



# OFFICE OF THE COUNTY JUDGE County of Hidalgo

RICHARD F. CORTEZ

County Judge

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR February 2, 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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
<b>TOTAL CERTIFICATES</b>	

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	ANGELICA YOCHUM	1-6327
2.		
	COMM. COURT: <del>JANUARY 31, 2023</del> <i>Feb. 2, 2023</i>	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6327

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Angelica R Yochum</u>	Authorized Signature	Authorized Signature
Inspection/Permit No: Date Approved:	/ /	/ /

Name: Angelica R Yochum  
Address: 6909 Kathy Lane Donna TX, 78537  
Phone: 956-510-4205

Water Supplier: NAWS  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Victoria Groves Lot 23

on February 2, 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

- ys A plat has been prepared; (Date approved 7-13-1995);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by U Sen);
- ys 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 U Sen);
- NT 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 U Sen);
- ys 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 U Sen);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by U Sen);

Heath Sena  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge  
Date 2-2-23

ATTEST: Antonio Hernandez  
Hidalgo County Clerk  
Date 2/6/23

APPROVED BY  
COMMISSIONERS COURT  
ON: 2-2-23 MM



# PLANNING DEPARTMENT

Rev. 6-14-22

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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6327

### 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: Angelica R Yochum

Address: 6909 Kathy Lane

Donna TX 78537

Phone: 956-510-4205

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

Victoria Groves Lot 23

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

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

Yochum  
Requesting Party (Signature)

1/12/2023  
Date

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

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

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

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

1/12/2023  
Date

Debra S.  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-6327  
Receipt No.: 025028  
V3316-00-000-0023-00

YOCHUM ANGELICA RENEE  
1142 E. ROOSEVELT RD  
DONNA, TX 78537  
(956) 510-4205  
(956) 510-4205

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 182Sq.Ft.
- [5] Legal Description: VICTORIA GROVES LOT 23
- [6] Location: mile 11 1/2 & victoria
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$10920
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side N10', Corner '  
Special Conditions: must comply with all county setbacks & regulations:north side setback 10ft  
Description: Permit 1-6327  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sonia.vazquez  
Inspector: leo.najera  
Receipt: sonia.vazquez

Sonia Vazquez  
Cashier

7/25/22  
Date

[NOTICE]

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

Angelica Renee Yochum  
Signature of Owner or Applicant

7/25/22  
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.**

**Special Warranty Deed with Vendor's Lien**

**Date:** MARCH 22, 2022

**Grantor:** E.E.A.C., INC., a Texas Corporation

**Grantor's Mailing Address:** P.O. Box 5454  
McAllen, Hidalgo County, Texas 78502

**Grantee:** ANGELICA RENEE YOCHUM

**Grantee's Mailing Address:** 1142 E. ROOSEVELT RD.  
DONNA, TX 78537  
HIDALGO COUNTY

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SIXTY-ONE THOUSAND AND NO/100THS DOLLARS (\$61,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **PATRICK MOORE**, Trustee.

**Property (including any improvements):**

**LOT 23, VICTORIA GROVES SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE SUBDIVISION MAP OR PLAT RECORDED IN VOLUME 30, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

1. Declaration of Covenants, Conditions, and Restrictions for LOT 23, VICTORIA GROVES SUBDIVISION (the "Declaration"), recorded in the Official Records of Hidalgo County, Texas, and all subsequent amendments of such Declaration recorded in the Official Records of Hidalgo County, Texas.
2. Easements, setbacks, minimum floor elevations, and restrictions as may appear on the Plat of LOT 23, VICTORIA GROVES SUBDIVISION, recorded in the Official Records of

Hidalgo County, Texas.

3. Liens for assessments as provided for in the Declaration, and all amendments thereto, recorded in the Official Records, Hidalgo County, Texas.
4. Visible and apparent easements on or across the subject property.
5. All recorded restrictions, reservations, covenants, conditions, oil, gas, and mineral leases, mineral severances, and other instruments (other than liens and conveyances) that affect the Property.
6. Easements, rights-of-way, and prescriptive rights, whether of record or not.
7. Taxes for the current year, and all subsequent years, the payment of which is assumed by Grantee. Special assessments due to change of ownership and/or usage shall be assumed by Grantee.


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

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

**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 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 SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) 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.

