



OFFICE OF THE COUNTY JUDGE County of Hidalgo

RICHARD F. CORTEZ

County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR February 7, 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	2
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	1
TOTAL CERTIFICATES	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

1-7060

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7060

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

Upon the application of:

Name: ROEL GARCIA

Address: 7806 N. VANDERBILT RD.
DOWN TX 78537
(956) 279-6872
Phone: (956) 464-9175

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

Water Supplier: N.A.W.S.

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

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

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

1.0 ACRES OUT OF BLOCK 9 LA BLANCA ACRES CO. SUBD. "B"
Hidalgo County TX.

[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 02-09-2023, 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

Deather Lopez
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge
2/7/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/7/23

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk
2/9/23
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7060

**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

ROEL CANTU

Known to me [or proved to me in the oath of ROEL CANTU 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:

1.0 ACRE OUT OF Block 9 AGRICOMP SUB. COUNTY TX

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

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

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

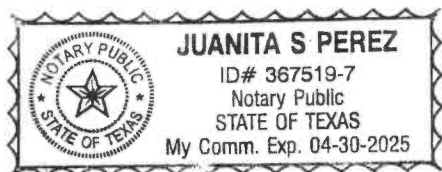
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on FEB. 2, 2023, to certify which, witnesses my hand and seal of office.



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

Charge To: VLTC

GF# 167813

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

General Warranty Deed

Date: July 10, 2020

Grantor: ELENA PEREZ GOMEZ, a single woman.

Grantor's Mailing Address:

ELENA PEREZ GOMEZ
7243 Val Verde Rd.
Donna, TX 78537

Grantee: ROEL CANTU and JOANN CANTU, a married couple

Grantee's Mailing Address:

ROEL CANTU and JOANN CANTU
7806 N. Val Verde Rd.
Donna, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A Tract of land containing 1.0 acres out of Block Nine (9), LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", Hidalgo County, Texas, according to the map recorded in Volume 1, Page 33, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Block Nine, North 81 degrees 21 minutes East 715.4 feet from the Northwest corner of said Block Nine (9);

THENCE with and along the North line of Block Nine (9), North 81 degrees 21 minutes East 133.0 feet;

THENCE South 19 degrees 11 minutes East a distance of 259.0 feet;

THENCE South 88 degrees 00 minutes West 181.2 feet;

THENCE North 8 degrees 39 minutes West 233.6 feet to the corner of beginning, the tract containing 1.0 acres more or less.

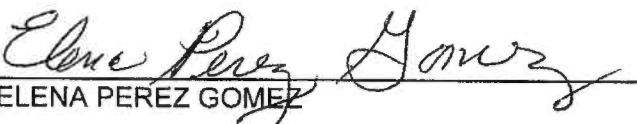
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

- 1) Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo. County No. 1.
- 2) Roadways, easements and reservations as shown on the map of La Blanca Agricultural Subdivision "B", recorded in Volume Y, Pages 469-471, Deed Records of Hidalgo County, Texas.
- 3) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 1958, by and between Jose Gomez and wife, Maria De Leon Gomez, as Lessor, and Charles C. Almy, as Lessee, recorded in Volume 212, Page 443, Oil and Gas Records of Hidalgo County, Texas.
- 4) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 1958, by and between Lema King, heir of Horace B. King, as Lessor, and Charles C. Almy, as Lessee, recorded in Volume 212, Page 517, Oil and Gas Records of Hidalgo County, Texas.
- 5) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 27, 1967, by and between Lema King, widow of Horace B. King, as Lessor, and Kent Ridley, Jr., as Lessee, recorded in Volume 315, Page 133, Oil and Gas Records of Hidalgo County, Texas.
- 6) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 1967, by and between Jose Gomez and wife, Maria De Leon Gomez and Angel Gomez, as Lessor, and Kent Ridley, Jr., as Lessee, recorded in Volume 315, Page 137, Oil and Gas Records of Hidalgo County, Texas.
- 7) Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years are assumed by Grantees.

