1/18/23

1874

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PLANNING DEPARTMENT

County of Hidalgo

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

Precinct 1 2 3/4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6805

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: MATTHEW CYPHERS

Address: 35107 BLACKBUCK DR.

EDINBURG TX 7

Phone: 956-655-2237

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

LOT 182, LOS VENADOS SUBDIVISION Phase II HIDALGO Co. TX AS PER
VOLUME 44, PAGES 144-153 MAP RECORDS

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)

1-6-23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/10/23
Date

[Signature]
County Official



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

12/5/2022 3:26:10 PM

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 4-6805
Receipt No.: 027036
L6446-02-000-0182-00

CYPHERS MATTHEW & KATHERYN

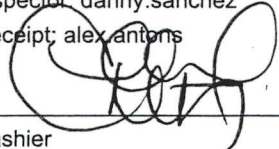
PO BOX 3368
EDINBURG, TX 78540
(956) 655-2237
(956) 778-4456

- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3452Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 2 LOT 182 10.50AC GR 10.26AC NET
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 50', Side 50', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6805
Price: \$30.00

Total Amount.....\$30.00

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



Cashier

12/5/22
Date

ID# 688974

[NOTICE]

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



Signature of Owner of Applicant

12-5-22
Date

EDWARDS ABSTRACT

RF# 942115-MRR

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: March 3, 2022

Grantor: MARCELINO BACEROTT, a single person
Grantor's Mailing Address (including county): 34961 North Highway 281 #58
Edinburg, Texas 78542-0406
Hidalgo County, Texas

Grantee: MATTHEW CYPHERS and KATHERYN CYPHERS
Grantee's Mailing Address (including county): P.O. Box 3368
Edinburg, Texas 78540-3368
Hidalgo County, Texas

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

Property (including any improvements):

Lot 182, LOS VENADOS SUBDIVISION PHASE II, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 44, Pages 144-153, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1326322 AND 1349572, OFFICIAL RECORDS, and VOLUME 44, PAGES 144-153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated November 12, 2002, recorded on November 21, 2002, under Clerk's File No. 1142561, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Reservation of water rights and/or other rights if any, as set forth in Warranty Deed dated August

27, 2004, recorded under Clerk's File No. 1381410, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandums of Oil and Gas Leases dated December 26, 2006, recorded under Clerk's File No. 1715422, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated March 22, 1947, Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated April 28, 1947, Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

Easement dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

Easement dated October 10, 1953, recorded in Volume 785, Page 569, Deed Records, Hidalgo County, Texas.

Easement dated October 1, 1963, recorded in Volume 1072, Page 349, Deed Records, Hidalgo County, Texas.

Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

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


Lien and other rights, if any, in favor of PROPERTY OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument(s) dated April 22, 2004, recorded under Clerk's File No. 1326322, Official Records, and dated June 22, 2004, recorded under Clerk's File No. 1349572, Official Records, Hidalgo County, Texas.

Taxes for the year 2022 and subsequent years.

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS," EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.


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


MARCELINO BACEROTT

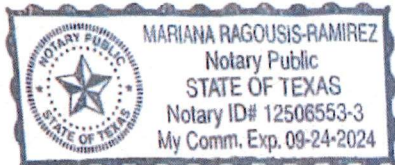
(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 3 of March
2022, by MARCELINO BACEROTT.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
MATTHEW CYPHERS and
KATHERYN CYPHERS
P.O. Box 3368
Edinburg, Texas 78540-3368

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 942115; MR:lc



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
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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: 4-0344

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: Jensin Alvarez

Address: 5503 Apache Dr.
Edinburg TX
78542

Phone: 956 438-8853

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing</u> <u>01/09/2023</u>

Water Supplier: ~~AWA~~ North Alamo Water Supply

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

Account/ESI No.: 1000061735
 Temporary Pole Permanent Service

regarding the land described as: Seminole Valley #2 Lot #52

on JANUARY 17, 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 8/2/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Richard F. Carter 1/17/23
Hidalgo County Judge Date

ATTEST: [Signature] 1/18/23
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23 [Signature]



PLANNING DEPARTMENT

Rev. 6-14-22

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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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-60344

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: Jensid Alvarez

Address: 5503 Apache Dr
Edinburg TX 78542

Phone: 956 438-8853

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

Lot 52 A Seminole Valley #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

01/09/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/10/23
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

7/21/2022 3:45:10 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6344
Receipt No.: 025001
S2440-02-000-0052-00

- ALVAREZ JENSID A
- P.O BOX 2670
- EDINBURG, TX 78540
- (956) 438-8853
- (956) 438-8853
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3654Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #2 LOT 52
- [6] Location: raul longoria rd and owassa rd
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 30', Rear 39', Side 7', Side ', Corner 18'
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 RULES AND REGULATIONS
 Description: Permit 4-6344
 Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
 Check/M.O.#: 1901
 Payment: \$30
 Change Due: \$0.00
 Application: melissa.lopez
 Inspector: peter.hernandez
 Receipt: melissa.lopez

Melissa Lopez 07/21/22
 Cashier Date

10# 583192

[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

07/21/22

 Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Conforms to State Bar of Texas Form

Date: April 1, 2020

Grantor: JESUS E. LEAL SAUCEDO and spouse, CRISTINA VIRIDIANA SALDIVAR
TREVINO

Grantor's Mailing Address: 5716 Lakota Dr.
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: JENSID A. ALVAREZ, a single woman

Grantee's Mailing Address: 4014 Pedernal St.
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Eight Thousand Nine Hundred Thirty-Four and 00/100 Dollars (\$38,934.00) and is executed by Grantee, payable to the order of VANTAGE BANK TEXAS. The note is secured by a vendor's lien retained in favor of VANTAGE BANK TEXAS in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (including any improvements):

Lot 52, **SEMINOLE VALLEY NO. 2**, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 33, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. A ten foot (10') Utility Easement across the West side of subject property as shown on plat recorded in Volume 33, Pages 115 and 116, Map Records of Hidalgo County, Texas.

14. 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.
15. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, 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 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 shall become absolute.

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

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



JESUS E. LEAL SAUCEDO

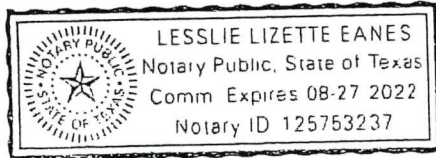


CRISTINA VIRIDIANA SALDIVAR TREVINO

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1 of April, 2020, by JESUS E. LEAL SAUCEDO.



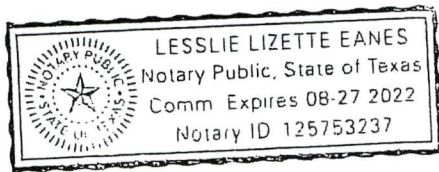
A handwritten signature in cursive script, reading "Lesslie Lizette Eanes".

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1 of April, 2020, by CRISTINA VIRIDIANA SALDIVAR TREVINO.



A handwritten signature in cursive script, reading "Lesslie Lizette Eanes".

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JENSID A. ALVAREZ
4014 Pedernal St.
Edinburg, Texas 78542

PREPARED BY:
Lesslie L. Eanes
Attorney at Law
4740 S. Jackson Rd.
Edinburg, Texas 78539
File/GF Number: 500519



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: 2-184

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: Martha G. Mendoza

Address: 610 East Eldora Rd
San Juan TX
78589

Phone: 515-974-9287 ^{M/H}

Approved by Environmental Health:	Temporary Service <u>M Ramirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No sewer yet</u>	Authorized Signature
Date Approved:	<u>1/4/23</u>	/ /

Water Supplier: N/A

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

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

regarding the land described as:

Eldora Heights Lot 103 San Juan TX 78589

on January 17, 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 4/18/01);
- 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]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 1/17/23

ATTEST: [Signature]
Hidalgo County Clerk
Date 1/18/23

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23 [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 03 4

T.J. Arredondo, CFM
Director of Planning

Application No: 2-184

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: Martha G. Mendoza

Address: 610 East Eldora Road
San Juan TX 78589

Phone: 515-974-9287

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

Eldora Heights Lot #103 San Juan TX 78589

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Martha G. Mendoza 1/4/2023
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/10/23 [Signature]
Date County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

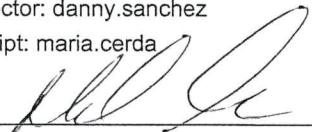
Permit No.: Permit 2-184
Receipt No.: 017414
E5038-01-000-0103-00

- MENDOZA MARTHA G
- 901 SAN JUANITA ST
- SAN JUAN, TX 78589
- (515) 974-9287
- (515) 974-9287
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 320Sq.Ft.
- [5] Legal Description: ELDORA HEIGHTS M/H PH 1 LOT 103
- [6] Location: cesar chavez and eldora
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3300
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 20', Rear 20', Side 6', Side 6', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 2-184
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier

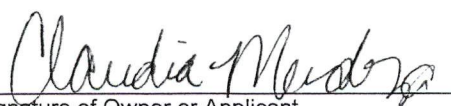
04/06/2021

 Date

#627246

[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

4/6/21

 Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

995023

Date: June 29, 2001

Grantor: Eldora Heights, L.L.C., a Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

Grantee: MARTHA G MENDOZA
First Grantee's Social Security Number: 519-21-0278

Grantee's Phone Number: (956) 638-8013
Grantee's Mailing Address (including county):
P O BOX 1498
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 103, Eldora Heights Mobile Home, Phase I, an addition to the City of San Juan, as shown by the map or plat thereof recorded in Volume 37, Page 102, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. Easements, reservations and restrictions as may be shown on the recorded map or plat of said subdivision as recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas.
12. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
13. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated November 22, 1984, recorded in Volume 2066, Page 648, and dated December 27, 1986, recorded in Volume 2397, Page 922, both in the Official Records of Hidalgo County, Texas.
14. Restrictive Covenants as set forth in the "Declaration of Covenants, Conditions and Restrictions: recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Number 567695.

