



# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR March 21, 2023

RICHARD F. CORTEZ

County Judge

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 1

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6925

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

Upon the application of:

Name: Edenelia Barrera-Rojas

Address: 1020 E mile 12 1/2 Norm  
Weslaco TX 78599

Phone: (956) 472-5575

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.: 1000073990  
 Temporary Pole     Permanent Service

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

WEST TRACT FT 304 BLK 158  
S 1/2 OF 2.05 AC

[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 March 21, 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. Carter    3/21/23  
Hidalgo County Judge    Date

ATTEST: [Signature]    3/22/23  
Hidalgo County Clerk    Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/21/23 [Signature]

[Signature]



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-6925

**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

EMEDUEIA BARRERA-PIJAS

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

WEST TRACT FT 304 BUK 158 S. 1/2<sup>OF</sup> 2.05 AC

[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]

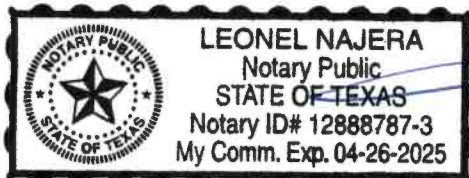
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Inedeli Barrera Pijaz (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 3<sup>RD</sup>, 2023, to certify which, witnesses my hand and seal of office.



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

CHARGE: VLTC  
GF# 176000 / ZO

**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: November 15, 2021

Grantor: MARIO A. CIAS and MIRNA Y. CIAS

Grantor's Mailing Address: 7310 Corpus Christi Street  
Houston, Texas 77020

Grantee: ENEDELIA BARRERA-RIOJAS, a single woman

Grantee's Mailing Address: 5234 N. FM 88  
Weslaco, Texas 78596

Consideration: TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

The South One-Half (S 1/2) of a 2.05 acre tract out of Farm Tract 304, Block 158, West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records Hidalgo County, Texas more particularly described by metes and bounds, as follow:

Beginning at a point, said point being West from the Southeast corner of Farm Tract, 304, a distance of 1979.2 feet along the South line of said Farm Tract, also being the centerline of a County Road, and North 481.98 feet to a point being the Southwest corner of this tract;

Thence, continuing North a distance of 115.99 feet to a point being the Northwest corner of this tract;

Thence, East a distance of 772.18 feet to a point being the Northeast corner of this tract;

Thence, South a distance of 115.99 feet to a point being the Southeast corner of this tract;

Thence, West a distance of 772.18 feet to a point being the place of beginning and containing 2.05 acres more or less; and the East 25.0 feet of this tract is reserved for road and utility easement.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvements District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, roads and other rights as shown by instrument dated January 12, 1925, recorded in Volume 206, Page 43, Deed Records of Hidalgo County, Texas.
4. Pipeline easement in favor of Texas Eastern Transmission Corporation as shown by instrument dated September 21, 1956, recorded in Volume 872, Page 306, Deed Records of Hidalgo County, Texas.
5. Dedication of easement for road purposes as shown by instrument dated February 15, 1985, recorded in Volume 2097, Page 580, Official Records of Hidalgo County, Texas.