E.E.A.C., INC., a Texas Corporation

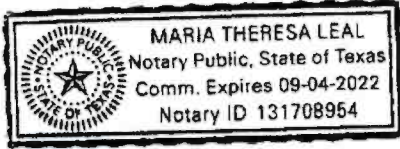
By:   
ELIAS WOŁOSKI, President

ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on March 22, 2022 by Elias Woloski, President of E.E.A.C., INC., A TEXAS CORPORATION, on behalf of said Texas Corporation.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
ANGELICA RENEE YOCHUM  
1142 E. ROOSEVELT RD.  
DONNA, TX 78537

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	SUSAN CIRA SOSA	1-6751
2.		
3.		
	COMM. COURT: <del>January 31, 2023</del> Feb 2, 2023	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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Precinct No. 1 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6757

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

Upon the application of:

Name: Susana Cira Sosa

Address: 726 Christina St  
Donna, TX  
78537

Phone: (956)378-5263

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

Water Supplier: NORTH ALAMO WATER

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

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

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

Registo de Ojo lot 93

[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 February 2, 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

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter  
Hidalgo County Judge  
2-2-23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
2/16/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2-2-23 MM



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6751

**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

SUSANA CIRA SOSA

Known to me [or proved to me in the oath of TXIDUT# 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:

POQUITO DE ORO LOT 93"

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

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

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

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

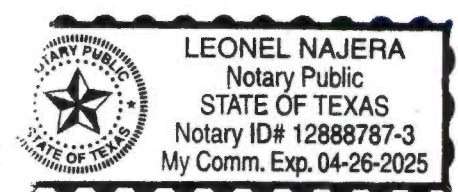
-OR-

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

(Signature)

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

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 1-6751  
Receipt No.: 026601  
P6960-00-000-0093-00

SOSA CIRA SUSANA  
3100 JARILLA AVENUE  
HIDALGO, TX 78557  
(956) 378-5263  
(956) 378-5263

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1415Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 93
- [6] Location: SIOUX & HUTTO
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$128000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-6751  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Check  
Check/M.O.#: 9833  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.vazquez  
Inspector: leo.najera  
Receipt: sonia.vazquez

*Sonia Vazquez*                      11/2/22  
Cashier    Date

[NOTICE]

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

*[Signature]*  
Signature of Owner or Applicant

11-2-2022  
Date

CHARGE: VLTC  
GF 179849 / JR

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**WARRANTY DEED WITH VENDOR'S LIEN**

Date: October 5, 2022

Grantor: JUAN F. VILLESCLAS, a single man

Grantor's Mailing Address: 7010 N. FM 493  
Donna, Texas 78537

Grantee: SUSANA CIRA SOSA, a single woman

Grantee's Mailing Address: 3100 Jarilla Avenue  
Hidalgo, Texas 78557

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED SIXTY NINE AND NO/100 DOLLARS (\$166,569.00) of which, THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to LILLIAN E. SALERNO, State Director, Trustee.

Property (including any improvements):

All of Lot 93, PIQUITO DE ORO, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 124, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records and Volume 22, Page 124, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated April 15, 2004, filed May 16, 2014 under Document Number 2014-2513763, Official Records, Hidalgo County, Texas.
3. Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
4. Minimum floor elevations, setback lines, 10 foot utility easement along the North side and restrictions as shown on the map of Piquito De Oro, recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Pablo Soto, Jr., R.P.L.S. No. 4541, dated June 15, 2022, Job No. SUR 22 071.
5. Easements for roadways, canals, ditches as shown by instrument dated June 8, 1918, recorded in Volume 75, Page 121, Deed Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated February 10, 1969, recorded in Volume 1226, Page 858, Deed Records of Hidalgo County, Texas.
7. 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.
8. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, the payment of which Grantee assumes.

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

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

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, at Gimtec'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' lien against the superior title to the Property are retained for the benefit of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and are transferred to UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE without recourse against Grantor.

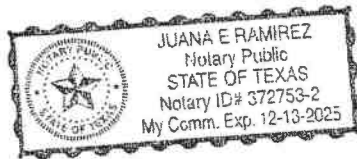
When the context requires, singular nouns and pronouns include the plural.

  
JUAN F. VILLEGAS

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 5th day of October, 2022, by JUAN F. VILLEGAS.