15. Minimum floor elevation, minimum building setback lines, Front 20 feet; side 6 feet except on lots adjacent to street it shall be 10 feet; Rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown on map of Eldora Heights Mobile Home Subdivision, Phase I, recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom; and there is also hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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

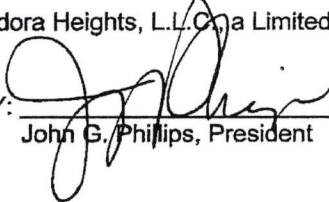
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and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

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

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

Eldora Heights, L.L.C., a Limited Liability Company

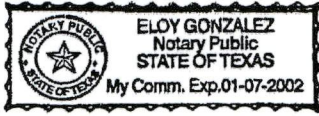
BY: _____


John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 29th day of June, 2001, by John G. Phillips, President, President of Eldora Heights, L.L.C., a Limited Liability Company on behalf of said Texas Limited Liability Company.



Eloy Gonzalez

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 5848
McAllen, Texas 78502

Filed for Record in:
Hidalgo County
by J. D. Sallinas, III
County Clerk
On: Aug 03, 2001 at 11:07A
As a Recording
Document Number: 995023
Total Fees \$ 13.00
Receipt Number - 363255
By:
MaryLou Cantu, Deputy



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
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: 4-0522

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	54411 01/3/23

Name: Nelda Karina Gonzalez

Address: 5911 BARD MAR LN
Edinburg Tx
78541

Water Supplier: city of Edinburg

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

Phone: 956-207-8367 Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as: LOT - 1 Gonzalez heights,

on JANUARY 17, 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 8/18/22)
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 1-3-23)
- 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

Railene F. Carter
Hidalgo County Judge Date 1/17/23

ATTEST: [Signature]
Hidalgo County Clerk Date 1/18/23

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23

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PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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: 4-6522

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: Nelda Karina Gonzalez
Address: 5911 Barb Mar LN.
Edinburg, TX
Phone: (956) 207-8367

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

Gonzalez Wright's Lot #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nelda Karina Gonzalez 12-1-22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/10/23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6522
Receipt No.: 025894
G5629-00-000-0001-00

GONZALEZ NELDA KARINA
8508 PRESLY DR
EDINBURG, TX 78542
(956) 207-8367
(956) 207-8367

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3050Sq.Ft.
- [5] Legal Description: GONZALEZ HEIGHTS Lot 1
- [6] Location: seminary rd and barb mar ln.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 80', Rear 15', Side 15', Side 15', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6522
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez

Melissa Lopez 09/14/2022
Cashier Date

ID# G5629-00

[NOTICE]

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

Nelda Karina Gonzalez
Signature of Owner or Applicant

Sep. 14 - 22
Date

CHARGE TO: EDWARDS ABSTRACT
GF # 926119-GB

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: December 27, 2019

Grantor: HECTOR PENA and wife, EDITH AIDE RAMIREZ

Grantor's Mailing Address (including county): P.O. Box 2705
Roma, Texas 78584-2705
Starr County, Texas

Grantee: NELDA KARINA GONZALEZ

Grantee's Mailing Address (including county): 2103 N. Snapper Dr.
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of VANTAGE BANK TEXAS in the principal amount of THIRTY-FIVE THOUSAND FIVE HUNDRED FIFTY AND NO/100THS DOLLARS (\$35,550.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of VANTAGE BANK TEXAS and by a first-lien deed of trust of even date from Grantee to MICHAEL H. PATTERSON, Trustee.

Property (including any improvements):

A 1.069-acre tract of land, more or less, out of the South 1/2 of Lot 125, SEMINARY HEIGHTS, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and said 1.069 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set at the Southwest corner of the said Lot 125, same being the Northwest corner of Lot 124 of the said Seminary Heights, and same being a point on the centerline of a 40-foot road (Barb Mar Ln.), for the Southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE, North 8 degrees 51 minutes 06 seconds East, along the West line of said Lot 125, same being the centerline of the said 40-foot road (Barb Mar Ln.), a distance of 99.95 feet to cotton picker spindle set, said cotton picker spindle set being distant South 8 degrees 51 minutes 06 seconds West, from another cotton picker spindle set at the Southwest corner of the North 1/2 of the said Lot 125, as described in a Warranty Deed from Evangelina R. Pena and Maria Margarita

H. Pena to Maria Margarita H. Pena, dated April 1995, recorded in Document #677463, Official Records of Hidalgo County, Texas, for the Northwest corner of the herein described tract;

THENCE, South 81 degrees 08 minutes 54 seconds East, parallel to the South boundary line of the said Lot 125, passing at 20.00 feet a capped iron rod set at the East right-of-way line of the said 40-foot road (Barb Mar Ln.), and continuing for a total distance of 465.82 feet to a capped iron rod set, for the Northeast corner of the herein described tract;

THENCE, South 8 degrees 51 minutes 06 seconds West, across the said Lot 125, to a point on the South boundary line of the said Lot 125, a distance of 99.95 feet to a capped iron set, for the Southeast corner of the herein described tract;

THENCE, North 81 degrees 08 minutes 54 seconds West, along the South boundary line of the said Lot 125, passing at 445.82 feet a capped iron rod set at the East right-of-way line of the said 40-foot road (Barb Mar Ln.), said capped iron rod set being distant North 81 degrees 51 minutes 06 seconds East, from an iron rod found at the intersection of the said 40-foot road (Barb Mar Ln.), East right-of-way line and the South boundary line of Lot 124 of the said Seminary Heights, and continuing for a total distance of 465.82 feet to the POINT AND PLACE OF BEGINNING, said tract containing 1.069 acres of land, more or less, of which 0.046 acres lies in the right-of-way of the said 40-foot road (Barb Mar Ln.).

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated February 2, 1971, recorded in Volume 1278, Page 829, Deed Records, and dated January 28, 1985, recorded in Volume 2092, Page 630, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 8, 1979, recorded in Volume 380, Page 996, dated March 8, 1979, recorded in Volume 380, Page 1000, dated March 8, 1979, recorded in Volume 381, Page 788 and dated March 10, 1979, recorded in Volume 381, Page 793, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.

20.00-foot roadway along the West side of said tract, as shown on the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2020 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

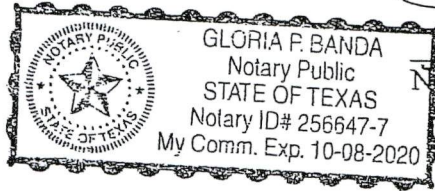
Hector Pena
HECTOR PENA

Ed. Aide Ramirez
EDITH AIDE RAMIREZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

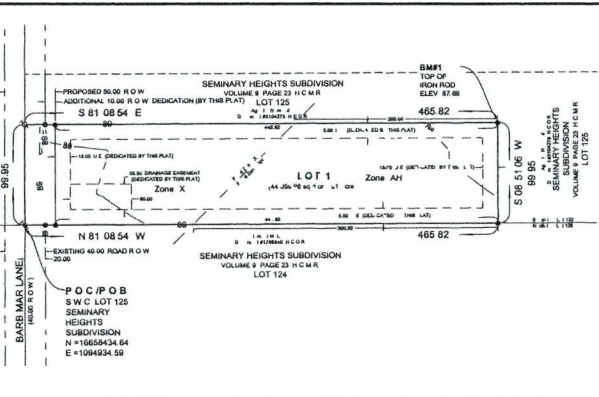
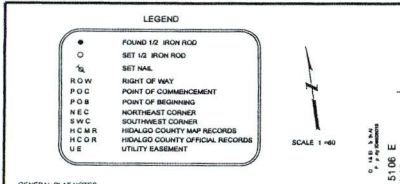
This instrument was acknowledged before me on the 27th of December, 2019,
by HECTOR PENA and wife, EDITH AIDE RAMIREZ.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
NELDA KARINA GONZALEZ

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 926119; GB:ma



- GENERAL PLAT NOTES**
- MINIMUM SETBACK LINES**
FRONT 30.00 OR GREATER FOR EASEMENTS
REAR 15.00 OR GREATER FOR EASEMENTS
SIDE 6.00 OR GREATER FOR EASEMENTS
 - FLOOD ZONE STATEMENT**
FLOOD ZONE DESIGNATION
ZONE X: AREAS OF 100 YEAR FLOOD AREA WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 OF 100 YEAR FLOOD SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD
ZONE AH: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED
COMMUNITY PANEL NO. 48234 0233 (REVISED TO REFLECT LOMR 5/17/15)
EFFECTIVE DATE JUNE 08 2008
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT OF WAY ARE WITHIN THE 100 YEAR FLOOD PLAN COMMUNITY PANEL NUMBER 48234 0233 OF EFFECTIVE DATE JUNE 08 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100 YEAR FLOOD PLAN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100 YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127)
 - MINIMUM FINISH FLOOR NOTE** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
 - THE FILL FOR ZONE AH** IS DETERMINED TO BE 88.00 PER FOOT. THERE SHALL BE NO RESIDENTIAL CONSTRUCTION PERMITTED INSIDE ZONE AH. RESIDENTIAL CONSTRUCTION HOWEVER IS PERMITTED IN ZONE X. AREAS SET BY THIS PLAT. IT IS RECOMMENDED THAT A LICENSED ELEVATION CERTIFICATE BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR SURVEYOR TO LOCATE ACCEPTABLE AREAS OF BUILDING CONSTRUCTION PRIOR TO ANY CONSTRUCTION
 - DRAINAGE** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A MINIMUM VOLUME FOR RAINFALL USING A 60 YEAR STORM EVENT (3.48 INCH PER HOUR) AND ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING** SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. THERE SHALL BE NO COMMERCIAL USE
 - UNLESS OTHERWISE NOTED ON THIS PLAT** THE LOT IS MONUMENTED BY 10 INCH WIDE BY 18 INCH LONG IRON RODS WITH YELLOW CAP STAMPS 3/4" DIA
 - NO STRUCTURE** SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES BUILDINGS TREES SHRUBS AND OTHER PLANTS OR TREES LESS THAN 12 INCHES MATURE HEIGHT. GROUND COVER GRASS OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT
 - REMARK NOTE** BM1: FOUND IRON ROD H.C.O.