6. Right of way easement in favor of County of Hidalgo as shown by instrument dated July 13, 1989, recorded in Volume 2790, Page 229, Official Records of Hidalgo County, Texas.
7. Right of way easement in favor of County of Hidalgo as shown by instrument dated August 15, 1989, recorded in Volume 2804, Page 659, Official Records of Hidalgo County, Texas.
8. Easement reserved in deeds dated April 4, 1988, recorded in Volume 2592, Page 779, Deed Records of Hidalgo County, Texas and dated October 4, 2019, filed January 24, 2020 under Document Number 3082633, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 13, 1979, by and between Edward M. Perrett and wife, Donna M. Perrett, as Lessor, and Kelly Bell, as Lessee, recorded in Volume 380, Page 670, Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Edward M. Perrett and wife, Donna M. Perrett to Kelly Bell, dated September 21, 1982, recorded in Volume 421, Page 220, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 20, 2001, by and between Edward M. Perrett, as Lessor, and Suemaur Exploration & Production LLC, as Lessee, filed on May 11, 2001, under Document Number 969350 Official Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in Deed dated October 7, 1980, recorded in Volume 1693, Page 116, Deed Records of Hidalgo County, Texas.
13. Mineral and/or royalty reservation contained in deed dated May 2, 1983, recorded in Volume 1839, Page 339, Deed Records of Hidalgo County, Texas.
14. Mineral and/or royalty reservation contained in deed dated April 4, 1988, recorded in Volume 2592, Page 779, Deed Records of Hidalgo County, Texas.
15. Mineral and/or royalty reservation contained in Correction Deed dated October 28, 2021, filed November 5, 2021 under Document Number 3280231, Official Records of Hidalgo County, Texas.
16. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
17. Visible and apparent easements on or across the property herein described.
18. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
19. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

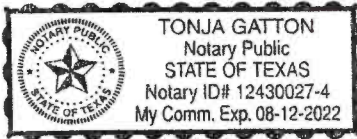
Mario A. Cias  
MARIO A. CIAS

Mirna Y. Cias  
MIRNA Y. CIAS

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on this 24<sup>th</sup> day of Nov., 2021, by  
MARIO A. CIAS.

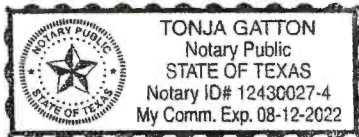


Tonja Gattton  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on this 24<sup>th</sup> day of Nov., 2021, by  
MIRNA Y. CIAS.



Tonja Gattton  
Notary Public, State of Texas

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

**AFTER RECORDING RETURN TO:**  
ENEDELIA BARRERA-RIOJAS  
5234 N. FM 88  
Weslaco, Texas 78596

The State of Texas,  
County of HIDALGO

18295 } Know All Men by These Presents:  
VOL. 1839 PAGE 339

That the OLIVAREZ LUMBER COMPANY, INC.,  
P. O. Box 22 --- Weslaco, Texas 78596  
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 and other good  
and valuable consideration,

XXXXXXXXXX

to it in hand paid by Ignacio Faz, the receipt of which is hereby acknowledged  
and confessed,

XXXXXXXXXX

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said  
Ignacio Faz  
7219 Ave "C" --- Houston, Texas 77011  
of the County of Hidalgo. State of Texas all that certain

The South one-half (S½) of a 2.05 acre tract out of Farm  
Tract 304, Block 158, West Tract Subdivision, Hidalgo  
County, Texas more particularly described by metes and  
bounds, as follows:

Beginning at a point, said point being West from the  
Southeast corner of Farm Tract 304, a distance of 1979.2  
feet along the South line of said Farm Tract, also being  
the centerline of a county road, and North 481.93 feet to  
a point being the Southwest corner of this tract;

Thence, continuing North a distance of 115.99 feet to a  
point being the Northwest corner of this tract;

Thence, East a distance of 772.18 feet to a point being  
the Northeast corner of this tract;

Thence, South a distance of 115.99 feet to a point being  
the Southeast corner of this tract;

Thence, West a distance of 772.13 feet to a point being  
the place of beginning and containing 2.05 acres more or  
less; and the east 25.0 feet of this tract is reserved  
for road and utility easement; SAVE AND EXCEPT for all  
oil, gas and other minerals.

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  
Ignacio Faz, his

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  
Ignacio Faz, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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

this 2nd day of May A. D. 19 83

Attest:

*Francisco T. Rodriguez*  
FRANCISCO T. RODRIGUEZ Secretary.  
(Seal)

OLIVAREZ LUMBER COMPANY, INC.

By *L. C. Olivarez*  
L. C. OLIVAREZ President.

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
L. C. Olivarez, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said  
Olivarez Lumber Co., Inc., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 2nd day of May A. D. 19 83

(L. S.)

