



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 16, 2023

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>10</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	

PLANNING DEPARTMENT

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

055415
Installed

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Ugsmín Limón De la Cruz

Address: 1511 Soledad Dr.
Edinburg, Tx. 78542

Phone: 521-0930

Water Supplier: City of Edinburg

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

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

regarding the land described as:

Monte Sinai lots 1, 2

on May 16, 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 5/16/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sesin);
- 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 Flor Sesin);
- 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 Flor Sesin);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
[Signature]
Hidalgo County Clerk

5/16/23
Date
5/17/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BMS

ATTEST:



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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

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

PARTY MAKING REQUEST:

Name: Yasmin Limon De Hoyos

Address: 6511 Soledad Drive, Edinburg, Texas 78542

Phone: 956-521-9938

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

5.1 acres out of north half of Lot 5, Whittenberg Looney Subdivision late since lots 1, 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yasmin Limon
Requesting Party (Signature)

4/28/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/10/23
Date

John Sesin
County Official

PLANNING DEPARTMENT

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

OSSC's
Installed.
Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Amulfo Alaniz

Address: P.O. Box 519
ELSA, TX. 78543

Phone: 351-5275

Water Supplier: NAWSC

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

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

regarding the land described as:

Replat of lot 4, El Pastor Estates NO 2 lots 4A + 4B

on May 16, 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 2/2/2023);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Fun Senin);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Fun Senin);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fun Senin);

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BMS

ATTEST: [Signature]
Hidalgo County Clerk

5/17/23
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: Arnulfo Alaniz

Address: P.O. Box 549
Elsa, TX 78543

Phone: (956) 357-5275

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

A 2.734 acre tract of land being all of Lot 4, Pastor Estates No. 2, an addition to the City of Weslaco, Hidalgo County, Texas as per map or plat thereof recorded in Volume 43, Page 109, Map Records, Hidalgo County, Texas. lots 4A+4B

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)

12-19-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/10/23
Date

[Signature]
County Official



PLANNING DEPARTMENT

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

OSSF's
escrowed.

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Albert Hanks

Address: 1022 E. Expressway 83 Ste. G.
Weslaco, Tx. 78596

Phone: 030-0216

Water Supplier: WAWSL

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

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

regarding the land described as: Sienna Ridge lots 1-52

on May 16, 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 3/7/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by John Seim);
- 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 John Seim);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date 5/16/23

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BHS

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/17/23



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 3 2 3 4

Application No: NA

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

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

PARTY MAKING REQUEST:

Name: ALBERT HARKS

Address: 502 E EXPRESSWAY 83 SUITE G
WESLACO TX 78596

Phone: (956) 630-0219

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

Sienna Ridge - lots 1-52

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)

3/21/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/10/23
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Sewer

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Tres Terrenos Rgv. L.P.

Address: 11410 North F.M. 493
Donna, TX. 78537

Phone: (512) 600-3119

Water Supplier: WAWSC

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

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

regarding the land described as:

Vaquero Estates Phase V lots 1-271

on May 16, 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 3/7/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Theresa);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Theresa);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Theresa);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Theresa);

[Signature]
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BAS

ATTEST: [Signature]
Hidalgo County Clerk
Date: 5/17/23



T.J. Arredo
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7830

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

Precinct 1 2 3 4

Application No: WHA

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: Tres Terrenos RGV, L.P.
Address: 11410 North FM 493
Donna, Texas 78537
Phone: (512) 600-3119

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

VAQUERO ESTATES PHASE V

lots 1-271

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)

2/10/23

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
 Executory Contract
 Lease

- Rent Receipt
 Affidavit
 Other (describe)