  
Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:  
SUSANA CIRA SOSA  
3100 Jarilla Avenue  
Hidalgo, Texas 78557





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-6162

### 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: Sergio Cantu

Address: 20702 Buck Fawn Dr.  
Edinburg, TX.  
78542

Phone: 956-929-9194

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Rudy R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>54245</u>
	_____	<u>1/24/23</u>

Water Supplier: City of Edinburg

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000070718  
 Temporary Pole       Permanent Service

regarding the land described as:

Los Venados Ph. 6. Lot 609

on February 2, 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 10/27/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Rudy R);
- 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 Rudy R);
- 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  
Hidalgo County Judge      2-2-23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2-2-23 MM

ATTEST: [Signature]  
Hidalgo County Clerk      2/6/23  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: 4-61402

### 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: Sergio Cantu  
Address: 20702 Buck Fawn Dr.  
Edinburg, Tx., 78542  
Phone: 956-905-2566

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

Los Venados PH 6 Lot 609

#### 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)

1-24-23  
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:

1/25/23  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

6/9/2022 11:53:22 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6162  
Receipt No.: 024278  
L6446-06-000-0609-00

- CANTU SERGIO JR
- 34961 US-281
- EDINBURG , TX 78542
- (956) 905-2566
- (956) 929-9194
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3568Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 6 LOT 609
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340225B  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 RULES AND REGULATIONS. BFE@ 72.0 FLOOD ZONE A  
 Description: Permit 4-6162  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: danny.sanchez  
 Inspector: peter.hernandez  
 Receipt: danny.sanchez

\_\_\_\_\_  
 Cashier *[Signature]* 06-09-22  
 Date

# 702120

[NOTICE]

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

*[Signature]*  
Signature of Owner or Applicant

6-9-22  
Date

Re: Lot 609, Los Venados Subdivision Phase VI, Hidalgo County, Texas, as per map thereof recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas

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

Special Warranty Deed with Vendor's Lien

1. Date: January 22, 2021
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: SERGIO CANTU, JR.
5. Grantee's Mailing Address: 3309 Tulipan Avenue, Edinburg, Hidalgo County, Texas 78542
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THIRTY NINE THOUSAND NINE HUNDRED AND NO/100THS (\$39,900.00 ) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Sandra Falcon, Trustee.
7. Property: Lot 609, Los Venados Subdivision Phase VI, Hidalgo County, Texas, as per map thereof recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1570860, Official Records, Hidalgo County, Texas.
  - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

Re: Lot 609, Los Venados Subdivision., Phase VI, Hidalgo County, Texas, V 49, P30-37, Map Records of Hidalgo County, Texas.

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
- E. Anything an on-the-ground A-1 survey would reveal.
- F. The taxes for the year 2021 and subsequent years due to change in land usage or ownership.
- G. Prior liens: None.
- H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
- I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V," Hidalgo County, Texas, which amendment is of record by Document Number 1570860.

9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the Reservations From, and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):

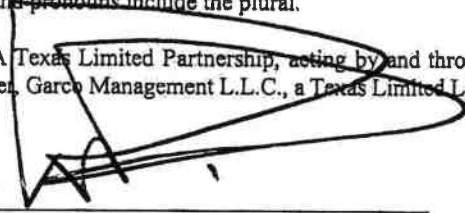
10. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

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

12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

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

14. Signature: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

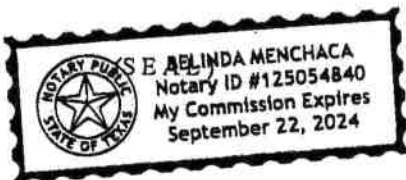
By:   
Richard A. Garza, President


The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 22nd day of January, 2021, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



  
Notary Public, State of Texas  
My Commission Expires: 9/22/24

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 609, Los Venados Subdivision., Phase VI, Hidalgo County, Texas, V 49, P30-37, Map Records of Hidalgo County, Texas.



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5789

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>RIGHT ON</u>	Authorized Signature
Date Approved:	<u>1/24/23</u>	/ /

Name: FRANCISCO J GUTIERREZ

Address: 19703 Buck Fawn Dr.  
Edinburg, TX 78542

Water Supplier: N/A

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

Phone: 956-793-4807

Account/ESI No.: 1000070647  
[ ] Temporary Pole  Permanent Service

regarding the land described as:

LOT 519, Los Venados Subd. Ph. 5

on February 2, 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 4/8/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Richard F Carter 2-2-23  
Hidalgo County Judge Date

ATTEST [Signature] 2/6/23  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2-2-23 MM



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5789

### 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: Francisco J Guercero

Address: 19703 BUCK FAWN DR.  
Lot 519

Phone: 956-793-4807

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

Lot 519, Los Venados Subd, Phase V

#### 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)      1/24/23 Date

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

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

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

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

1/25/23  
Date

[Signature]  
County Official



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 4-5789  
Receipt No.: 022685  
L6446-05-000-0519-00