- ALL PUBLIC UTILITIES EASEMENTS** DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET EXCEPT FOR THE HIGH VOLTAGE EASEMENT. UTILITIES SHALL BE SHOWN COMPLETELY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT
- ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS**
- NO FILL OR PERMANENT STRUCTURES** SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. ANY DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES BUILDINGS PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ON SITE DRAINAGE FOR THIS SITE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ON SITE DRAINAGE
- EACH PURCHASE CONTRACT** MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER SEWER ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION
- ON SITE SEWAGE FACILITIES (OSSE) NOTE** THIS SUBDIVISION SHALL USE ON SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING MAINTENANCE ON ALL LOTS.
A. OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI FAMILY USE
B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21 780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
C. OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO BEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM
E. APPROVED OSSE PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT

- NELDA KARINA GONZALEZ** THE OWNER & SUBDIVIDER OF GONZALEZ HEIGHTS SUBDIVISION RETAINS A 14' WIDE EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSE ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT
- ANY DEPRESSION** ON SITE DRAINAGE AREA SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESCRIBED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL ALL ON SITE DRAINAGE IMPROVEMENTS ARE CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY

- ALL LOTS IN GONZALEZ HEIGHTS SUBDIVISION** ARE HEREBY GRANTED A DRAINAGE EASEMENT WITH RESPECT TO SURFACE WATER RUN OFF FROM ALL LOTS IN GONZALEZ HEIGHTS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE DRAINAGE AREA. LOT OWNERS OF GONZALEZ HEIGHTS SUBDIVISION THROUGH THEIR ASSIGNED AND ASSIGNED TO THE DRAINAGE DISTRICT NO. 13 DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AREA. THE COUNTY OF HIDALGO TEXAS COUNTY AND HEALTH DEPARTMENT DRAINAGE DISTRICT NUMBER 13 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW AND THE COUNTY AND HEALTH DEPARTMENT MAY ALSO BE REQUIRED TO RECOVER AN ENFORCEMENT COSTS AND MAINTENANCE COSTS FROM THE LOT OWNER IN VIOLATION. IN THE EVENT THE DRAINAGE AREA DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING GONZALEZ HEIGHTS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM HAS BEEN INSTALLED AND THE DRAINAGE DISTRICT AND ALSO INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVES ALL LOTS IN GONZALEZ HEIGHTS SUBDIVISION AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY AND EACH LOT OWNER BY ACCEPTANCE OF A DEED TO THE GONZALEZ HEIGHTS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT THROUGH THE DRAINAGE DISTRICT. THIS PLAT NOTE IS TO BE RELEASED BY INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS HIDALGO COUNTY TEXAS

GONZALEZ HEIGHTS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 1.07 (1.069 DEED) GROSS ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 125 SEMINARY HEIGHTS SUBDIVISION HIDALGO COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9 PAGE 23 MAP RECORDS OF HIDALGO COUNTY TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS P.E. A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973 DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION



DAVID OMAR SALINAS P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND



DAVID OMAR SALINAS P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #8752

HIDALGO COUNTY IRRIGATION DISTRICT NO. 13

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 13 ON THIS 15 DAY OF JUNE, 2022.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 13 RIGHTS OF WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 13

FILED FOR RECORD IN HIDALGO COUNTY
HIDALGO COUNTY CLERK

ON 8-6-22 AT 3:16 AM
INSTRUMENT NUMBER 23108970
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

CHAIRMAN
[Signature]

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY	PHONE	FAX
OWNER	NELDA KARINA GONZALEZ	EDINBURG, TEXAS 78017	281-237-1111	281-237-1111
PREPARED BY	DAVID O. SALINAS	EDINBURG, TEXAS 78017	281-237-1111	281-237-1111
REGISTERED BY	DAVID O. SALINAS	EDINBURG, TEXAS 78017	281-237-1111	281-237-1111

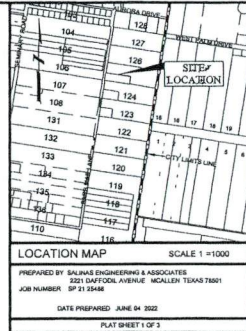
STATE OF TEXAS
COUNTY OF HIDALGO

NELDA KARINA GONZALEZ AS OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS GONZALEZ HEIGHTS SUBDIVISION HIDALGO COUNTY TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES ALL STREETS WATER WAYS WATER COURSES ALLEYS EASEMENTS AND RIGHTS OF WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED AND FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2006 EDITION, HAVE BEEN MET AND THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS
- GAS CONNECTIONS IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY PROVIDED TO EACH LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS

OWNER
[Signature]
NELDA KARINA GONZALEZ
2103 N SNAPPER DR
EDINBURG TEXAS 78541

PREPARED BY SALINAS ENGINEERING & ASSOCIATES
3201 DUFFIELD AVENUE, McALLEN TEXAS 78001
JOB NUMBER: SEP 21 2048
DATE PREPARED: JUNE 04 2022
PLAT SHEET 1 OF 3

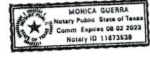


STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NELDA KARINA GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF JUNE, 2022

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 01/01/2025



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF GONZALEZ HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON 20 _____

[Signature] 9/4/2022 APPROVED BY
HIDALGO COUNTY JUDGE DATE 09/27/22 COUNTY CLERK

ATTEST:
[Signature] 9/1/22 DATE
HIDALGO COUNTY CLERK

STATE OF TEXAS
CITY OF EDINBURG

I, THE UNDERSIGNED ADMINISTRATOR OF THE PLANNING AND ZONING OF THE CITY OF EDINBURG TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

[Signature]
ADMINISTRATOR PLANNING AND ZONING
DATE 01/11/2022

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GONZALEZ HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON August 04, 2022

[Signature] 08/04/22 DATE
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

APPROVED BY DRAINAGE DISTRICT
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED HEREIN ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

[Signature] 06-16-2022 DATE
HIDALGO COUNTY IRRIGATION DISTRICT NO. 13
RAUL E. BEN P.C.F.M.
GENERAL MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY EDINBURG, TEXAS

GONZALEZ HEIGHTS SUBDIVISION IS LOCATED ON BARB MAR LANE 0.20 MILES SOUTH OF AURORA DRIVE. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 101,170 AS PER THE 2018 CENSUS), GONZALEZ HEIGHTS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG. IT IS WITHIN THE 2.5 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 45.021, PRECINCT NO. 4.

METS AND BOUNDS DESCRIPTION

- BEING A LOT (1.069 DEED) ACRE TRACT OF LAND MORE OR LESS OUT OF THE SOUTH 1/2 OF LOT 125 SEMINARY HEIGHTS HIDALGO COUNTY TEXAS AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09 PAGE 23 MAP RECORDS OF HIDALGO COUNTY TEXAS. SAID LOT (1.069 DEED) ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 125 LOCATED IN THE CENTER OF BARB MAR LANE ROAD (40.0 FOOT ROW) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT
- THENCE NORTH 08 DEGREES 51 MINUTES 06 SECONDS EAST COINCIDENT WITH THE WEST LINE OF SAID LOT 125 A DISTANCE OF 99.95 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT
 - THENCE SOUTH 81 DEGREES 06 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 125 A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SAID BARB MAR LANE AT A DISTANCE OF 465.82 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT
 - THENCE SOUTH 08 DEGREES 51 MINUTES 06 SECONDS WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 125 A DISTANCE OF 99.95 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 125 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT
 - THENCE NORTH 81 DEGREES 06 MINUTES 54 SECONDS WEST COINCIDENT WITH THE SOUTH LINE OF SAID LOT 125 A DISTANCE OF 465.82 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SAID BARB MAR LANE AT A DISTANCE OF 465.82 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SAID BARB MAR LANE AT A DISTANCE OF 465.82 FEET (OR 0.5 ACRES OF LAND MORE OR LESS) OF WHICH THE WEST 20.0 FEET (OR 0.5 ACRES MORE OR LESS) ARE LOCATED WITHIN THE RIGHT OF WAY OF SAID BARB MAR LANE LEAVING 1.02 NET ACRES OF LAND MORE OR LESS

SHEET 1

INDEX SHEET OF GONZALEZ HEIGHTS SUBDIVISION

SHEET 1

SHEET 2

SHEET 3

SE

SALINAS ENGINEERING & ASSOC.
(F-0875) - ENGINEER
(A-005770) - SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALLEN TEXAS 78001
(956) 882-9061 (956) 886-1489 (FAX)



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

OSSA's
scrapped
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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: ADSS, LLC.

Address: 908 Bighorn Dr.
Edinburg, TX. 78542

Phone: 239-1279

Water Supplier: NAWSC

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

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

regarding the land described as: San Martin NO.8 lots 1-49

on JANUARY 17, 20 23, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 11-15-22);
Flowersin
 (verified by Flowersin);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Flowersin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
[Signature]
Hidalgo County Clerk

11/17/23
Date
1/10/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23

ATTEST:



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

OSSA's
escrowed.

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: MA

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: GDSS, LLC

Address: 902 Bighorn Dr.