*[Signature]*

Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_ in Vol. \_\_\_\_\_, page \_\_\_\_\_, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in \_\_\_\_\_ the day and year last above written.

(L. S.)

County Clerk \_\_\_\_\_ County, Texas

By \_\_\_\_\_ Deputy.

18295

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**Warranty Deed**  
(BY CORPORATION)

FROM  
Olivarez Lumber Co., Inc.

TO  
Ignacio Faz

FILED FOR RECORD  
This \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

By \_\_\_\_\_ County Clerk  
Deputy  
MAY 17 1983  
A. D. 19 \_\_\_\_

In \_\_\_\_\_ County Records  
In Book \_\_\_\_\_ County Clerk, \_\_\_\_\_ on \_\_\_\_\_ Texas  
By \_\_\_\_\_ Deputy  
County Clerk

By \_\_\_\_\_ Deputy.

Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the County Clerk for record.  
*[Handwritten signatures and notes]*

The Other Company, Publishers, Dallas



Chapter 232, Texas Local Government Code

1/3/2023 8:21:22 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Westlaco, 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 1-6925
Receipt No.: 027341
W3800-00-304-0000-08

RIOJAS - BARRERA ENEDELIA

5234 N FM 88
WESLACO, TX 78596
(956) 472-5575
(956) 472-5575

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 800Sq.Ft.
[5] Legal Description: WEST TRACT N57.99'-S539.97'-W772.18'-
E1979.2' FT 304 1.03AC GR 1AC NET
[6] Location: FM 88 & ML 12 1/2
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$10000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-6925
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 3022
Payment: \$30.00
Change Due: \$0.00
Application: sonia.vazquez
Inspector: gilbert.mata
Receipt: sonia.vazquez

Cashier [Signature] Date 1/3/23

[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.

Signature of Owner or Applicant [Signature]

Date 1/3/23





# PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5037

### 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: Jonathan Santiago & Larissa Cantu

Address: 15421 mile 20 rd.  
Edinburg TX, 78542

Phone: 956-802-4556 / 956-252-7709

Approved by	Temporary Service	Final Service
Environmental Health: <u>NO septic yet.</u>	<u>FORWATER</u>	<u>[Signature]</u>
Inspection/Permit No: <u>only.</u>	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>	<u>[Signature]</u>	<u>[Signature]</u>
		<u>03/15/2023</u>

Water Supplier: Alamo water supply

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

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

regarding the land described as:

Evergreen Valley Estates Phase II lot 111

on March 21, 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 3/15/05);
- 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 3/21/23  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 3/21/23 BHS

ATTEST: [Signature] 3/22/23  
Hidalgo County Clerk Date

[Signature]



# PLANNING DEPARTMENT

Rev. 6-14-22

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-5037

### 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: Larissa Cantu & Jonathan Santiago

Address: 15421 mile 20 rd  
Edinburg TX, 78542

Phone: 956-802-4550 / 956-252-7709

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

Evergreen Valley Estates ph. 2 lot 111

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

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

Larissa Cantu  
Requesting Party (Signature)

3/8/23  
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:

3/15/23  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/28/2021 3:23:23 PM

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 4-5037  
Receipt No.: 019418  
E8250-02-000-0111-00

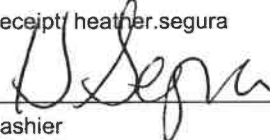
SANTIAGO JONATHAN & CANTU LARISSA I  
4417 JENNIFERS DR  
EDINBURG, TX 78541  
(956) 534-4723  
(956) 534-4223

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side 35', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS  
Description: Permit 4-5037  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3251Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 111
- [6] Location: MILE 20 AND 3RD ST
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$260000
- [10] Flood Zone: Zone X

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

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

  
Cashier

7/28/21  
Date

# 697625

[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

7/28/21  
Date

GF# 20249190 Closer D.G.