GUERRERO FRANCISCO J  
664 S JACKSON RD  
EDINBURG, TX 78539  
(956) 793-4807  
(956) 793-4807

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3018Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 519
- [6] Location: 281 186
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$181080
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-5789  
Price: \$30.00

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

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

  
Cashier

3/11/22  
Date

# 7021713

[NOTICE]

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

  
Signature of Owner or Applicant

3/11/22  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS**  
**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

Re: Lot 519, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per amended map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas


Special Warranty Deed

1. Date: January 7, 2013
2. Grantor: Garco, Ltd.; A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: FRANCISCO J. GUERRERO
5. Grantee's Mailing Address: 664 S. Jackson Road, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged,
7. Property: Lot 519, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per amended map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1220191, Official Records, Hidalgo County, Texas.
  - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.
  - D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities; if any, relating to the property, or any part hereof.

Re: Lot 519, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per amended map thereof recorded in Volume 47, Pages 130-140. Map Records of Hidalgo County, Texas

- E. Anything an on-the-ground A-1 survey would reveal.
  - F. The taxes for the year 2013 and subsequent years due to change in land usage or ownership (sometimes known as "roll- back" taxes).
  - G. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
  - H. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V," Hidalgo County, Texas, which amendment is of record by Document Number 1570860, Official Records, Hidalgo County, Texas.
9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the Reservations From, and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
  10. Special Warranty of Title: 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.
  11. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
  12. Signature:

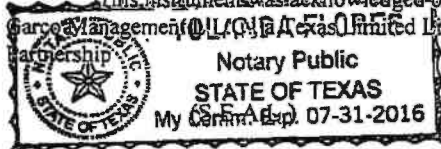
Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company


By:    
 Richard A. Garza, President

The State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 8th day of Jan, 2013, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership



  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

After Recording Return To:

GARCO, LTD.  
3910 W. Freddy Gonzalez Dr.  
Edinburg, Texas 78539

## EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2005, filed April 28, 2005 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2005, filed April 28, 2005 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. **AS IS", "WHERE IS" AND "WITH ALL FAULTS",**
2. **SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:**
  - A. **WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);**
  - B. **ZONING AND TAX CONSEQUENCES;**
  - C. **PHYSICAL OR Environmental CONDITIONS;**
  - D. **AVAILABILITY OF ACCESS, INGRESS OR EGRESS;**
  - E. **OPERATING HISTORY OR PROJECTIONS;**
  - F. **VALUATION;**
  - G. **GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;**
  - H. **THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
    - 1) **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND**
    - 2) **THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;**
3. **BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;**
4. **BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND Environmental CONDITIONS THEREOF, AND SHALL RELY UPON SAME;**
5. **BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.**

AI 894/9

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Crystal Escobar	4-6907
COMM. COURT: <del>JANUARY 31, 2023</del> Feb. 2, 2023	



# 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: 4-6907

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	1 / 17 / 23

Name: Crystal Escobar

Address: 709 cactus st  
Edinburg TX  
78541

Phone: 956-270-9233

Water Supplier: City Edinburg

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

Account/ESI No.: 100327894140519840  
 Temporary Pole  Permanent Service

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

lot 18 a re subdivision of lot 11  
Seminary Heights Subdivision

[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 February 2, 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.

[Signature]  
Planning Department Authorized Signature

Richard F. Cuizer 2-2-23  
Hidalgo County Judge Date

ATTEST: [Signature] 2/6/23  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2-2-23 MM



# 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-6907

### 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

Crystal Escobar

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

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

lot 18, a re-subdivision of lot 11 Seminary Heights Subdivision

[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."

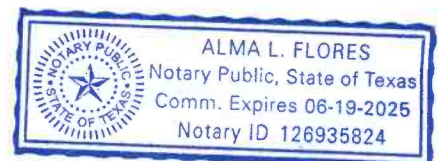
-OR-

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."

x Crystal Escobar (Signature)

SUBSCRIBED AND SWORN TO before me on January 17 2023 to certify which, witnesses my hand and seal of office.