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

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


ELENA PEREZ GOMEZ

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 10, 2020, by ELENA PEREZ GOMEZ.

Rachel Torres
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard
Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



Chapter 232, Texas Local Government Code

2/1/2023 2:36:48 PM

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 1-7060
Receipt No.: 027792
L0450-00-009-0000-01

CANTU ROEL & JOANN
7806 N. VAL VERDE RD
DONNA, TX 78537
(956) 464-9175
(956) 279-6872

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3487Sq.Ft.
- [5] Legal Description: LA BLANCA 'B' BLK 9 NW 1AC OF 9
- [6] Location: GOOLIE & SIOUX RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$240000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-7060
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: sonia.vazquez
Inspector: gilbert.pecina
Receipt: sonia.vazquez

Cashier *Chony*

Date *2/1/23*

[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.

Paul Cantu

Signature of Owner or Applicant

02-01-2023

Date

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	PAULA HINOJOSA	1-6984
2.	SHEILA JIMENEZ	1-6588
	COMM. COURT: FEBRUARY 7, 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.
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6984

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: Paula Hinojosa
~~Janie Lasoyca~~

Address: 1513 Jefferson
Dr. Donna Tx
78537

Phone: 956-472-3518

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Huisache Acres No.8 Lot 1

on February 7, 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

- ys A plat has been prepared; (Date approved 3.4.2008);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by J Segura);
- ys water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by J Segura);
- 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 J Segura);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by J Segura);

Deetha Segura
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

2/7/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/9/23

ATTEST: Anton Guajardo Jr.
Hidalgo County Clerk

2/9/23
Date

[Signature]



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: 1-6984

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: Paula Hinojosa HS
~~Janie Losoya~~

Address: 1513 Jefferson Dr.
Donna, TX 78537

Phone: 956-472-3518

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

Huisache Acres No 8 lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Paula Hinojosa
Requesting Party (Signature)

01-25-2023
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:

1-26-2023
Date

H. Segre
County Official

SPECIAL WARRANTY DEED

Date: January 16, 2018

Grantor: Agua Santa, L.L.C., a Texas Limited Liability Company

Grantor's Mailing Address:

P.O. Box 730

McAllen, Texas 78537

Hidalgo County, Texas

Grantee: Arnoldo Hinojosa and Paula Hernandez Hinojosa

Grantee's Mailing Address (including county):

P.O. Box 360

Donna, Texas 78537

Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property (including any improvements):

Lot 1, Huisache Acres No. 8 Subdivision, Hidalgo County, Texas, as shown by the map or the plat thereof recorded in Volume 54, Pages 178-180, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located.
12. Subdivision Restrictions affecting the subject property filed for record in the Office of the County Clerk of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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

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

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Agua Santa, L.L.C.,
a Texas Limited Liability Company

BY: *C. Fortuizer*
ITS: *President*

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the *26th* day of January, 2018,
by *COURTNEY FORTUIZER, PRESIDENT*
of Agua Santa, L.L.C., a Texas Limited Liability Company, on behalf of said Texas
Limited Liability Company.

Laura Ripplow
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Arnoldo Hinojosa and
Paula Hernandez Hinojosa
P.O. Box 360
Donna, Texas 78537





Chapter 232, Texas Local Government Code

1/18/2023 1:53:26 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-6984

Receipt No.: 027554

H5210-08-000-0001-00

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

- HINOJOSA ARNOLDO & PAULA HERNANDEZ
PO BOX 360
DONNA, TX 78537
(956) 375-9946
(956) 472-3518
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 2048Sq.Ft.
 - [5] Legal Description: HUISACHE ACRES NO. 8 LOT 1
 - [6] Location: old la blanca & mile 11
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$80000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side ', Corner 30'
Special Conditions: must comply will all county setbacks & regulations
Description: Permit 1-6984
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: heather.segura

Inspector: leo.najera

Receipt: heather.segura




Cashier

1/18/23

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.