**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: APRIL 26, 2021

Grantor: ROMEO LUCERO and ELVA IRENE LUCERO, and JAIRO LUCERO and ALEJANDRO LUCERO

Grantor's Mailing Address: 3420 GABBIE LN EDINBURG, TEXAS 78542 HIDALGO COUNTY  
6025 REYMUNDO STREET EDINBURG, TEXAS 78542 HIDALGO COUNTY

Grantee: JONATHAN SANTIAGO and LARISSA I. CANTU, a married couple

Grantee's Mailing Address: 4417 JENNIFER'S DRIVE EDINBURG, TEXAS 78542 HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LIBRA ENTERPRISES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS in the principal amount of TWO HUNDRED FIFTY-SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$257,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor LIBRA ENTERPRISES, LLC dba CONSTRUCTION FINANCIAL SOLUTIONS and by a first-lien deed of trust of even date from Grantee to ALLAN B. POLUNSKY, Trustee.

Property (including any improvements):

Lot One Hundred Eleven (111), EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in File No. 16080, Volume 1364, Page 900, Official Records, Cameron County, Texas. File No. 13459, Volume 1539, Page 54, Official Records, Cameron County, Texas. Cabinet 1, Slot 474-B, Map Records of Cameron County, Texas. Cabinet 1, Slot 895-B, Map Records of Cameron County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Delta Lake and Engleman No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
- e. Terms, conditions, and stipulations contained in the existing Farm Lease Agreements in favor of Nowell Borders.

- f. Easements for canals, laterals, and drainage ditches reserved in Deeds dated February 1, 1928, from S. L. Gill to Owen H. Henson, recorded in Volume 275, Page 490, Deed Record; Volume 275, Page 491, Deed Record; Volume 275, Page 493, Deed Record; Volume 275, Page 494, Deed Record; Volume 275, Page 496, Deed Record; Volume 275, Page 497, Deed Record; Volume 275, Page 498, Deed Record; Volume 275, Page 500, Deed Record; Volume 275, Page 501, Deed Record; Volume 275, Page 504, Deed Record; Volume 275, Page 507, Deed Record; Volume 275, Page 508, Deed Record; Volume 275, Page 510, Deed Records, Hidalgo County, Texas.
- g. Easements for canals, laterals and drainage ditches reserved in Deed dated April 16, 1928, from Owen H. Henson to Coy B. Henson recorded in Volume 280, Page 203, Deed Records of Hidalgo County, Texas.
- h. Easement dated January 11, 1937, granted by Chas. N. Young to Mercedes Fuel Company, recorded in Volume 424, Page 270, Deed Records of Hidalgo County, Texas.
- i. Easement dated January 11, 1937, granted by R. E. Harding to Mercedes Fuel Company, recorded in Volume 424, Page 272, Deed Records of Hidalgo County, Texas.
- j. Easements for canals, laterals, and drainage ditches reserved in Deed dated January 14, 1930, from Delta Orchards Company to A. T. Eckles recorded in Volume 429, Page 465, Deed Records of Hidalgo County, Texas.
- k. Right-of-Way Easement dated June 6, 1938, granted by F. P. Smith and wife to Willacy County Water Control and Improvement District No. 1, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
- l. Right-of-Way Easement dated June 7, 1938, granted by Nellie S. Hulett to Willacy County Water District No. 1, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
- m. Easement dated August 9, 1938, granted by Charles N. Young to Willacy County Water Control and Improvement District No. 1, recorded in Volume 448, Page 552, Deed Records of Hidalgo County, Texas.
- n. Easement dated August 9, 1938, granted by R. E. Harding to Willacy County Water Control and Improvement District No. 1, recorded in Volume 448, Page 550, Deed Records of Hidalgo County, Texas.
- o. Easement dated June 14, 1938, granted by R. E. Harding to Willacy County Water Control and Improvement District No. 1, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas.
- p. Easement dated November 7, 1938, granted by Chas. N. Young to Willacy County Water Control and Improvement District No. 1, recorded in Volume 449, Page 323, Deed Records of Hidalgo County, Texas.
- q. Easement dated October 20, 1938, granted by Mestenas Company, et al, to Willacy County Water Control and Improvement District No. 1, recorded in Volume 449, Page 371, Deed Records of Hidalgo County, Texas.
- r. Right-of-Way Easement dated June 8, 1939, granted by Wauneta Pratt Werth, Administratrix of the Estate of Nellie S. Hulett, Deceased to Willacy County Water District No. 1, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
- s. Easement dated May 13, 1939, granted by Chas. N. Young to Willacy County Water Control and Improvement District No. 1, recorded in Volume 456, Page 196, Deed Records of Hidalgo County, Texas.
- t. Easement dated May 31, 1939, granted by Bankers Trust Company to Willacy County Water Control and Improvement District No. 1, recorded in Volume 457, Page 227, Deed Records of Hidalgo County, Texas.