Alma L. Flores  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6907  
Receipt No.: 027487  
S2400-00-000-0011-18

ESCOBAR CRYSTAL & OMAR  
708 CACTUS LN  
EDINBURG , TX 78541  
(956) 270-9233  
(956) 270-9233

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1288Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS LOT 18-R/S LOT 11  
10 AC TR
- [6] Location: SEMINARY RD & LOS VETERANOS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$73000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS AND REGULATIONS  
Description: Permit 4-6907  
Price: \$30.00

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

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

*Melissa Lopez*  
Cashier

1/12/23  
Date

[NOTICE]

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

*Crystal Escobar*  
Signature of Owner or Applicant

1-12-23  
Date

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

**Warranty Deed with Vendor's Lien**

**Date:** December 6, 2022

**Grantor:** Antonio Plaza and Bertha Plaza, a married couple

**Grantor's Mailing Address:**

Antonio Plaza  
Bertha Plaza  
5006 Inca Dr.  
San Juan, TX 78589

**Grantee:** Crystal Escobar and Omar J. Escobar, single persons

**Grantee's Mailing Address:**

Crystal Escobar  
Omar J. Escobar  
708 Cactus Ln.  
Edinburg, TX 78541

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

**Property (including any improvements):**

Lot 18, a re-subdivision of Lot 11, Seminary Heights Subdivision, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas and being more particularly described as follows: from the Southwest corner of Lot 11, Seminary Heights Subdivision, proceed easterly along the south boundary of said Lot 11, a distance of 290.4 feet for the point of beginning; thence easterly along said south boundary, a distance of 145.2 feet; thence northerly parallel to the West boundary of Lot 11, a

distance of 150 feet; thence westerly parallel to the south boundary, a distance of 145.2 feet; thence southerly back to the point of beginning.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior 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 Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

**PREPARER HAS NOT EXAMINED TITLE TO THIS PROPERTY AND EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.**

  
\_\_\_\_\_  
Antonio Plaza

  
\_\_\_\_\_  
Bertha Plaza

ACCEPTED BY:

*Crystal Escobar*  
Crystal Escobar

*Omar J. Escobar*  
Omar J. Escobar

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 6, 2022, by Antonio Plaza and Bertha Plaza.



*Leticia Balderas*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 6, 2022, by Crystal Escobar.

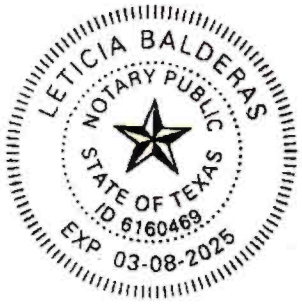


*Leticia Balderas*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 6, 2022, by Omar J. Escobar.



*Leticia Balderas*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121  
Fax: (956) 631-1489

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

1593918

**SHERIFF'S TAX DEED**

STATE OF TEXAS

X

X

**KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated January 3, 2006 on a certain judgment rendered in said Court on February 24, 2005, in a certain suit NUMBER T-237-04-C, styled **Edinburg Consolidated Independent School District, Hidalgo-Kenedy County Education District No. 10, South Texas Community College and Hidalgo County vs Candido Salas, Jr., et al, I, Guadalupe "Lupe" Treviño**, Sheriff of said County, did upon January 3, 2006, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on January 8, 2006, in The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in February, 2006, beginning at 10:30 a.m. sold said hereinafter described land or lots at public venue, at the east side doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE  
100 EAST CANO  
HIDALGO COUNTY ADMINISTRATION BUILDING  
EDINBURG, TEXAS 78539**

for the use and benefit of itself and **South Texas College and Hidalgo County**, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Guadalupe "Lupe" Treviño, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Edinburg Consolidated Independent School District, in trust, for the use and benefit of itself and South Texas College and Hidalgo County and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

**0.5 ACRE, MORE OR LESS, SITUATED IN THE SOUTHWEST CORNER OF LOT 11, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JANUARY 15, 1986 FROM CITRUS CITY LAKE DEVELOPMENT CORPORATION TO CANDIDO SALAS, JR., ET UX., RECORDED IN VOLUME 2242, PAGE 854, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS ON LOT 18 OF THE RE-SUBDIVISION OF LOT 11, SEMINARY HEIGHTS BEING A UNRECORDED SUBDIVISION**

TO HAVE AND TO HOLD the above described premises unto the said Edinburg Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2005 and current year taxes which should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 8<sup>th</sup> day of March, 2006.

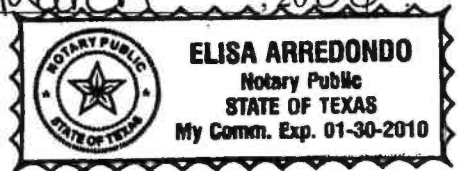
Guadalupe "Lupe" Treviño  
Sheriff, Hidalgo County, Texas

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Guadalupe "Lupe" Treviño, Sheriff of Hidalgo County, Texas, 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, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8<sup>th</sup> DAY OF March, 2006.