Signature of Owner or Applicant

01/18/2023
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6588

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: Sheila Jimenez

Address: 6905 El Waco
In Palmview TX
78572

Phone: 954 890 0517

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

OAK HILL RANCH PH I LOT 28

on February 17, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 3.22.2007);
- 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;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

2/17/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/17/23

ATTEST: [Signature]
Hidalgo County Clerk

2/9/23
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6588

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: Sheila Jimenez

Address: 6905 El Llano Ln
Palmview TX 78572

Phone: 956 890 0517

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

OAK HILL RANCH PH-1 LOT 28

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)

2-2-23
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:

2/2/2023
Date

[Signature]
County Official

SPECIAL WARRANTY DEED

COPY

Date: April 21, 2022

Grantor: Notes Etc. LLC a Texas Limited Liability Company

Grantor's Mailing Address:
2614 W Freddy Gonzalez Dr
Edinburg, Texas 78539

Grantee: Ezequiel Rios
Sheila Denise Jimenez

Grantee's Mailing Address (including county):
2316 Paris
Mission, Texas 78574
Hidalgo County

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

Property (including any improvements):

Lot 28, Oak Hill Ranch Subdivision, Phase I, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 52, Pages 161-169

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Subdivision, Phase I, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 52, Pages 161-169; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

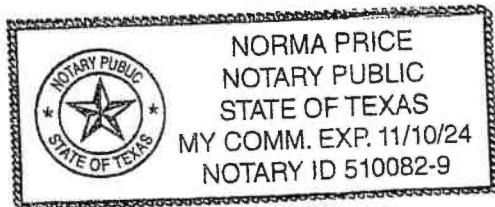
When the context requires, singular nouns and pronouns include the plural.

Notes Etc. LLC a Texas Limited Liability Company

By: John J. McClelland, Jr.
John J. McClelland, Jr. President

State of Texas
County of Hidalgo

This instrument was acknowledged before me on 21st day of April, 2022 by John J. McClelland, Jr. President of in Notes Etc. LLC a Texas Limited Liability Company, on behalf of said limited liability company and said limited partnership.



Norma Price
Notary Public, State of Texas



Chapter 232, Texas Local Government Code

9/20/2022 11:01:00 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-6588

Receipt No.: 025993

O0557-01-000-0028-00

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

RIOS EZEQUIEL & JIMENEZ SHEILA

2316 PARIS ST

MISSION , TX 78574

(956) 960-5190

(956) 424-0354

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3462.44Sq.Ft.

[5] Legal Description: OAK HILL RANCH PH 1 LOT 28

[6] Location: FM 88 & ML 20

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$285000

[10] Flood Zone: Zone X

Community Panel Number: 4803340350C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 100', Rear 35', Side 20', Side 20', Corner '

Special Conditions: applicant must comply with all county setbacks and regulations

Description: Permit 1-6588

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:


Payment: \$40

Change Due: \$10.00

Application: sonia.vazquez

Inspector: gilbert.mata


Receipt: sonia.vazquez


Cashier

9/20/22
Date

[NOTICE]

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Signature of Owner or Applicant

9-20-22
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
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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: 4-6949

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>M Ramirez</u> Authorized Signature	
Inspection/Permit No:	<u>Being installed</u>	Authorized Signature
Date Approved:	<u>1/21/23</u>	/ /

Name: Benigno Rodriguez &
Kassandra Gardara

Address: 566 Buck Fawn Drive
Edinburg TX 78539

Phone: (956) 229 9794

Water Supplier: N/A

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

Account/ESI No.: 176916003
 Temporary Pole [] Permanent Service

regarding the land described as:

Cos Venados Phase 5 Lot 566

on February 7, 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 M Ramirez);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

2/7/23
Date

ATTEST: [Signature]
Hidalgo County Clerk

2/9/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/7/23



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct No. 1 Substation
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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:

4-6949

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: Benigno Rodriguez
Address: 566 Buck Fawn Drive
Edinburg TX 78539
Phone: (956) 729-9794

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

LOS VENADOS PH-510#564

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)

1/30/23
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:

2/2/23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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 4-6949
Receipt No.: 027690
L6446-05-000-0566-00

RODRIGUEZ BENIGNO H. III & KASSANDRA GANDARA
5114 HUDSON ST
EDINBURG, TX 78542
(956) 530-3156
(956) 530-3156

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-6949
Price: \$30.00

- [1] Contractor: HEAVENLY HOMES OF SOUTH TEXAS LLC C/O MICHAEL MCCARTHY
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3585Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 566
- [6] Location: HIGHWAY 281 & LOS VENADOS DR
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$325000
- [10] Flood Zone: Zone C

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 9896
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: israel.lozoya
Receipt: melissa.lopez

Melissa Lopez 1/26/23
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] 1/26/23
Signature of Owner or Applicant Date

EDWARDS ABSTRACT

GF# 041419

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: February 24, 2022

Grantor: YVONNE CHAVES, a single person
Grantor's Mailing Address (including county): 1020 N. 3rd
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: BENIGNO H. RODRIGUEZ III and KASSANDRA GANDARA
Grantee's Mailing Address (including county): PO BOX 4063
Edinburg TX 78540
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, in the principal amount of ONE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$126,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION, and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot 566, LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510, 2326928, and 3072226, OFFICIAL RECORDS, AND VOLUME 47, PAGES 130-140, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on

February 4, 2005, under Clerk's File No. 1432589, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument November 30, 2019, recorded under Clerk's File No. 3072226, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584 and 2364585, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated February 1, 2006, recorded under Clerk's File Nos. 1602909 and 1611001, dated March 10, 2006, recorded under Clerk's File Nos. 1605424, 1605425, 1605426 and 1605952, dated May 25, 2006, recorded under Clerk's File No. 1641790, 1654167 and 1654168, dated September 15, 2006, recorded under Clerk's File No. 1685207, dated September 18, 2006, recorded under Clerk's File No. 1683992 and 1683993, dated September 22, 2006, recorded under Clerk's File No. 1683994, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, dated January 17, 2012, under Clerk's File Nos. 2364625, 2364626, dated January 26, 2012, under Clerk's File No. 2364618, dated January 30, 2012, under Clerk's File No. 2364617, dated February 14, 2012, under Clerk's File No. 2364616, dated February 17, 2012, under Clerk's File No. 2364623, dated February 23, 2012, under Clerk's File No. 2364619, dated March 8, 2012, under Clerk's File No. 2364613, dated March 9, 2012, under Clerk's File No. 2364604, dated March 8, 2012, under Clerk's File No. 2364605, dated March 21, 2012, under Clerk's File No. 2364599, dated March 23, 2012, under Clerk's File No. 2364612, dated March 24, 2012, under Clerk's File No. 2364606, dated March 27, 2012, under Clerk's File No. 2364610, dated March 28, 2012, under Clerk's File No. 2364615, dated March 30, 2012, under Clerk's File No. 2364600, dated April 3, 2012, under Clerk's File No. 2364611, dated April 4, 2012, under Clerk's File No. 2364614, dated April 5, 2012, under Clerk's File Nos. 2364601, 2364602, dated April 5, 2012, under Clerk's File No. 2364603, dated April 11, 2012, under Clerk's File No. 2364607, dated May 27, 2012, under Clerk's File No. 2364593, dated June 19, 2012, under Clerk's File No. 2364624, dated September 14, 2012, under Clerk's File No. 2364598, dated September 15, 2012, under Clerk's File No. 2364594, dated September 17, 2012, under Clerk's File Nos. 2364595, 2364596, dated October 1, 2012, under Clerk's File No. 2364592, dated October 2, 2012, under Clerk's File No. 2364591, dated October 5, 2012, under Clerk's File No. 2364590, dated October 8, 2012, recorded under Clerk's File Nos. 2364588, dated October 12, 2012, under Clerk's File No. 2364589, dated October 22, 2012, under Clerk's File No. 2364587, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Reservation of water rights and/or other rights if any, as set forth in Special Warranty Deed with Vendor's Lien dated June 14, 2017, recorded under Clerk's File No. 2835651 and 3072226, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

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

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.