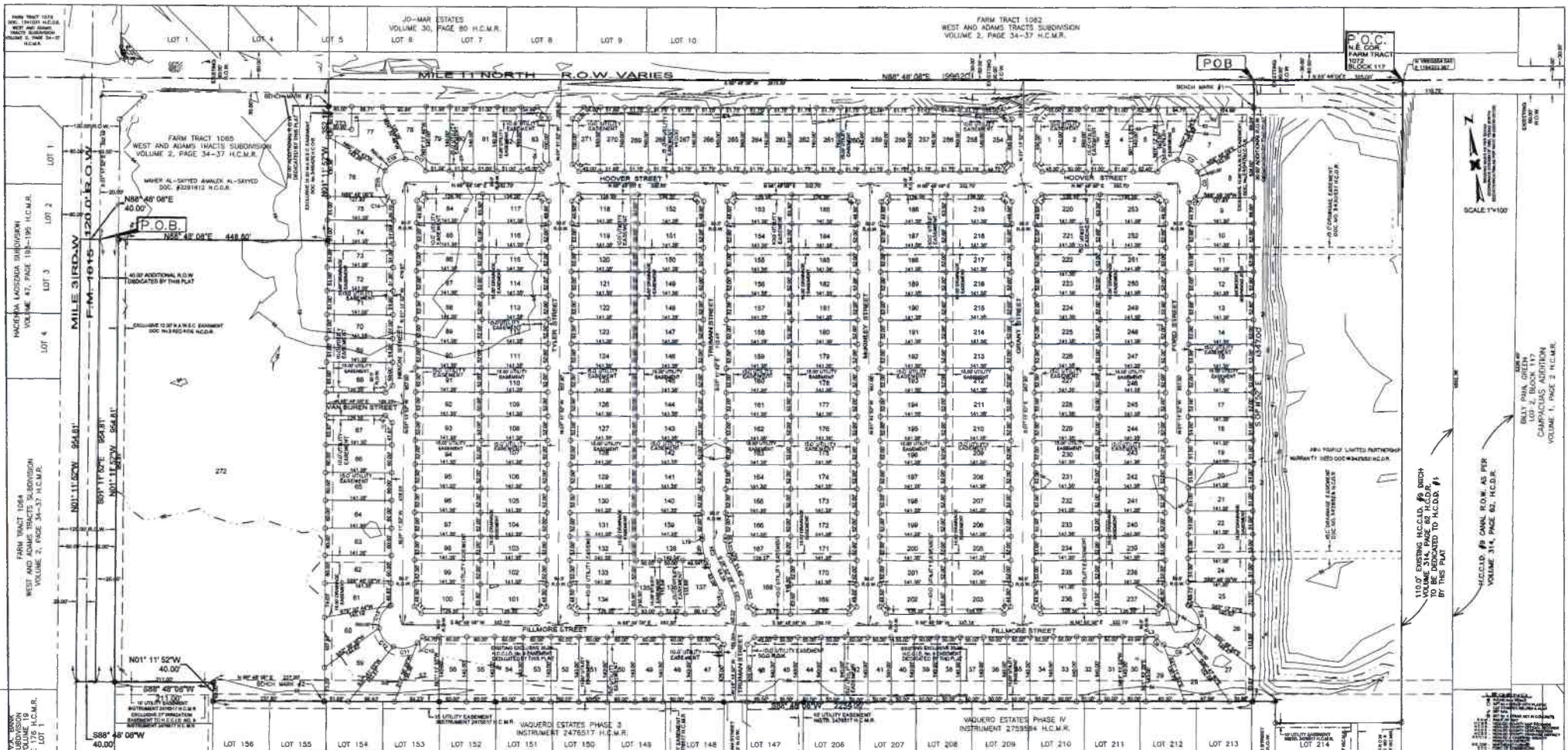
copy of subd. plat

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

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

3/28/2023
Date

[Signature]
County Official



SUBDIVISION MAP OF VAQUERO ESTATES PHASE V

A RESUBDIVISION OF 72.861 ACRES BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071, THE WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGE 34-37, H.C.M.R. HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

MARIO A. REYNA, P.E. #11788
DATE PREPARED: 7/31/23
DATE REVISION: 11-18-2023
EXPIRES: 7/31/24

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

Melden & Hunt Inc.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE - DENVER, TX 78841
PH: (956) 381-0891 FAX: (956) 381-1838
ESTABLISHED 1947 - www.meldenandhunt.com