- u. Easement dated August 16, 1939, granted by American Life Insurance Company to Willacy County Water Control and Improvement District No. 1, recorded in Volume 461, Page 125, Deed Records of Hidalgo County, Texas.
- v. Agreement dated June 30, 1946, between Willacy County Water Control and Improvement District No. 1 and W. A. Harding, et al, recorded in Volume 616, Page 1, Deed Records of Hidalgo County Texas.
- w. Right-of-Way Easement dated January 26, 1949, granted by The Harding Foundation to Carthage Hydrocol, Inc., recorded in Volume 656, Page 163, Deed Records of Hidalgo County, Texas and as shown on survey dated February 24, 2015 under Job No. 15-46884, prepared by Arturo A. Salinas, RPLS No. 4802.
- x. Right-of-Way Easement dated May 6, 1949, granted by Willacy County Water Control and Improvement District No. 1 to Carthage Hydrocol, Inc., recorded in Volume 663, Page 10, Deed Records of Hidalgo County, Texas.
- y. Right-of-Way Easement dated October 38, 1956, granted by Hidalgo and Willacy Counties Water Control and Improvement District No. 1 to Texas Eastern Transmission Corporation, recorded in Volume 875, Page 497, Deed Records of Hidalgo County, Texas.
- z. Easement awarded to Texas Eastern Transmission Corporation recorded in Volume 876, Page 581, Deed Records of Hidalgo County, Texas.
- aa. Pipeline Permit Agreement dated July 18, 1967, between Hidalgo County and Pan American Petroleum Corporation, recorded in Volume 1181, Page 626, Deed Records of Hidalgo County, Texas.
- bb. Right-of-Way Easement dated April 14, 1976, granted by Glenn W. Harding to Hidalgo County, Texas, recorded in Volume 1483, Page 887, Deed Records of Hidalgo County, Texas.
- cc. Right-of-Way Easement dated April 26, 1976, granted by The Harding Foundation to County of Hidalgo, recorded in Volume 1483, Page 647, Deed Records of Hidalgo County, Texas.
- dd. Easement dated September 4, 1981, granted by Evergreen Farms, Inc. to Hidalgo County Drainage District No. 1, recorded in Volume 1742, Page 362, Deed Records of Hidalgo County, Texas.
- ee. Easement dated May 6, 1949, granted by Willacy County Water Control and Improvement District No. 1 to Carthage Hydrocol, Inc., recorded in Volume 663, Page 10, Deed Records of Hidalgo County, Texas.
- ff. Water Rights Transfer Agreement dated May 30, 1962, between Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, Inc., recorded in Volume 1064 Page 435, Deed Records of Hidalgo County, Texas.
- gg. Right-of-Way Easement and Agreement dated May 23, 1995, filed May 31, 1995, executed by and between the Main and Rusk Corporation and Esenjay Petroleum Corporation, recorded under Clerk's File No. 455110, Official Public Records of Hidalgo County, Texas.
- hh. Water rights and rights to water reserved in Deed dated June 9, 2006, executed by Evergreen Valley, Inc to Victor E. Lopez and Marissa Ofelia Lopez, recorded under under Document No. 1668394, Official Records, Hidalgo County, Texas.
- ii. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated October 18, 1935, from R. E. Harding and wife to McCollum Exploration Company, recorded in Volume 15 Page 1, Oil and Gas Lease Records of Hidalgo County, Texas.
- jj. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated March 18, 1936, from W. A. Harding, et al, to McCollum Exploration Company, recorded in Volume 15, Page 128, Oil and Gas Lease Records of Hidalgo County, Texas.