Edinburg, Texas 78542

Phone: (956) 239-1279

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

See attached Warranty Deed San Martin 00.8 lots 1-49

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] 11/4/22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

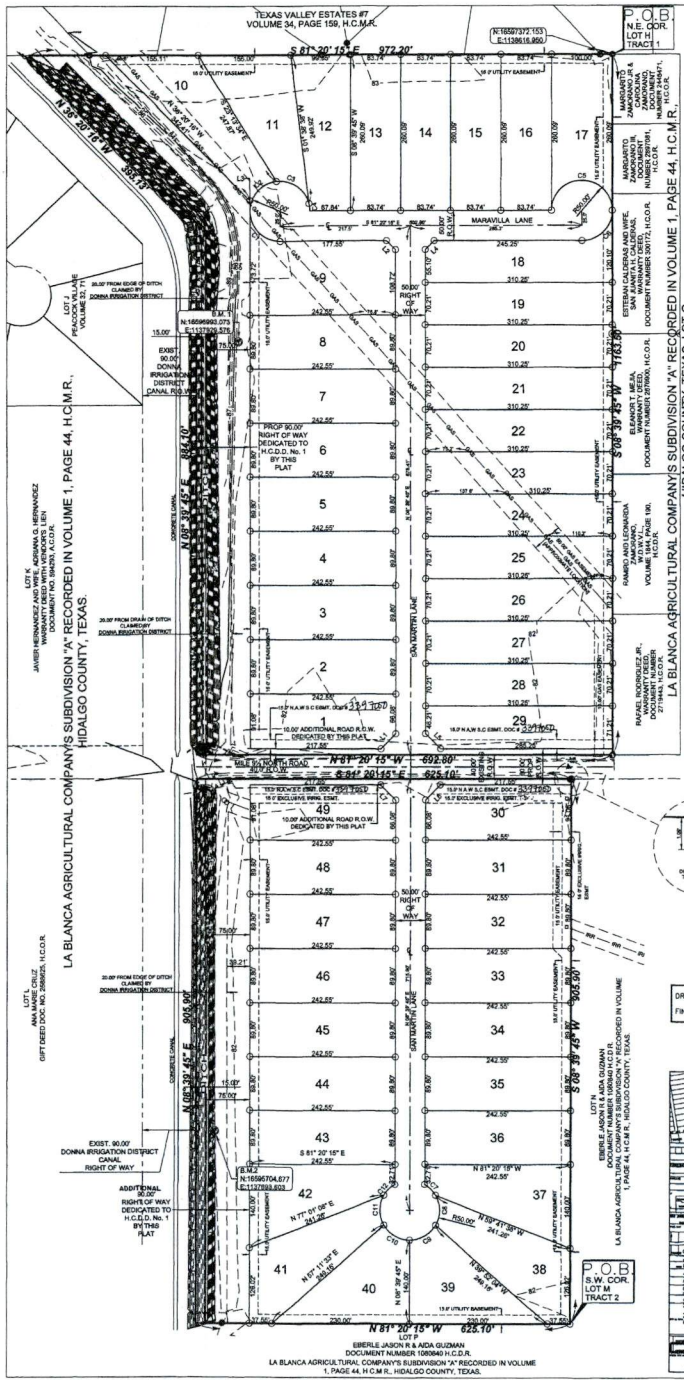
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of Subd. Plat

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

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

11/30/22
Date

[Signature]
County Official



Map of SAN MARTIN No. 8

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS 1, AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A",
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

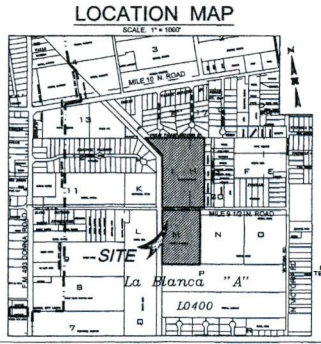
- ### LEGEND
- FOUND NO. 4 REBAR
 - FOUND COTTON WICKER SPINDLE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELLOW & HUNT
 - NAIL SET
 - FOUND PIPE
 - FOUND WIRE DISK
 - B.M. - BENCH MARK
 - ELEVATION
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. - WARRANTY DEED
 - Q.F.T. - QUIT WARRANTY DEED
 - W.D.W.V. - WARRANTY DEED WITH VENDORS LIEN
 - S.F. - SQUARE FEET
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - NO. - NUMBER
 - R.O.B. - RIGHT OF BEGINNING
 - P.O.B. - POINT OF BEGINNING
 - U.S. - UTILITY EASEMENT
 - D.O.M. - DONNA IRIGOIN DISTRICT
 - N.E. COR. - NORTH EAST CORNER
 - S.W. COR. - SOUTH WEST CORNER

Lot #	Area	Lot #	Area	Lot #	Area
1	21760.14	22	21762.85	41	22027.81
2	21760.99	23	21762.85	42	22103.07
3	21760.99	24	21762.85	43	21760.99
4	21760.99	25	21762.85	44	21760.99
5	21760.99	26	21762.85	45	21760.99
6	21760.99	27	21762.85	46	21760.99
7	21760.99	28	21762.85	47	21760.99
8	21760.99	29	21760.99	48	21760.99
9	30433.28	30	21760.99	49	21760.99
10	29297.43	31	21760.99		
11	21803.21	32	21760.99		
12	21760.99	33	21760.99		
13	21760.99	34	21760.99		
14	21760.99	35	21760.99		
15	21760.99	36	21760.99		
16	21760.99	37	21760.99		
17	21760.99	38	22027.81		
18	21760.99	39	21760.99		
19	21760.99	40	21760.99		

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	78.84	50.00	090° 00' 00"	S89° 20' 15"W	70.71	60.00
C2	72.48	50.00	083° 01' 48"	S89° 19' 37"W	66.28	44.28
C3	72.48	50.00	083° 01' 48"	N48° 47' 37"W	66.28	44.28
C4	12.17	50.00	019° 56' 29"	N1° 41' 30"E	12.14	6.11
C5	137.98	50.00	180° 00' 00"	N11° 20' 15"W	130.97	INFINITY
C6	78.84	50.00	090° 00' 00"	N89° 39' 45"E	70.71	60.00
C7	28.15	50.00	030° 00' 00"	N28° 20' 15"W	25.88	13.42
C8	52.36	50.00	090° 00' 00"	N18° 38' 47"E	50.00	28.87
C9	52.36	50.00	090° 00' 00"	N18° 38' 47"E	50.00	28.87
C10	52.36	50.00	090° 00' 00"	S81° 20' 15"W	50.00	28.87
C11	52.36	50.00	090° 00' 00"	S81° 20' 15"W	50.00	28.87
C12	28.15	50.00	030° 00' 00"	S53° 39' 45"W	25.88	13.42

DRAWN BY: LEVZ DATE: 11-01-2022
 FINAL CHECK: J.G. DATE: 11-1-22



- ### GENERAL PLAT NOTES & RESTRICTIONS
- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED); ZONE "A" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY PANEL NO. 48033A (M.C. MAP REVISED: JUNE 8, 2000). CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE FLOOD INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 401 THROUGH 412).
 - SETBACKS:**
FRONT: 35.00 FEET
REAR: 15.00 FEET, OR GREATER FOR EASEMENT
SIDE: 8.00 FEET, OR GREATER FOR EASEMENT
CORNER: 15.00 FEET, OR GREATER FOR EASEMENT
GARAGE FRONT SETBACK: 18 FEET, OR GREATER IF EASEMENT
 - MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
 - BENCHMARK NOTE:**
1 - 8" M - 3" MH DISK IN CONCRETE ELEV. 83.15 N 1659893.073, E 1137693.576
2 - 8" M - 3" MH DISK IN CONCRETE ELEV. 82.15 N 1659870.471, E 1137693.003
 - DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,000 GALLONS OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE PREVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.**
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
ALL LOTS SHALL BE DESIGNED FOR RESIDENTIAL USE ONLY. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT OF THIS SUBDIVISION. NO COMMERCIAL USE WILL BE ALLOWED.
 - NO STRUCTURE SHALL BE PERMITTED OVER THE LOTS AS INDICATED ON SHEET NO. 4 OF THIS PLAT.**
TREES AND OTHER PLANTING THAT ARE OF SIGNIFICANT MATURITY HEIGHT, GROUND COVER, GRASS, OR FLOWERS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
 - OWNER AND SUBDIVIDER OF SAN MARTIN NO. 8 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED ODFP ON THE LOTS AS INDICATED ON SHEET NO. 4 OF THIS PLAT.**
 - ON-LOT SEWAGE FACILITIES (ODFP):** THIS SUBDIVISION SHALL USE ON-LOT SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.D. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN ODFP ON ALL LOTS.
 - ODFP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
 - ODFP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS:** SHALL BE SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO BEEN MADE. THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE ODFM FILL SYSTEM.
 - APPROVED "ODFP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.**
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
 - ALL PUBLIC UTILITY EASEMENTS DELICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MOBILE SUBDIVISION RULES.**
 - NO ACCESS SHALL BE PERMITTED ONTO M.E. 912 ROAD FROM LOTS 1, 28, 30, AND 48.**
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND ACCURATE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4**
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.**

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, LOSES HEREBY GRANTED, BARGAINED, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONTRIBUTE, INSTALL AND LAY AND THEREAFTER USE, OPERATE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH AND GRANTED HEREBY AUTHORIZED TO DETERMINE THE COURSE OF THE EASEMENT HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

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

THE EASEMENT CONVEYED HEREBY WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT ON the 10th DAY OF November, 20 22

ZACHARY R. SOULROCK

 ZACHARY R. SOULROCK

ACKNOWLEDGMENT

THE STATE OF TEXAS)
 COUNTY OF HIDALGO)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ZACHARY R. SOULROCK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10th DAY OF November, 20 22