- INDEX TO SHEET OF VAQUERO ESTATES PHASE V
- SHEET 1: HEADINGS, INDEX, LOCATION MAP AND KEY
 - SHEET 2: HEADINGS, DESCRIPTION, METES AND BOUNDS, ENGINEERING CERTIFICATION, SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATION, IRRIGATION DISTRICT, H.C.D.D. No. 1, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, LOT DATA, CURVED AREA LINE DATA TABLES
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER (ENGLISH AND SPANISH VERSION), ENGINEERS CERTIFICATION, WATER LAYOUT
 - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SEWER (ENGLISH AND SPANISH VERSION), ENGINEERS CERTIFICATION, SEWER LAYOUT
 - SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WORKING, ENGINEERING CERTIFICATION
 - SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT STREET DETAILS
 - SHEET 7: WATER SANITARY SEWER, STORM DETAILS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, THE UNDERSIGNED MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENGINEERING CONCORDANCE HAS BEEN DONE TO THIS PLAN.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUILLARDO, JR
HIDALGO COUNTY CLERK

ON 4-15-2023 12:29 AM
INSTRUMENT NUMBER: 2478295
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

or *Hermana Ortega Jr* DEPUTY



PLANNING DEPARTMENT

County of Hidalgo

Main Office
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281
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Sewer

Precinct 1 2 3 ④

T.J. Arredondo
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Ricardo R. Salinas

Address: 2221 Daffodil Ave.
McAllen, TX. 78501

Phone: 330-5642

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Caledonia West lots 1-78

on May 16, 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 3/7/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jen Sena);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jen Sena);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BAS

ATTEST: [Signature]
Hidalgo County Clerk

5/17/23
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
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956-318-2844

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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
Director of Planning

Application No: WA

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: Ricardo R. Silva

Address: 2221 DAFFODIL AVE.

MENLIEW TX, 78501

Phone: 956-330-5642

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

ALL OF LOTS 2 & 3 CALEDONIA ESTATES SUBD, N.C.T.

STATUS OF PERSON OR ENTITY MAKING REQUEST: (AKA CALEDONIA WEST SUBD) LOTS 1-78

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

[Signature]
Requesting Party (Signature)

1/26/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/28/2023
Date

[Signature]
County Official

AJ-90829

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	FLORENCIO GONZALEZ & MARIA GUA.	1-7288
2.	MARIA CARRILLO	1-6968
3.	PABLO PINA JR	1-7556
	COMM. COURT: May 16, 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.
Sta. 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: 1-7288

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Florencio, Maria
Gonzalez

Address: 205 Ranchitos st
Progresso Texas
78579

Phone: (956) 650-0637

Water Supplier: MILITARY

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

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

regarding the land described as:

RANCHITOS DE PROGRESSO PH1 LOT 13

on May 16, 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 12-14-2004);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H Seg);
- 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 H Seg);
- 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 H Seg);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H Seg);

David Seg
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BHS

ATTEST: Antonio Brayardo Jr.
Hidalgo County Clerk

5/17/23
Date
AK



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
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281
Edinburg, Texas 78539
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956-318-2844

Precinct No. 1 Substation
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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: 1-7288

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: Florencia Maria Gonzalez
Address: 205 Los Ranchitos st
Progress Texas 78579
Phone: (956) 650-0637

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

RANCHITOS DE PROGRESSO PH1 LOT 13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria G. Lopez
Requesting Party (Signature)

5/4/23
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:

5/8/2023
Date

[Signature]
County Official

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.

ASSUMPTION WARRANTY DEED

Conforms to State Bar of Texas Form

Date: February 28, 2019

Grantor: FLORENCIO GONZALEZ AND WIFE, PETRA GONZALEZ

Grantor's Mailing Address (including county): 106 N. Illinois
Weslaco, Hidalgo County, Texas 78596

Grantee: FLORENCIO GONZALEZ, JR. AND WIFE, MARIA GUADALUPE GONZALEZ

Grantee's Mailing Address (including county): 1913 Puerto Rico Street
Weslaco, Hidalgo County, Texas 78596

Consideration: Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of \$39,400.00 dated December 19, 2005, executed by FLORENCIO GONZALEZ AND PETRA GONZALEZ and payable to the order of DURANGO DEVELOPMENT, INC., and secured by a Deed of Trust of even date therewith recorded in the Office of the County Clerk of Hidalgo County, Texas as Document No. 1573848. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. As further consideration Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of its obligations under this assumption.