Elisa Arredondo  
Notary Public, State of Texas  
Commission Expires: 01-30-2010

After recording return to:

LINEBARGER GOGGAN BLAIR  
& SAMPSON, L.L.P.  
Attorneys at Law  
1726 West University Drive  
Edinburg, Texas 78539

Filed for Record in:  
Hidalgo County  
by Eddy Trevino  
County Clerk  
On: Mar 23, 2006 at 01:40P  
As a Recording  
Document Number: 1593918  
Total Fees: 24.00  
Receipt Number - 752030  
By:  
Harlow Cantu, Deputy

The State of Texas, } 149599  
County of HIDALGO } Know All Men by These Presents: JW

That CITRUS CITY LAKE DEVELOPMENT CORPORATION  
a Corporation, duly organized and existing under the Laws of the State of TEXAS  
for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----  
-----DOLLARS

to it paid, and secured to be paid, by CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS  
806 South 19th, Edinburg, TX 78539  
as follows:

One installment vendor's lien note dated January 15, 1986, in the principal amount of \$1,895.00, payable in 240 monthly installments of \$24.95 each, including interest at the rate of 15% per annum, with the first installment to become due and payable on or before the 17th day of February, 1986, and a like installment to become due the 17th day of each succeeding month thereafter until the entire principal balance has been paid in full;

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said  
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS  
of the County of HIDALGO State of TEXAS all that certain  
lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being more fully described as follows, to-wit:

From the southwest corner of Lot 11, Seminary Heights Subdivision, proceed easterly along the south boundary of said Lot 11, a distance of 290.4 feet for the Point of Beginning; thence easterly along said south boundary, a distance of 145.2 feet; thence northerly parallel to the west boundary of Lot 11, a distance of 150 feet; thence westerly parallel to the south boundary, a distance of 145.2 feet; thence southerly back to the point of beginning, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to property restrictions attached hereto.  
SUBJECT to easements of record and all visible easements, and Grantor reserves the right unto itself, its successors and assigns, an easement of 10 feet along the south boundary for utilities and irrigation; 25 feet along the north boundary consisting of 15 feet for a road right-of-way and 10 feet for utilities and irrigation.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said  
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS, their  
heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said  
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS, their  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas  
this 15th day of January A. D. 19 86

Attest: William J. Rathmell, Secretary  
CITRUS CITY LAKE DEVELOPMENT CORPORATION  
By Curtis C. Davis, President

Mailing address of grantee:

Name: CANDIDO AND ENRIQUETA SALAS, JR.  
Address: 806 South 19th Edinburg, TX 78539

VOL 2242 PAGE 855

STATE OF TEXAS  
COUNTY OF HIDALGO

(Corporate Acknowledgment)

This instrument was acknowledged before me on the 15th day of January, 1986  
by Curtis C. Davis, President  
of Citrus City Lake Development Corporation  
a Texas corporation, on behalf of said corporation.

My commission expires:

*Betty Later*  
Notary Public, State of Texas  
Notary's printed name: Betty Later

BETTY LATER  
Notary Public in and For  
Hidalgo County, Texas  
My Commission Expires 10/24/89

157

**Warranty Deed**  
(BY COMPARISON)  
WITH VENDOR'S LIEN  
FROM

TO

FILED FOR RECORD

This day of A D 19  
at o'clock M

County Clerk  
Deputy

RECORDED

A D 19  
County Records  
In Book on Page

County Clerk  
Deputy

Recording Fee \$

This instrument should be filed immediately with the  
County Clerk for record

WHEN RECORDED RETURN TO

The Odess Company, Dallas, TX 75236

DEED RESTRICTIONS FOR TRACTS OF LAND OUT OF

VOL 2242 PAGE 856

EDINBURG WEST SUBDIVISION

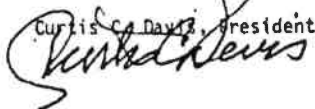
1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between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

APPROVED AND ACCEPTED:

CITRUS CITY LAKE DEVELOPMENT CORPORATION

  
Candido Salas, Jr.

  
Enriqueta Salas

  
Curtis C. Davis, President

5 PM - Citrus City Lake

FILED FOR RECORD VOL. 2242 PAGE 857  
'86 JAN 30 AM 8 46  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

149599