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

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

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

Lien and other rights, if any, in favor of PROPERTY OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004, recorded under Clerk's File No. 1326322, dated November 17, 2004, recorded under Clerk's File No. 1405101, dated April 26, 2005, recorded under Clerk's File No. 1464510 and dated July 13, 2012, recorded under Clerk's File No. 2326928, Official Records, Hidalgo County, Texas.

Right of First Refusal as set forth in instrument dated June 14, 2017, recorded under Clerk's File No. 2835651, and dated November 30, 2019 under Clerk's File No. 3072226, Official Records, Hidalgo County, Texas.

Minimum floor elevation; 100.00-foot minimum setback line along the front; 20.00-foot minimum setback line along the sides; 15.00-foot minimum setback line along the rear; 70.00-foot right of way easement along the front; 10.00-foot electrical and utility easement along the East and West sides; and 15.00-foot electrical and utility easement along the rear; as per map or plat recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

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

Encroachment and/or protrusion of wire fence as shown on survey plat of the land dated February 8, 2022, prepared by Art Salinas Engineering & Surveying, Arturo A. Salinas, R.P.L.S. 4802, Job No. 22-62297.

Taxes for the year 2022 and subsequent years.

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

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

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

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

MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

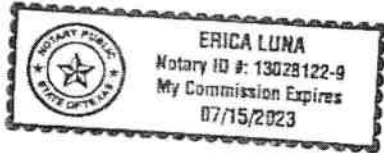
When the context requires, singular nouns and pronouns include the plural.

Yvonne Chaves
YVONNE CHAVES

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 28 of February, 2022,
by YVONNE CHAVES.



Erica Luna
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BENIGNO H. RODRIGUEZ III and
KASSANDRA GANDARA
PO BOX 4063
Edinburg, TX 78540

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 941419; EL:lc



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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: 4-6950

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: Alvaro Guajardo & Andrea M. Guajardo
Address: 19904 Los Venados Pr. #2 Edinburg, TX 78542
Phone: (956) 740-4614

Approved by Environmental Health:	Temporary Service <u>MRamirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>Being Installed</u>	Authorized Signature
Date Approved:	<u>1/31/23</u>	<u>/ /</u>

Water Supplier: N/A
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 1000066209
 Temporary Pole Permanent Service

regarding the land described as: Cos Venados Phase 4 Lot 450

on February 7, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 9/29/04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge Date 2/7/23

APPROVED BY
COMMISSIONERS COURT
ON: 2/7/23 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk Date 2/9/23



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: 4-6950

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: Alvaro Guajardo
Address: 19904 Los Verados Drive
Edinburg TX 76542
Phone: (956) 740-9464

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

Los verados Ph. 4 lot 450

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

01/27/23
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:

2/2/23
Date

[Signature]
County Official



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

1/26/2023 11:31:49 AM

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

Permit No.: Permit 4-6950
Receipt No.: 027691
L6446-04-000-0450-00

GUAJARDO ALVARO A MARTINEZ
5114 HUDSON STREET
EDINBURG, TX 78542
(956) 530-3156
(000) 000-0000

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6950
Price: \$30.00

- [1] Contractor: HEAVENLY HOMES OF SOUTH TEXAS LLC C/O MICHAEL MCCARTHY
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3585Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 4 LOT 450
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$302000
- [10] Flood Zone: Zone C

Total Amount.....\$30.00
Method of Payment: Check
Check/M.O.#: 9896
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez

Melissa Lopez
Cashier Date 1/26/23

[NOTICE]