Property (including any improvements): ALL OF GRANTOR'S INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Lot 13, Ranchitos De Progreso Subdivision, Phase 1, Hidalgo County, Texas, as per Map or Plat recorded in Volume 46, Pages 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

All terms, conditions, limitations, covenants, assessment liens, easements, rights-of-way, restrictions and leases of record; all visible easements, all prescriptive easements, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property.

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

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

Florencio Gonzalez
FLORENCIO GONZALEZ

Petra Gonzalez
PETRA GONZALEZ

Grantee hereby accepts the foregoing Assumption Warranty Deed and consents to its form and substance and the assumption by Grantee of the obligations and observance of the covenants and conditions under the Documents.

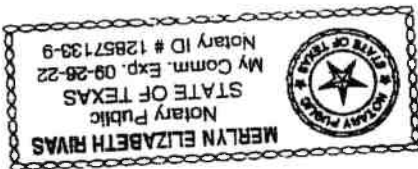
Florencio Gonzalez Jr
FLORENCIO GONZALEZ, JR.

Maria Guadalupe Gonzalez
MARIA GUADALUPE GONZALEZ

ACKNOWLEDGMENTS

State of TEXAS
County of HIDALGO

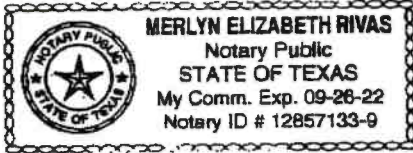
This instrument was acknowledged before me on the 2nd day of March, 2019, by Florencio Gonzalez and wife, Petra Gonzalez.

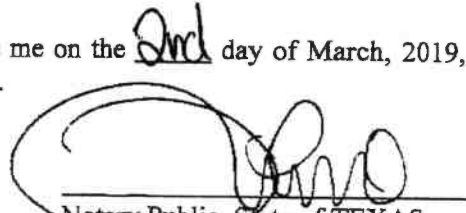


[Signature]
Notary Public, State of TEXAS

State of TEXAS
County of HIDALGO

This instrument was acknowledged before me on the 2nd day of March, 2019, by Florencio Gonzalez, Jr. and wife, Maria Guadalupe Gonzalez.





Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
FLORENCIO GONZALEZ, JR.
MARIA GUADALUPE GONZALEZ
1913 PUERTO RICO STREET
WESLACO, TEXAS 78596

PREPARED BY:
THE LAW OFFICE OF MICHAEL J. DALEY, PLLC
1801 S. 2ND ST., SUITE 370
MCALLEN, TEXAS 78503
MISC. 58



Chapter 232, Texas Local Government Code

3/16/2023 3:02:05 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-7288

Receipt No.: 028549

R0940-01-000-0013-00

GONZALEZ FLORENCIO JR & MARIA GUA.
1913 PUERTO RICO ST
WESLACO, TX 78596
(956) 650-0637
(956) 246-8417

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2153Sq.Ft.
- [5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 13
- [6] Location: FM 88 & MILITARY HWY
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$170000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-7288
Price: \$30.00

Total Amount.....\$30.00

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

Sonia Vazquez
Cashier

3/16/23
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.

Maria G. Gonzalez
Signature of Owner or Applicant

3/16/23
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: 1-6968

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: María F Carrillo

Address: 4626 mile 9N
Mercedes, TX 78570

Phone: 956-314-8998

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789448869632
[] Temporary Pole [x] Permanent Service

regarding the land described as:

Campacuas Estates Lot 1

on May 16, 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 7-29-1999);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by H. Sey);
- 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 H. Sey);
- 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 H. Sey);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Sey);

Deall Sey
Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

5/16/23
Date

ATTEST: Rafael Saenz Jr.
Hidalgo County Clerk

5/17/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 HAS



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

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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: 1-6908

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: Maria Carrillo

Address: 4626 mile 9 N
Mercedes, TX 78570

Phone: 956-314-8998

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

Compacuas Estates 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

[Signature]
Requesting Party (Signature)