- kk. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated January 10, 1939, from Margaret B. Ufford, et al, to Pantano Petroleum Company, recorded in Volume 33, Page 570, Oil and Gas Lease Records of Hidalgo County Texas. Unrecorded Surface Use Agreement dated May 16, 1995 by and between The Main and Rusk Corporation, doing business as Rio Valley Farms, Grantors and The Texas Fuel Company, Inc. Grantee; said Surface Use Agreement assigned by unrecorded instrument dated September 5, 1996 from The Main and Rusk Corporation to J. W. Thomas and ratified by The Texas Fuel Company, Inc.; and, further Assignment and Bill of Sale dated July 2, 2000 by and between EEX B&P Company, L. P. and Cliffwood Oil and Gas Corp., filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 1, 2000 under Clerk's File No. 917473, Official Public Records of Hidalgo County, Texas.
- ll. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated March 9, 1943, from J. C. Powell and H. B. Dillon to McCollum Oil Company, a Corporation, recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.
- mm. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated July 1, 1944, from Mrs. Sarah K. Gill et al, to La Gloria Corporation, recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.
- nn. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated September 19, 1945, from Sara K. Gill and husband, S. L. Gill to La Gloria Corporation, recorded in Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.
- oo. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Agreement dated April 26, 1957, between Evergreen Farms and Pan American Petroleum Company, recorded in Volume 201, Page 234 Oil and Gas Lease Records of Hidalgo County, Texas.
- pp. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated June 29, 1964, from The Harding Foundation to Birdwell and Brady, a partnership, recorded in Volume 289, Page 133, Oil and Gas Lease Records of Hidalgo County, Texas.
- qq. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated July 1, 1964, from Charles L. Young, et al, to Birdwell and Brady, a partnership, recorded in Volume 289, Page 427, Oil and Gas Lease Records of Hidalgo County, Texas.
- rr. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated March 12, 1965, from Glenn W. Harding and wife, Vivian Harding to Weldon I. Thompson, recorded in Volume 296, Page 61, Oil and Gas Lease Records of Hidalgo County, Texas.
- ss. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated March 12, 1965, from The Harding Foundation to Weldon I. Thompson, recorded in Volume 296, Page 64, Oil and Gas Lease Records of Hidalgo County, Texas.
- tt. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated March 19, 1965, from Charles N. Young et al, to Weldon I. Thompson, recorded in Volume 296, Page 492, Oil and Gas Lease Records of Hidalgo County, Texas.
- uu. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated September 14, 1982, from A. F. McCormick and wife, Frances A. McCormick to Tarina Oil Company, recorded in Volume 424, Page 180, Oil and Gas Lease Records of Hidalgo County, Texas.