 LYDIA FLORES
 Notary Public, State of Texas
 My Comm. Expires 12/12/2024

MY COMMISSION EXPIRES: 12/12/2024

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE OR EMAIL	FAX
OWNER: OSES, LLC	802.880.HORN DRIVE	EDINBURG, TX 78842	ZSOULROCK@AOL.COM	
ENGINEER: ZACHARY R. SOULROCK	115 W. MOUNTNEY	EDINBURG, TX 78842	(361) 361-2881	(361) 361-1838
SURVEYOR: ZACHARY R. SOULROCK	115 W. MOUNTNEY	EDINBURG, TX 78842	(361) 361-2881	(361) 361-1838

115 W. MOUNTNEY - EDINBURG, TX 78842
 PH: (361) 361-2881 - FAX: (361) 361-1838
 ESTABLISHED 1947 - www.meldenandhunt.com

MELDEN & HUNT INC.
 CONSULTANTS - ENGINEERS & SURVEYORS

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ME, OSES, LLC, OWNER OF THE 32.401 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN NO. 8 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS SHOWN BY THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

 OSES, LLC
 ZACHARY R. SOULROCK, MANAGER
 802.880.HORN DRIVE
 EDINBURG, TEXAS 78842

DATE: 11-10-22

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ZACHARY R. SOULROCK, PROVIDED TO ME THROUGH HIS TEXAS PUBLIC INFORMATION SYSTEM DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY FIRST DAILY MORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF November, 20 22

 LYDIA FLORES
 Notary Public, State of Texas
 My Commission Expires 12/12/2024

STATE OF TEXAS)
 COUNTY OF HIDALGO)

I, THE UNDERSIGNED RUBEN JAMES DE JESUS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 10th DAY OF November, 20 22

 RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER, 128232
 STATE OF TEXAS
 MY COMMISSION EXPIRES 02/11/2026

MELDEN & HUNT INC.
 TEXAS REGISTRATION F-1438

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF SAN MARTIN NO. 8 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION ON 08/13/2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREOF DESCRIBED.

 ROBERTO N. TAMEZ, R.P.C.# 8238
 DATE SURVEYED: 08-13-2021
 7-118, PAGE 89
 SURVEYING JOB NO. 21008.08

DATE: 11/01/2022

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

SAN MARTIN NO. 8 SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY, APPROXIMATE 1337 FEET WEST OF NORTH VICTORIA ROAD ALONG MILE 9.90 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SOBERA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SOBERA, POPULATION 12,420. SAN MARTIN NO. 8 SUBDIVISION LIES APPROXIMATELY 0.25 MILES FROM THE CITY LIMITS LAND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.01 AND 42.01. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

NOTE: THERE ARE 40 LOTS WITHIN THE SUBDIVISION

INDEX TO SHEET OF SAN MARTIN NO. 8 SUBDIVISION

SHEET 1: HEADINGS, INDEX, EASEMENT PLAT, LOTS, STREETS AND EASEMENT LAYOUT, N.A.W.S.C. R.O.W. EASEMENT, GENERAL NOTES/SHRIF OF 'V' EASEMENTS, CURVE DATA, LOT AREA TABLE, NOTARY STATEMENT, ENGINEERS AND SURVEYORS CERTIFICATION, COUNTY CLERK STATEMENT.

SHEET 2: DESCRIPTION (METES AND BOUNDS), ENGINEERS AND SURVEYORS CERTIFICATION, DONNA IRIGOIN DISTRICT, H.C.D. NO. 1, H.C. JUDGE AND H.C.D. CERTIFICATIONS, CLERK'S RECORDING CERTIFICATE, MAYORS CERTIFICATE AND ATTESTATION.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ODFP, ENGINEERS CERTIFICATION (SEWER AND SPANISH WATER DETAILS).

SHEET 4: MAP OF TOPOGRAPHY, STORM DRAINAGE PLAN, GRASSAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, CONSTRUCTION DETAILS.

SHEET 5: CONSTRUCTION DETAILS.

FILED FOR RECORD IN
 HIDALGO COUNTY
 ATTEST: JUAN GUERRA, JR.
 COUNTY CLERK

ON 12-13-22 AT 4:42 AM (M)
 INSTRUMENT NUMBER: 345048
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

 JUAN GUERRA, JR.
 COUNTY CLERK

SHEET 1 OF 5 SHEET



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

OSFP's installed

Precinct 1 2 3 4

T.J. Arredondo
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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	/ /	/ /
Date Approved:	/ /	/ /

Name: Carlos H. Gal, Jr.

Address: P.O. Box 631
Missim, TX 78573

Water Supplier: Agua SUD

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

Phone: 739-2024

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

regarding the land described as: 60 Comanches #9 lots # 1-68

on JANUARY 17, 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;
- 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 11-15-22);
 (verified by Alan Serin);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Alan Serin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
[Signature]
Hidalgo County Clerk

1/17/23
Date
1/18/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23

ATTEST:



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

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:

Name: Carlos G. Leal, Jr.

Address: P.O. Box 631
Mission, Texas 78573

Phone: (956) 739-2084

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

See Attached Warranty Deed

Los Conchales #9 lots 1-68

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)

11/3/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe)

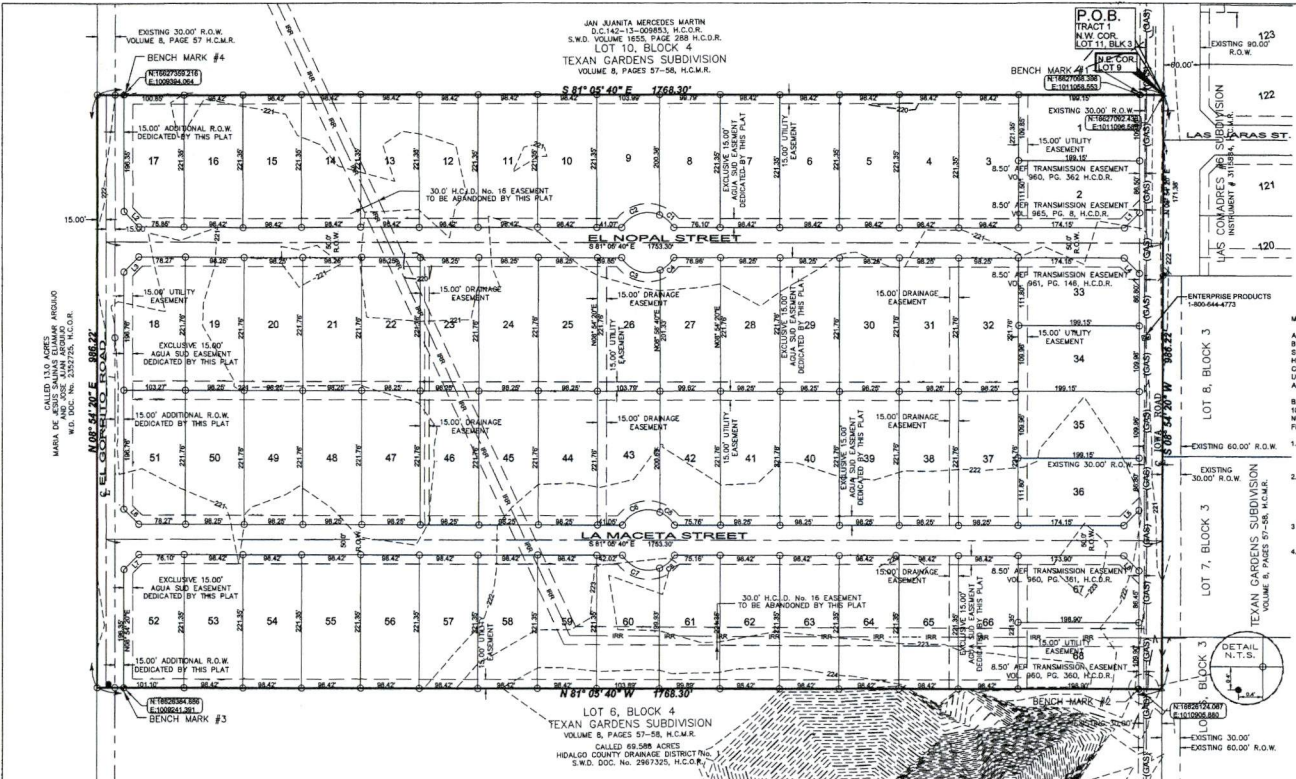
copy of subd. plat

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

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

11/3/22
Date

[Signature]
County Official



LEGEND

- FOUND NO 4 REBAR
- FOUND PIPE
- FOUND ARANGAS ALUMINUM DISK
- SET 4x4 REBAR W/PLASTIC
- STAMPED MELDEN & HUNT
- △ SET C.P.S.
- ▽ SET NAIL
- BENCH MARK
- MB GAS MARKER
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.D. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- H.C.D.S. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.W. COR. - NORTHWEST CORNER
- S.W. COR. - SOUTHWEST CORNER
- N.E. COR. - NORTHEAST CORNER
- S.E. COR. - SOUTHEAST CORNER
- S.U.D. - SPECIAL UTILITY DISTRICT
- WARRANTY
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- PT. - POINT
- VOL. - VOLUME
- P.G. - PAGE
- ENTR. LINE - CENTER LINE
- IRR - IRRIGATION LINE
- GAS - GAS LINE

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLOS G. LEAL, JR., AS OWNER OF THE 40.035 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES No. 9 SUBDIVISION HEREBY SUBSCRIBE THE LIST AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN, CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) WHEN CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