5-4-23
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:

5/8/2023
Date

[Signature]
County Official

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 2430263

General Warranty Deed

Date: April 10th, 2013

2430263

Grantor: **ELOISA MERCADO**

Grantor's Mailing Address: **5516 Mile 9 North
Mercedes, Texas 78570
Hidalgo County**

Grantee: **MARIA F. CARRILLO and KAI BERNICE MARTINEZ**

Grantee's Mailing Address: **13818 Mile 2 West
Mercedes, Texas 78570
Hidalgo County**

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
Being all of Lots 1, CAMPACUAS ESTATES, an Addition to the city of Mercedes, Hidalgo County, Texas, according to a map or plat thereof now of record in Volume 34, Page 162, in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; together with all improvements situated thereon.

Reservations from and Exceptions to Conveyance and Warranty:

All of Record.

All ad valorem taxes for the year 2012 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

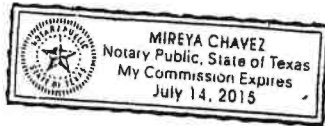
When the context requires, singular nouns and pronouns include the plural.

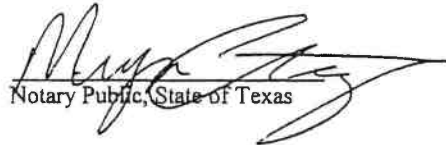
Eloisa Mercado
ELOISA MERCADO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of April, 2013, by **ELOISA
MERCADO**.




Notary Public, State of Texas



Chapter 232, Texas Local Government Code

1/17/2023 11:50:04 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-6968
Receipt No.: 027526
C0730-00-000-0001-00

CARRILLO MARIA F & KAI B MARTINEZ
13818 MILE 2 W
MERCEDES, TX 78570
(956) 975-1103
(956) 314-8998

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 31 Barns, Recreational Buildings, Pool Houses, Sheds, etc
- [4] Size of Structure: 2592Sq.Ft.
- [5] Legal Description: CAMPACUAS ESTATES LOT 1
- [6] Location: MILE 9 N. & MILE 2 W.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 40', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-6968
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sonia.vazquez
Inspector: gilbert.pecina
Receipt: sonia.vazquez

[Signature]
Cashier

1/17/23
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]
Signature of Owner or Applicant

1/17/23
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
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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: 1-7556

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: Pablo Pinar

Address: 744 W Minnesota Rd Donna TX 78537

Phone: (361) 854 0404

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

Water Supplier: M.A.W.S

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

Account/ESI No.: 1000 79459
[] Temporary Pole Permanent Service

regarding the land described as:

GARZA-LOPEZ WT 2

on May 16, 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 4/21/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by U.S.);
- 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 U.S.);
- N an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by U.S.);
- 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 U.S.);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by U.S.);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/17/23

SIERRA TITLE
CLOSER GF# 3188173

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: July 20, 2021

Grantor: MELISSA GARZA-SALINAS and SIJIFREDO SALINAS, a married couple

Grantor's Mailing Address:

126 W. Kelly
Pharr, Texas 78577

Grantee: PABLO PINA, JR., a married man, dealing with separate property; and LUIS ANGEL PINA, a single person

Grantee's Mailing Address:

PABLO PINA, JR.
4711 N. Hutto Rd.
Donna, Texas 78537

LUIS ANGEL PINA
4711 Hutto Rd.
Donna, Texas 78537

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY THOUSAND THREE HUNDRED FIFTY AND NO/100 DOLLARS (\$30,350.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MELINDA D. GARZA, trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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



MELISSA GARZA-SALINAS

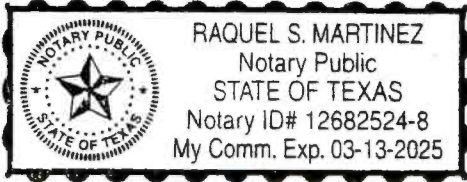


SIJIFREDO SALINAS

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 20, 2021, by
MELISSA GARZA-SALINAS.