- vv. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 9, 1982, from Glenn Harding and wife, Vivian Harding to Tarina Oil and Gas Company, recorded in Volume 424, Page 141, Oil and Gas Lease Records of Hidalgo County, Texas.
- ww. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 9, 1982, from Allen G. Dryer to Tarina Oil Company, recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.
- xx. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 6, 1982, from The Harding Foundation to Tarina Oil Company, recorded in Volume 424, Page 154, Oil and Gas Lease Records of Hidalgo County, Texas.
- yy. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 10, 1982, from Charles I. Young, et al, to Tarina Oil Company, recorded in Volume 424, Page 175, Oil and Gas Lease Records of Hidalgo County, Texas.
- zz. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Leases dated October 6, 1989, in favor of Bill Foran, recoded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.
- aaa. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Leases in favor of Texas Fuel Company recorded in Volume 2630, at Pages 478, 481 and 484; Volume 2643, Page 149, Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 257; Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 748; and Volume 2839, at Pages 517 and 529, all in Official Public Records of Hidalgo County, Texas.
- bbb. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Memorandum of Oil and Gas Lease dated August 9, 1993, executed by Glenn W. Harding, et al, filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 17, 1993, under Clerk's File No. 344186, Official Public Records of Hidalgo County, Texas. Ratification of Oil and Gas Lease dated September 26, 1995, executed by Robert W. Parr and Dorothy Jean Parr, filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 19, 1995, under Clerk's File No. 481571, Official Public Records of Hidalgo County, Texas.
- ccc. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated January 11, 1994, from The Harding Foundation to Thomas R. Morris filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 1944, under Clerk's File No. 371812, Official Public Records of Hidalgo County, Texas.
- ddd. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease in favor of Esenjay Petroleum Corporation filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 18, 1994, recorded under Clerk's File No. 420798 through 420806, inclusive, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 1996, under Clerk's File No. 518064 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 13, 1996, under Clerk's File Nos. 523124 and 523125, Official Public Records of Hidalgo County, Texas.
- eee. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 6, 2002 by and between Glenn W. Harding, Individually and as Independent Executor of the Estate of, and Testamentary Trustee under the Wills of R. E. Harding, deceased and Nola M. Harding, deceased, Vivian Harding, Dorothy Juan Parr and Robert W. Parr and The Harding Foundation and Hacienda Energy, L.L.C., filed for record under Clerk's File No. 1146920, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- fff. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil and Gas Lease dated December 6, 2002 by and between Glenn W. Harding, Individually and as Independent Executor of the Estate of, and Testamentary Trustee under the Wills of R. E. Harding, deceased and Nola M. Harding, deceased, Vivian Harding, Dorothy Juan Parr and Robert W. Parr and The Harding Foundation and Hacienda Energy, L.L.C., filed for record under Clerk's File No. 1148173, Official Records of Hidalgo County, Texas.
- ggg. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated July 8, 2004, executed by Glenn W. Harding, Individually and as Independent Executor of the Estates of and Testamentary Trustee under the Wills of R. E. Harding, Deceased, and Nola M. Harding, Deceased, Vivian Harding, Dorothy Jean Parr and Robert W. Parr to The Harding Foundation, recorded under Document No. 1409148, Official Records of Hidalgo County, Texas.
- hhh. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated April 29, 2006, executed by John L. Young to Buckaroo Fuel Company, LLC, recorded under Document No. 1645064, Official Records of Hidalgo County, Texas.
- iii. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated April 29, 2006, executed by Karen young Bonin to Buckaroo Fuel Company, LLC, recorded under Document No. 1645065, Official Records of Hidalgo County, Texas.
- jjj. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated January 21, 2016, executed by Robert W. Parr Family Trust, June 21, 2011 to Edmo Energy Company, Inc., recorded under Document No. 2690229, Official Records of Hidalgo County, Texas.
- kkk. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated January 21, 2016, executed by Glenn W. Harding to Edmo Energy Company, Inc., recorded under Document No. 2690230, Official Records of Hidalgo County, Texas.
- lll. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 19, 1927, recorded in Volume 246, Page 17, Deed Records of Hidalgo County, Texas.
- mmm. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 23, Deed Records of Hidalgo County, Texas.
- nnn. Interest in and to all coal, lignite, oil, gas; and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 22, Deed Records of Hidalgo County, Texas.
- ooo. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 21, 1980, recorded in Volume 1687, Page 485, Deed Records of Hidalgo County, Texas.
- ppp. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 31, 1961, recorded in Volume 1005, Page 718, Deed Records of Hidalgo County, Texas.
- qqq. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 7 1962, recorded in Volume 1030, Page 645, Deed Records of Hidalgo County, Texas.
- rrr. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 8, 1976, recorded in Volume 1509, Page 353, Deed Records of Hidalgo County, Texas.