06-15-2022
 CARLOS G. LEAL, JR.
 P.O. BOX 801
 MISSION, TEXAS 78172
 HIDALGO COUNTY

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.035 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING OUT OF PART OF LOT 6 AND ALL OF LOTS 7, 8 AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R., HIDALGO COUNTY MAP RECORDS, WHICH SAID 40.035 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO CARLOS G. LEAL, JR., BY INSTRUMENT NO. 211500, RECORDED IN OFFICIAL RECORDS UNDER DOCUMENT NUMBER 232543, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.035 ACRES ALSO BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET (NORTHING 1457026.48, EASTING 1011066.926) IN THE NORTHWEST CORNER OF LOT 9, FROM WHICH A P.K. NAIL FOUND IN THE NORTHWEST CORNER OF LOT 11, BLOCK 4, WHICH BEING A DISTANCE OF 178.30 FEET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE S 08° 27' 20" W ALONG THE CENTERLINE OF JOWA ROAD AND EAST LINE OF SAID 40.035 ACRE TRACT, A DISTANCE OF 178.30 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE N 81° 00' 40" W AT A DISTANCE OF 30.00 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID JOWA ROAD, AT A DISTANCE OF 1.738 50 FEET PASSING A MONUMENT SET ON THE EAST RIGHT-OF-WAY OF EL CORRETO ROAD CONTINUING A TOTAL DISTANCE OF 1.738 30 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND IS NORTH 8.8 FEET AND EAST 18.2 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE N 04° 54' 20" E ALONG THE WEST LINE OF SAID 40.035 ACRE TRACT, A DISTANCE OF 196.22 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE S 81° 00' 40" E ALONG THE SOUTH LINE OF LOT 10, BLOCK 4 AND THE NORTH LINE OF SAID 40.035 ACRE TRACT, A DISTANCE OF 30.00 FEET PASSING A MONUMENT SET ON THE WEST RIGHT-OF-WAY LINE OF EL CORRETO ROAD, AT A DISTANCE OF 1.738 30 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID JOWA ROAD CONTINUING A TOTAL DISTANCE OF 1.738 30 FEET, TO THE POINT OF BEGINNING AND CONTAINING 40.035 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF June 2022

Wendy B. Rodriguez
 Notary Public, State of Texas
 My Commission Expires 08/15/2024

STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS 13th DAY OF June 2022

Mario A. Reyna
 MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117336 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
 DATE PREPARED: 07/28/21
 ENGINEERING JOB # 211500 00

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ROBERT T. TAMIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS 23rd DAY OF June 2022

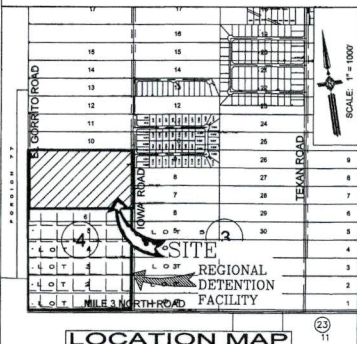
Robert T. Tamiz
 ROBERT T. TAMIZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4765
 STATE OF TEXAS
 DATE SURVEYED: 08/17/15
 14121, PG. 71
 SURVEY JOB # 21174.08

LAS COMADRES No. 9 SUBDIVISION

A RE-SUBDIVISION OF A 40.035-ACRE TRACT OF LAND BEING OUT OF PART OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R., HIDALGO COUNTY, TEXAS

Lot #	SO. FT.	Area
1	21,878.75	0.902
2	21,882.85	0.933
3	21,785.00	0.900
4	21,785.00	0.900
5	21,785.00	0.900
6	21,785.00	0.900
7	21,785.00	0.900
8	21,785.00	0.900
9	21,785.00	0.900
10	21,785.00	0.900
11	21,785.00	0.900
12	21,785.00	0.900
13	21,785.00	0.900
14	21,785.00	0.900
15	21,785.00	0.900
16	21,785.00	0.900
17	22,015.42	0.905

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	338° 54' 00"	50.00	32.37	18.68	31.87	N 30° 37' 47" W
C2	083° 06' 00"	50.00	72.52	44.31	65.33	S 80° 27' 20" W
C3	084° 42' 00"	80.00	73.82	48.88	87.37	S 83° 28' 41" W
C4	081° 57' 58"	50.00	30.80	18.91	30.32	N 60° 53' 19" E
C5	037° 07' 00"	50.00	32.39	17.97	31.87	N 30° 38' 17" W
C6	082° 52' 54"	50.00	72.33	44.14	66.18	S 80° 30' 47" W
C7	081° 48' 02"	50.00	71.38	43.31	65.47	S 81° 59' 41" E
C8	038° 11' 58"	50.00	33.34	17.21	32.72	N 58° 07' 19" E



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

LAS COMADRES No. 9 SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY APPROXIMATELY 0.32 OF ONE MILE NORTH OF MILE 3 NORTH ROAD AND ON THE WEST RIGHT-OF-WAY OF JOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENTAS WITH A POPULATION OF 6,867 ACCORDING TO THE 2010 CENSUS. LAS COMADRES No. 9 SUBDIVISION FALLS IN THE E.T.J.: PENTAS. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

MELDEN & HUNT, INC.
 TEXAS PROFESSIONAL ENGINEERS

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MOUNTYBEE • EDINBURG, TX 78841
 PH: (956) 381-0981 • FAX: (956) 381-1839
 ESTABLISHED 1947 • www.meldenandhunt.com

SHEET INDEX TO LAS COMADRES No. 9 SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS), SURVEYORS CERTIFICATION, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: HEADING, SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTIONS; ATTESTATION, ENGINEERING CERTIFICATION, CITY, IRRIGATION DISTRICT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES (H.C.D. NO. 14, H.C.O.D. NO. 1).

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), WATER DETAILS.

SHEET 4: DRAINAGE AND PAVING LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.

Parcel List Table

Line #	Length	Direction
L1	36.30	N63° 54' 20" E
L2	36.30	N09° 00' 40" W
L3	36.30	N59° 00' 40" W
L4	36.30	N63° 54' 20" E
L5	36.30	N63° 54' 20" E
L6	36.30	N63° 54' 20" E
L7	36.30	N63° 54' 20" W
L8	36.30	N09° 00' 40" W

NAME: _____ ADDRESS: _____ CITY & ZIP: _____ PHONE: _____ FAX: _____

OWNER: CARLOS G. LEAL, JR. P.O. BOX 801 MISSION, TX 78172 (956) 381-0842

ENGINEER: MARIO A. REYNA, P.E. 115 W. MOUNTYBEE EDINBURG, TX 78841 (956) 381-0981 (956) 381-1839

SURVEYOR: FRED L. SUTHLIFF, P.E. 115 W. MOUNTYBEE EDINBURG, TX 78841 (956) 381-0981 (956) 381-1839

DATE SURVEYED BY: _____ DATE: _____

FINAL CHECK: _____ DATE: _____



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

OSSE's installed
Precinct 1 2 3 4

T.J. Arredondo
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: CL3 Properties

Address: 2314 Silverado South
Mission, TX 78573

Phone: 361-2084

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: Buena Suerte One lots 1-21

on JANUARY 17, 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 11-15-22);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fluor Senin);
- 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 Fluor Senin);
- 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 Fluor Senin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
Date 11/17/23

APPROVED BY
COMMISSIONERS COURT
ON: 11/17/23

ATTEST: [Signature]
Hidalgo County Clerk
Date 11/18/23



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: MPA

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: CL3 PROPERTIES

Address: 2314 SILVERADO SOUTH

MISSION, TEXAS 78573

Phone: (956) 739-2084

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

See Attached Warranty Deed Buena Suerte Ave. lots 1-21

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)

10/6/22
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:

11/30/22
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

OSSP's
Escrowed
Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: T.J. Arredondo
Alexandra Hernandez

Address: 2800 W. Hoshorn Dr.
Edinburg, Tx. 78541

Phone: 409-4093

Water Supplier: SWSC

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

Account/ESI No.: WHA
 Temporary Pole Permanent Service

regarding the land described as: La Pamarana lots 1-2

on JANUARY 17, 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;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11-15-22);
Flor Sesin
 (verified by Flor Sesin);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Rolando F. Cuatrecasas
Hidalgo County Judge
11/17/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/17/23

ATTEST: [Signature]
Hidalgo County Clerk
11/18/23
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: W/A

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

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

PARTY MAKING REQUEST:

Name: Alfredo Aaron Cantu & Alexandra Gwen Garcia

Address: 2806 N. Hoehn Road
Edinburg, Texas 78541

Phone: (956) 607-4093

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

A 3.69 acre tract of land being a portion of Lot 5, Section 235, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, also being those certain tracts described in Special Warranty Gift Deed recorded in Document #3249985, Official Records, Hidalgo County, Texas, also being that certain tract described in Special Warranty Gift Deed recorded in Document #3249987, Official Records, Hidalgo County, Texas,
STATUS OF PERSON OR ENTITY MAKING REQUEST: La Pamarana lots 1-2

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

Alfredo A. Cantu
Requesting Party

10-26-22
Date

[Signature]
Requesting Party (Signature)

10-20-2022
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:

11/30/22
Date

[Signature]
County Official

10

1. The first part of the

2. The second part of the

3. The third part of the

NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF LA PAMORANA SUBDIVISION

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249985, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 11, 2022 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. Garcia & Associates**
ENGINEERS, SURVEYORS, PLANNERS
JOB NO.: 2022-097
DRAWN BY: E.S.

R.E. Garcia
116 NORTH 12TH AVE
ENBURG, TEXAS 78845
PHONE: (956) 381-1081
EMAIL: REGA@ESAC.COM

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION, DEDICATION, & ATTESTATION

I, **ALFREDO ARRIOLA GARCIA & ALEXANDRA OJEDA GARZA**, AS OWNERS OF THE 3.69 ACRE TRACT OF LAND DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(1) THE WATER QUANTITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
(2) ALL CONNECTIONS TO THE LOTS OR SEWER LINES WILL MEET THE MINIMUM STATE STANDARDS;
(3) ALL CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

Alfredo Arriola Garcia 11/9/22
Alexandra Ojeda Garza 11/8/2022
2808 N. HOEHN ROAD
ENBURG, TEXAS 78841
3705 HEMATOPHERE DRIVE
ENBURG, TEXAS 78838

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ALFREDO ARRIOLA GARCIA & ALEXANDRA OJEDA GARZA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF November, 2022.