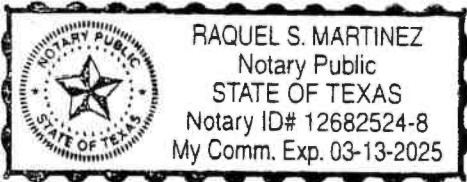


Raquel S. Martinez
Notary Public, State of Texas
My commission expires: 3/13/2025

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 20, 2021, by
SILFREDO SALINAS.



Raquel S. Martinez
Notary Public, State of Texas
My commission expires: 3/13/2025

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
MELINDA D. GARZA
Attorney & Counselor at Law
420 S. Missouri Ave.
Weslaco, Texas 78596
Tel: (956) 969-1155
Fax: (956) 969-1073

Exhibit "A"

Being 2.000 acres of land situated in Hidalgo County, Texas, and being out of the South 6.000 acres of the East one half of Block 121, Hill-Halbert Tract as per map recorded in Volume 1, Page 35, of the Hidalgo County Map Records, and said 2.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the South line of said Block 121 for the Southeast corner of said tract herein described, said cotton picker spindle bears South 89°36' West, 220.000 feet from a 1/2-inch iron rod found for the Southeast corner of said Block 121;

THENCE, South 89°36' West, 220.00 feet, with the South line of said Block 121 and with the centerline of Minnesota Road to a cotton picker spindle set for the Southwest corner of said tract herein described;

THENCE, North 00°24' West, with a line that is parallel to the East line of said Block 121, at a distance of 20.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "RRA" set for reference on the North right of way line of said Minnesota Road and continuing for a total distance of 396.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" set for the Northwest corner of said tract herein described;

THENCE, North 89°36' East, 220.00 feet, with a line that is parallel to the South line of said Block 121 to a 1/2-inch iron rod with a plastic cap stamped "RRA" set for the Northeast corner of said tract herein described;

THENCE, South 00°24' East, with a line that is parallel to the East line of said Block 121, at a distance of 376.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "RRA" set for reference on the North right of way line of said Minnesota Road and continuing for a total distance of 396.00 feet to the POINT OF BEGINNING and containing 2.000 acres of land more or less.



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 1-7556
Receipt No.: 029392
G2125-00-000-0002-00

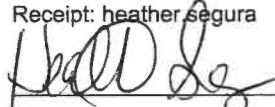
PINA PABLO JR
744 W MINESTOTA RD
DONNA, TX 78537
(956) 854-0404
(956) 854-0404

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: GARZA LOPEZ LOT 2
- [6] Location: minnesota & valverde
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$75000
- [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 1-7556
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

5/4/23
Date

[NOTICE]

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Signature of Owner or Applicant

5/4/23
Date

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARY C. COTA	3-5407
2.	ZOILA S. GARZA	3-5531
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 16, 2023	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 35407
3/27/23

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: Mary C. Cota
Sergio E. Cota

Address: 8609 Brazos Ave
Mission, TX

Phone: (956) 424-2371

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: Date Approved:	<u>/ /</u>	<u>54748</u> <u>5 13 23</u>

Water Supplier: Sharyland Water Supply
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 10000 73798
 Temporary Pole Permanent Service

regarding the land described as: North Bryan Estates Lot 52

on May 16, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/10/1996);
(verified by Roy Carter);
(verified by Roy Carter);
(verified by Roy Carter);
(verified by Roy Carter);

[Signature]
Planning Department Authorized Signature

Ridgely F. Carter
Hidalgo County Judge
[Signature]
Hidalgo County Clerk

5/16/23
Date
5/17/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BMS

ATTEST:



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: 3-5407
3/27/23

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: Mary C & Sergio Cota

Address: 8609 Brazos Ave
Mission, TX 78573

Phone: 956-424-2371

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

North Bryan Estates Lot 52

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mary Cota May 9th 2023
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

5/24/2023
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

601837

Date: April 25, 1997

Grantor: **GEORGE L. GUTIERREZ and wife, MARIA R. GUTIERREZ**

Grantor's Mailing Address (including county):

Hidalgo County

Grantee: **SERGIO COTA and wife, MARY CARMEN COTA**

Grantee's Mailing Address (including county):