- sss. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 20, 1977, recorded in Volume 1514, Page 738, Deed Records of Hidalgo County, Texas.
- ttt. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 5, 1976, recorded in Volume 1509, Page 381, Deed Records of Hidalgo County, Texas.
- uuu. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 25, 1954, recorded in Volume 160, Pages 467 and 701, Oil and Gas Lease Records of Hidalgo County, Texas.
- vvv. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 621, Page 313, Deed Records of Hidalgo County, Texas.
- www. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 20, 1969, recorded in Volume 1242, Page 917, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- xxx. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 670, Page 549 and Volume 1687, Page 489, both in Deed Records of Hidalgo County, Texas, and in Volume 160, Pages 468 and 470, Oil and Gas Lease Records of Hidalgo County, Texas.
- yyy. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 24, Deed Records of Hidalgo County, Texas.
- zzz. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 25, Deed Records of Hidalgo County, Texas.
- aaaa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 24, 1936, recorded in Volume 417, Page 74, Deed Records of Hidalgo County, Texas.
- bbbb. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 26, 1944, recorded in Volume 548, Page 283, Deed Records of Hidalgo County, Texas.
- cccc. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 26, 1944, recorded in Volume 551, Page 27, Deed Records of Hidalgo County, Texas.
- dddd. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 16, 1937, recorded in Volume 429, Page 468, Deed Records of Hidalgo County, Texas.
- eeee. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 34, Deed Records of Hidalgo County, Texas.
- ffff. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1921, recorded in Volume 302, Page 35, Deed Records of Hidalgo County, Texas.
- gggg. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records of Hidalgo County, Texas.

- hhhh. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 30, 1929, recorded in Volume 302, Page 36, Deed Records of Hidalgo County, Texas.
- iiii. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records of Hidalgo County, Texas.
- jjjj. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.
- kkkk. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto contained in instrument dated August 21, 1980, recorded in Volume 1687, Page 493, Deed Records of Hidalgo County, Texas.
- llll. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 21, 1980, recorded in Volume 1687, Page 489, Deed Records of Hidalgo County, Texas.
- mmmm. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Lease Records of Hidalgo County, Texas.
- nnnn. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.
- oooo. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 9, 2006, executed by Evergreen Valley, Inc to Victor E. Lopez and Marissa Ofelia Lopez, recorded under under Document No. 1668394, Official Records, Hidalgo County, Texas, which document contains the following language "Save and Except, and there is hereby reserved unto Grantor, Grantors's successors and assigns all oil, gas, and other minerals in, on, under, or that may be produced from the property".
- pppp. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- qqqq. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

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

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

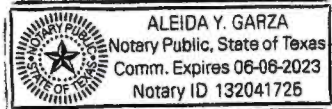
Romeo Lucero  
 ROMEO LUCERO  
Elva Irene Lucero  
 ELVA IRENE LUCERO  
Jairo Lucero  
 JAIRO LUCERO  
Alejandro Lucero  
 ALEJANDRO LUCERO

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2021, by ROMEO LUCERO.

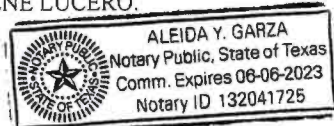


[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2021, by ELVA IRENE LUCERO.

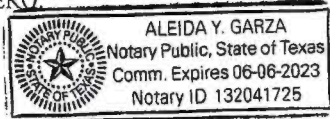


[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2021, by JAIRO LUCERO.

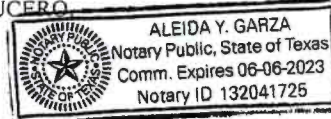


[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 2021, by ALEJANDRO LUCERO.



[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
 SLUSHER & ASSOCIATES, PLLC  
 4900 NORTH TENTH, SUITE E-2  
 McALLEN, TEXAS 78504  
 GF#202439190

AFTER RECORDING RETURN TO:  
 JONATHAN SANTIAGO and LARISSA I. CANTU