Alfred R. Hines
NOTARY PUBLIC IN AND FOR THE COUNTY OF HIDALGO, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLIES WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

Alfredo Arriola Garcia 11-20-2022
ROSE L. STEIN, P.E.
GENERAL MANAGER

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:
THIS PLAN HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS 3rd DAY OF November, 2022.

Alfredo Arriola Garcia 11-20-2022
ROSE L. STEIN, P.E.
GENERAL MANAGER

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAY OR EASEMENTS.

Alfredo Arriola Garcia 11-20-2022
ROSE L. STEIN, P.E.
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, **RAUL GARCIA**, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ENBURG, TEXAS.

Raul Garcia 11/10/22
REGISTERED PROFESSIONAL LAND SURVEYOR #1204

APPROVED BY
COMMISSIONER OF COUNTY OF HIDALGO
ON 11/15/2022

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Raul E. Garcia 11/15/2022
REGISTERED PROFESSIONAL ENGINEER #64790

APPROVED BY
COMMISSIONER OF COUNTY OF HIDALGO
ON 12/14/2022

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790

APPROVED BY
COMMISSIONER OF COUNTY OF HIDALGO
ON 12/14/2022

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790

APPROVED BY
COMMISSIONER OF COUNTY OF HIDALGO
ON 12/14/2022

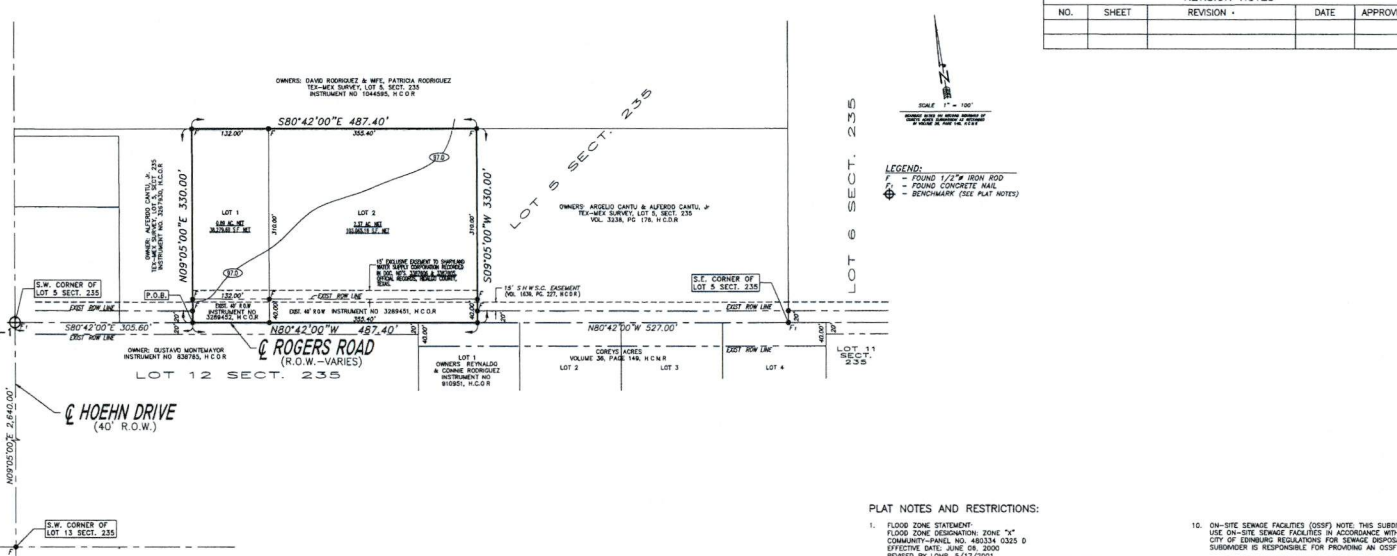
THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790

APPROVED BY
COMMISSIONER OF COUNTY OF HIDALGO
ON 12/14/2022

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-FLOOD NO. 48324, 0325 D
EFFECTIVE DATE: JUNE 08, 2020
REVISION: 01/08/2022
ZONE "X" IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.
- SETBACKS:
FRONT: 30.00 FEET ON ROGERS ROAD
REAR: 15.00 FEET ON EASEMENT WHICHEVER IS GREATER SIDE
6.00 FEET OF EASEMENT WHICHEVER IS GREATER SIDE
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY THE POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT/PERMIT APPLICATION.
- BENCHMARK NOTE:
B.M. NO. 1 (FIN. CONCRETE NAIL) - ELEV. 821.22 NAVD. 1988
ON 12-28-2022 2:46 PM
INSTRUMENT NUMBER: 3466053
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
Shirley L. DeLoach SURVEYOR
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM RETENTION VOLUME OF 8.225 OR 8.25 ACRES FEET OF STORM RUNOFF WILL BE REQUIRED DURING THE FIFTY YEAR EVENT WITH A MINIMUM 1.0 YEAR STORM DRAINAGE RATE OF 1.71 CFS DURING SAID EVENT. THE STORM RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR MAINTENANCE EVENT.
- A 5" CONCRETE SIDEWALK SHALL BE INSTALLED ALONG ROGERS ROAD DURING THE BUILDING PERMIT STAGE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LVS. LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DECATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FOR THE CITY OF ENBURG MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND OWNERS CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER INCLUDING AN EASEMENT.
- ON-SITE SEWER FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN ACCORDANCE WITH TDD AND CITY OF ENBURG REGULATIONS FOR SEWER DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2178 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND AEROTIC/DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING MINIMUM LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- ALFREDO ARRIOLA GARCIA & ALEXANDRA OJEDA GARZA, THE OWNERS & SUCCESSORS OF LA PAMORANA SUBDIVISION, HEREBY GRANT AN EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR SIDEWALK OUCH AT A 0.5% SLOPE TO ACCOMMODATE POSITIVE DRAINAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN SUFFICIENT REQUIREMENTS.
- ALL SHARED WATER SUPPLY CONNECTION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARED WATER SUPPLY CORPORATION.
- THE PURCHASER OF EACH LOT IS RESPONSIBLE TO INSTALL CURB/OT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING DRAINAGE.

METES AND BOUNDS DESCRIPTION

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249985, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS S 87° 42' 00" E 305.60 FEET FROM A SET CONCRETE NAIL ON THE POINT OF CENTERLINE INTERSECTION OF SAID ROGERS ROAD AND HOEHN DRIVE, BEING THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 235.

THENCE N 09° 05' 00" E ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 5, SECTION 235, PASS AT 202.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ROGERS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1044595, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 05' 00" E ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1044595, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 5, SECTION 235, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT THENCE S 09° 05' 00" W PARALLEL TO THE WEST LINE OF SAID LOT 5, SECTION 235, PASS AT 310.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ROGERS ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON THE CENTERLINE OF SAID ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 87° 42' 00" E 487.40 FEET ALONG SAID CENTERLINE OF ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, TO THE POINT TO BEGINNING AND CONTAINING 3.69 ACRE OF LAND, MORE OR LESS.

LOCATION MAP

SCALE: 1" = 1000'



PRINCIPAL CONTACTS:

NAME: ALFREDO ARRIOLA GARCIA	ADDRESS: 2808 N. HOEHN ROAD, ENBURG, TX 78845	CITY, STATE & ZIP: ENBURG, TX 78845	PHONE #: (956) 381-1081
NAME: ALEXANDRA OJEDA GARZA	ADDRESS: 3705 STRATOSPHERE DRIVE, ENBURG, TX 78838	CITY, STATE & ZIP: ENBURG, TX 78838	PHONE #: (956) 381-1061
ENGINEER: RAUL E. GARCIA	ADDRESS: 116 N. 12TH, ENBURG, TX 78845	CITY, STATE & ZIP: ENBURG, TX 78845	PHONE #: (956) 381-1061
SURVEYOR: RAUL E. GARCIA	ADDRESS: 116 N. 12TH, ENBURG, TX 78845	CITY, STATE & ZIP: ENBURG, TX 78845	PHONE #: (956) 381-1061

INDEX OF SHEETS

- PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, HEADINGS, INDEX, LOCATION MAP AND ALL PRINCIPAL CONTACTS, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY APPROVAL, DESCRIPTION OF LOCATION WITH RESPECT TO THE CITY OF A MUNICIPALITY, H.C.D.D. APPROVAL, REVISION NOTES
- WATER DISTRIBUTION AND SHARPLYLAND SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH), SAMPLE CONNECTION, SUBDIVISION CERTIFICATE AND STATEMENT, MAP OF TOWNSHIP & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT.

LOCATION MAP

LA PAMORANA SUBDIVISION IS LOCATED ON THE NORTH SIDE OF ROGERS ROAD, 305.60 FEET EAST OF HOEHN ROAD IN ENBURG, TEXAS

SHARPLYLAND WATER SUPPLY CORPORATION:
SHARPLYLAND WATER SUPPLY CORPORATION HEREBY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LA PAMORANA SUBDIVISION LOCATED AT 2808 N. HOEHN ROAD IN HIDALGO COUNTY, TEXAS. SHARPLYLAND WATER SUPPLY CORPORATION EXCLUDES LIABILITY TO THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARPLYLAND WATER SUPPLY CORPORATION AND LOCAL, STATE AND FEDERAL AGENCIES. DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO INSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARPLYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

Shirley L. DeLoach SURVEYOR
10-24-22

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, **JANE ALDEDO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF ENBURG, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LA PAMORANA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN AN APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THIRTEEN (13) DAY OF November, 2022 WITH THE CITY OF HIDALGO ADMINISTRATION, PLANNING AND ZONING DEPARTMENT DIRECTOR

Jane Aldeedo 12-6-22

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)
I, THE UNDERSIGNED, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 12/14/2022.