**3201 N. 11th, Apt. #C
McAllen, Texas 78501
Hidalgo County**

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of Forty Eight Thousand One Hundred Sixty-eight and 95/100 (\$48,168.95), of which Six Thousand Nine Hundred Sixty-eight and 95/100 Dollars (\$6,968.95) is for the purchase of the herein described property and is executed by Grantee, payable to the order of INTER NATIONAL BANK. The note is secured by a vendor's lien retained in favor of INTER NATIONAL BANK, in this deed and by a deed of trust of even date from Grantee to ROBERT HYMEL, JR., Trustee.

Property (including any improvements):

All of Lots 51 and 52, NORTH BRYAN ESTATES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 43, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Standby fees and taxes for the year 1997 and assessments for prior years.

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.

INTER NATIONAL BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidence by the note described. The vendor's

lien and superior title to the property are retained for the benefit of INTER NATIONAL BANK and are transferred to that party without recourse on Grantor.

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

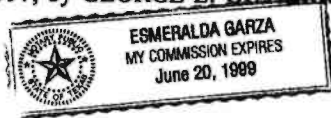
George L. Gutierrez
GEORGE L. GUTIERREZ

Maria R. Gutierrez
MARIA R. GUTIERREZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 28th day of APRIL, 1997, by GEORGE L. GUTIERREZ.

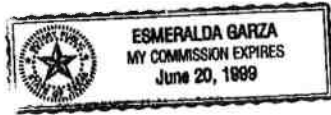


Esmeralda Garza
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 28th day of APRIL, 1997, by MARIA R. GUTIERREZ.



Esmeralda Garza
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW OFFICE OF ROY IBAÑEZ
1021 Dove
McAllen, Texas 78504

PREPARED BY:

THE LAW OFFICE OF ROY IBAÑEZ
1021 Dove
McAllen, Texas 78504
File/GF Number: 513/089
GF #58,883VLTC

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

On: Jun 02, 1997 at 10:27A

As a
Recording

Document Number: 601837
Total Fees: 11.00

Receipt Number - 93191
By,
Norma Garza



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: 3-5531
5/8/23

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: Loila S. Garza

Address: 5927 N Bentsen
Palm Dr
Mission TX

Phone: 78574

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudolph A</u> Authorized Signature	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No: <u>[Signature]</u>	Date Approved: <u>5/5/23</u>	<u>/ /</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

regarding the land described as:

HERNANDEZ Brothers No 2. Lot 1

on May 16, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 3/14/2006);

(verified by Sandra Canter);
Sandra Canter

(verified by Sandra Canter);
Sandra Canter

(verified by Sandra Canter);
Sandra Canter

(verified by Sandra Canter);
Sandra Canter

[Signature] 5/10/23
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

5/16/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

5/17/23
Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-5531
5/8/23

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: Loila J. Garcia

Address: 5927W Bentzen Palm Dr
Mission Tx 78574

Phone: (956)821-0914

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

Hernandez Brother NO2 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

Loila J. Garcia
Requesting Party (Signature)

5/8/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

5/10/23
Date

Sandra Carter
County Official

Forty (40') Minimum Building Setback line along the front of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Six feet (6') Minimum Building Setback line along the sides of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Fifteen feet (15') Minimum Building Setback line along the rear of subject property, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

No fill or permanent structures over any easements, or within any drainage swale easement, as shown by map recorded in Volume 50, Page 174, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from L. J. Wehrle and wife, Betty B. Wehrle to Atlantic Richfield Company, dated September 14, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2059, Page 287, Official Records of Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2023 and all subsequent years.

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

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


ROGELIO HERNANDEZ, III


JANET HERNANDEZ


ERICK HERNANDEZ

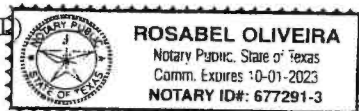

AUDREY HERNANDEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by
ROGELIO HERNANDEZ, III.