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[Signature]
Signature of Owner or Applicant

1/26/23
Date

925007-194

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 30, 2019

Grantor: JUAN RODRIGUEZ, JR., and wife, DELLA FAY PEREZ-RODRIGUEZ, and DALIA RODRIGUEZ QUICK, a single person

Grantor's Mailing Address (including county): 3701 N. 1st Ln. W
McAllen, Texas 78501-9123
Hidalgo County, Texas

Grantee: ALVARO A. GUAJARDO MARTINEZ

Grantee's Mailing Address (including county): 3612 Spicewood Dr.
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of TEXAS VETERANS LAND BOARD in the principal amount of SIXTY-THREE THOUSAND SIX HUNDRED FIFTY AND NO/100THS DOLLARS (\$63,650.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS VETERANS LAND BOARD and by a first-lien deed of trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property (including any improvements):

Lot 450, LOS VENADOS SUBDIVISION PHASE IV, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Pages 25-34, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101 AND 1465875, OFFICIAL RECORDS AND VOLUME 46, PAGES 25-34, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume

879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated July 20, 2004, recorded on August 4, 2004, under Clerk's File No. 1366173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Memorandums of Oil and Gas Lease dated November 17, 2005, recorded under Clerk's File No. 1576041, dated February 1, 2006, recorded under Clerk's File No. 1587827, 1602909, 1611001, dated March 10, 2006, recorded under Clerk's File No. 1605424, 1605425, 1605426, 1605952, dated March 25, 2006, recorded under Clerk's File No. 1641790, 1654167, 1654168, dated September 18, 2006, recorded under Clerk's File No. 1683992, 1683993, dated September 22, 2008, recorded under Clerk's File No. 1683994, dated September 15, 2006, recorded under Clerk's File No. 1685207, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Volume 612, Page 534 and Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, dated October 10, 1953, recorded in Volume 785, Page 568, Volume 785, Page 569, and dated October 1, 1963, recorded in Volume 1072, Page 349, Deed Records, Hidalgo County, Texas.

Easement dated recorded in Volume 1019, Page 38, Volume 1019, Page 39 and Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of PROPERTY OWNERS' ASSOCIATION to secure payment of assessments, as set forth in instruments, dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004 recorded under Clerk's File No. 1326322, dated June 22, 2004, recorded under Clerk's File No. 1349572 and dated November 17, 2004, recorded under Clerk's File No. 1405101, Official Records, Hidalgo County, Texas.

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

Taxes for the year 2020 and subsequent years.

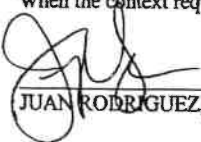
Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances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

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

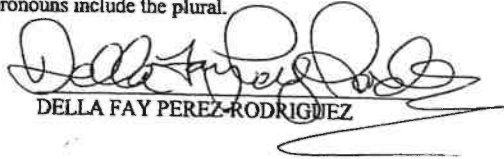
TEXAS VETERANS LAND BOARD, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS VETERANS LAND BOARD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

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

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



JUAN RODRIGUEZ, JR.



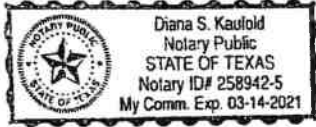
DELLA FAY PEREZ-RODRIGUEZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 31st of December, 2019,
by JUAN RODRIGUEZ, JR., and wife, DELLA FAY PEREZ-RODRIGUEZ.


Notary Public, State of Texas

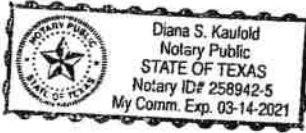


Dalia Rodriguez Quick
DALIA RODRIGUEZ QUICK

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 30th of December, 2019,
by DALIA RODRIGUEZ QUICK.



Diana Kauloid
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ALVARO A. GUAJARDO MARTINEZ
3612 Spicewood Dr.
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 925607: DSK:bc