Raul E. Garcia 12/14/2022
CLERK OF THE COUNTY OF HIDALGO

ATTEST:
Armando Juarez 12/16/2022
REGISTERED PROFESSIONAL ENGINEER #1204

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF LA PAMORANA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12/14/2022.

Raul E. Garcia 12/14/2022
REGISTERED PROFESSIONAL ENGINEER #64790



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5858

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

Upon the application of:

Name: Humberto Villarreal

Address: 314 Anderson Rd
Edinburg Tx

Phone: (956) 246 0212

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>existing</u> <u>1/03/23</u>

Water Supplier: North Alamo

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

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

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

Hill Halbert W 113.44' + E 330' + EXC N 300' For Canal
+ D/D BK 15 3.35 ac GR 2.50 AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on JANUARY 17, 2023, 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.~~

RECEIVED
By: [Signature]
JAN 03 2023
Hidalgo County
Planning Dept.

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date: 1/17/23

APPROVED BY
COMMISSIONERS COURT
ON: 1/17/23 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk
Date: 1/18/23
KB



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5858

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

Humberto Villarreal

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

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

314 Anderson Rd Edinburg, TX 78542
Hill Country W 13.44' - E 330' + EXC N 300' FOR CONC'D D/D BK 15 3.35 AC GR 2.50 AC NET
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

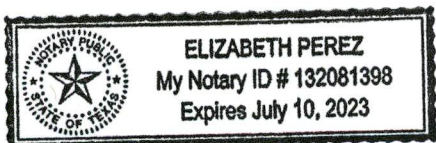
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

H. Villarreal (Signature)

SUBSCRIBED AND SWORN TO before me on December 30, 2022 to certify which, witnesses my hand and seal of office.



Elizabeth Perez
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 4-5858
Receipt No.: 022966
H3475-00-015-0000-02

VILLARREAL HUMBERTO
284 E ANDERSON RD
DONNA, TX 78537
(956) 534-4723
(956) 534-4723

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2102Sq.Ft.
[5] Legal Description: HILL HALBERT W113.44'-E330' & EXC N300' FOR CANAL & D/D BLK 15 3.35AC GR 2.50AC NET
[6] Location: HENDERSON RD & VAL VERDE RD
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$250000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-5858
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

Date 3/28/22

[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.

Rosita Villarreal
Signature of Owner or Applicant

03-28-22
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.

CHARGE RECORDING TO
VALLEY LAND TITLE CO
ALGF# 168756

WARRANTY DEED

Date: June 18, 2021

Grantor: **CECILIA C. SANTA ANA, a single person**

Address: 3607 N. 41st Lane, McAllen, Hidalgo County, Texas 78501

Grantee: **HUMBERTO VILLARREAL, a married person**

Address: 149 E. Anderson Rd., Donna, Hidalgo County, Texas 78537

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

Property (including any improvements):

The East 1/2 of the East 1/2 of Lot 15, HILL-HALBERT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 35, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

SAVE AND EXCEPT that tract conveyed unto Josue Brewster Sanchez and wife, Gilma C. Sanchez, dated September 22, 1998, filed September 29, 1998 under Document Number 713112, Official Records of Hidalgo County, Texas

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 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 (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose and all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

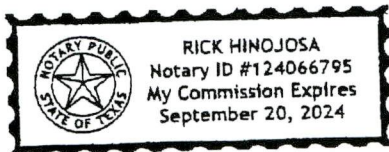
When the context requires, singular nouns and pronouns include the plural.

Cecilia C. Santa Ana
CECILIA C. SANTA ANA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18 day of June, 2021 by
CECILIA C. SANTA ANA.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HUMBERTO VILLARREAL
149 E. Anderson Rd.
Donna, Texas 78537

PREPARED BY:
The Alvarado Law Firm, PC
1601 W. Trenton Rd., Ste. A
Edinburg, Texas 78539
File/GF: 168756

METES AND BOUNDS DESCRIPTION
A 4.936 ACRE TRACT OF LAND MORE OR LESS OUT OF
BLOCK 15, HILL-HALBERT SUBDIVISION
VOLUME 1, PAGE 35,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEING A 4.936 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 15, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID TRACT CONVEYED TO HUMBERTO VILLARREAL, IN DOCUMENTS NUMBER 3236955, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

SAVE AND EXCEPT A CERTAIN 15.07 ACRE TRACT CONVEYED UNTO JOSUE BREWSTER SANCHEZ AND WIFE, GILMA C. SANCHEZ, BY VIRTUE OF WARRANTY DEED FILED SEPTEMBER 29, 1998 UNDER DOCUMENT NUMBER 713112, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

SAID 4.936 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a Cotton Picker Spindle found at the intersection of Dillon Road and Anderson Road, for the Southeast corner of Lot 16, of said Hill-Halbert Subdivision, Thence, South 89 degrees 27 minutes 00 seconds West, with the center line of said Anderson Road and the south line of said Lot 16, a distance of 1536.52 feet to a Calculated Point [N:16624049.0590, E:1127686.6358], on the south line of said Lot 15, Hill-Halbert Subdivision for the Southeast corner of this tract of land, and the **POINT OF BEGINNING**;

THENCE, continuing North 89 degrees 27 minutes 00 seconds West, with the center line of said Anderson Road and the south line of said Lot 15, distance of 113.75 feet to a Calculated Point for the Southwest corner of this tract of land;

THENCE, North 00 degrees 33 minutes 00 seconds West, at 30.00 feet pass a half 1/2-inch iron pipe found on the north right of way line of said Anderson Road, continuing a total distance of 1320.00 feet to a half 1/2-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the north line of said Lot 15 for the Northwest corner of this tract of land;

THENCE, North 89 degrees 27 minutes 00 seconds East, with the north line of said Lot 15, a distance of 330.00 feet to a half 1/2-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set at the northwest corner of said Lot 16 and the Northeast corner of said Lot 15, and of this tract of land;

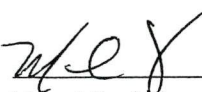
THENCE, South 00 degrees 33 minutes 00 seconds East, with the common line of said Lot 15, and said Lot 16, a distance of 300.00 feet to a half 1/2-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set for an Exterior corner of this tract of land;

THENCE, South 89 degrees 27 minutes 00 West, a distance of 216.25 feet to a half 1/2-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set for an Interior corner of this tract of land;

THENCE, South 00 degrees 33 minutes 00 seconds East, at 990.00 feet passed a half 1/2-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the north right of way line of said Anderson Road, continuing a total distance of 1,020.00 feet to the **POINT OF BEGINNING**; containing 4.936 acres of land [215,025.00 Sq. Ft.] more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and in grid coordinates and reference the Texas State Plane Coordinate System South Zone 4205.

A survey plat of even date accompanies this metes and bounds description.



Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

8-6-2021

Date



Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS Firm No:10194417
4807 Gondola Avenue, Edinburg TX 78542
Office:956-597-2167

Sheet 01 of 02
Job No. 21105

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 22, 1998

Grantor: RODRIGO SANTA ANA, a Single man

713112

Grantor's Mailing Address (including county): 2618 North 10th Street, Suite 175
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: JOSUE BREWSTER SANCHEZ and wife, GILMA C. SANCHEZ

Grantee's Mailing Address (including county): P.O. Box 1372
Weslaco, Texas 78599
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-one Thousand Five Hundred and 00/100 Dollars (\$41,500.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to ELIZABETH PUENTE, Trustee.

Property (including any improvements):

A 5.15 acre tract of land out of the East 1/2 of Block 15, Hill Halbert Subdivision, out of El Gato and La Blanca Grants, Hidalgo County, Texas recorded in Volume 1, Page 35, Map Records

BEGINNING at the Southeast corner of Block 15, for the Southeast corner of following described tract of land; said point being in Anderson Road;

THENCE, with the South line of Block 15, in Anderson Road, South 89 Degrees 36 Min. West, 216.56 feet to a point, for the Southwest corner hereof.

THENCE, parallel to the East line of Block 15, North 0 Degrees, 24 Min. West, at 30.0 feet pass an iron rod on the North line of Anderson Road, and at 1020.0 feet an iron rod on the South line of Hidalgo County Drainage District No.1, drain ditch right of way, for the Northwest corner hereof;

THENCE, with the South line of said drain ditch right of way, North 89 Deg. 36 Min. East. 216.25 feet to an iron rod on the East line of Block 15, for the Northeast corner hereof;

TRBENCE, with the East line of Block 15, South 0 Degrees 24 Minutes East at 990.0 feet pass an iron rod on the North line of Anderson Road and at 1020.0 feet the PLACE OF BEGINNING. Containing 5.15 acres of land, more or less, of which the South 30.0 feet, comprising 0.15 acre, lies in Anderson Road right of way.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. 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 of said property.
8. Standby fees and taxes for the year 1999 and assessments for prior years.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

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

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

other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

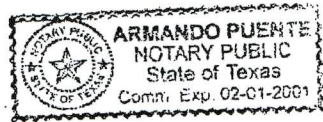


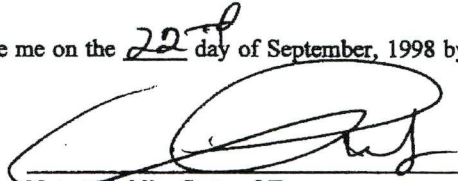
RODRIGO SANTA ANA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 22nd day of September, 1998 by
RODRIGO SANTA ANA.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ARMANDO PUENTE
5520 N. 10TH ST.
MCALLEN TEXAS 78501

PREPARED BY:

ARMANDO PUENTE
5520 N. 10TH ST.
MCALLEN TEXAS 78501

File/GF Number: 98-249ep

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

On: Sep 29, 1998 at 09:07A

As a
Recording

Document Number: 713112
Total Fees: 13.00

Receipt Number - 176694
By,
MaryLou Cantu