(SEAL)



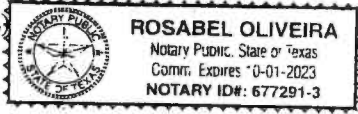

Notary Public, State of Texas

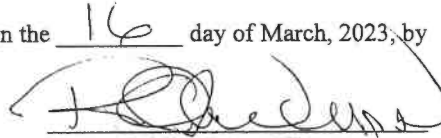
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by
JANET HERNANDEZ.

(SEAL)



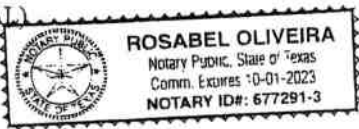

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by
ERICK HERNANDEZ.

(SEAL)



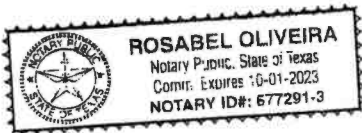

Notary Public, State of Texas

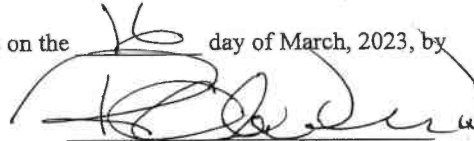
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of March, 2023, by
AUDREY HERNANDEZ.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Julio Cesar Elizondo & Zoila San Juanita Garza Escamilla
1907 W. 25 1/2 St.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3197682;RO/ah



Chapter 232, Texas Local Government Code

5/8/2023 3:26:00 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

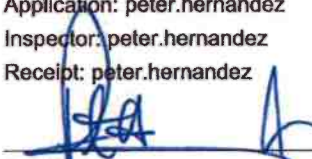
Permit No.: Permit 3-5531
Receipt No.: 029463
H2356-02-000-0001-00

- ELIZONDO JULIO CESAR & ZOILA SANJUANITA GARZA
 ESCAMILLA
 5927 N BENTSEN PALM DR
 MISSION, TX 78574
 (956) 821-0914
 (956) 445-3687
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 29 Residential, move in or relocated building
 - [4] Size of Structure: 984Sq.Ft.
 - [5] Legal Description: HERNANDEZ BROTHERS NO 2 LOT 1
 - [6] Location: BENTSEN PALM DR AND MILE 4 1/2 RD
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$30000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 40', Rear 15', Side 15', Side 15', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 RULES AND REGULATIONS
 Description: Permit 3-5531
 Price: \$30.00

Total Amount.....\$30.00

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


 Cashier

5/8/2023
 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

5/8/23
 Date



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
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2401 N. Moorefield Rd.
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7553

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

Upon the application of:

Name: Maria Contreras

Address: 3518 Consuelo SR
mercedes TX
78570

Phone: 956 639 8844

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

Water Supplier: North Alamo

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

Account/ESI No.: 1000075953
 Temporary Pole Permanent Service

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

Block 118 West Tract Subdivision

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 16, 2023, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 5/16/23
Hidalgo County Judge Date

ATTEST: [Signature] 5/17/23
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 5/16/23 BMS

[Signature]



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7553

**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

MARIA GUADALUPE CONTRERAS

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

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

West Tract 1077 Block 118"

[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."

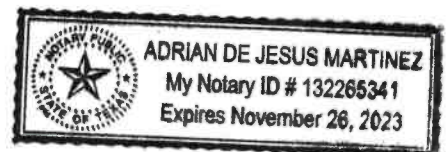
-OR-

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 May 8th, 20 23 to certify which, witnesses my hand and seal of office.

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



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: April 25, 2022

Grantor: D2M Properties, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 407 W. Nolana Ave., Suite 2
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: Saul Quiroz, Jr. and Maria Guadalupe Contreras, husband and wife

Grantee's Mailing Address (including county): 3605 Cherokee Dr.
Mercedes, Texas 78570
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$61,000.00 and is executed by Grantee, payable to the order of Kathleen M. Frisby. The note is secured by a vendor's lien retained in favor of Kathleen M. Frisby in this deed and by a deed of trust of even date from Grantee to Patrick Moore, Trustee.

Property (including any improvements):

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

Beginning at a point lying North 94.75 ft. and West 292.69 ft. from the Southeast corner of said Farm Tract 1077 for the Southeast corner of the tract of land herein described, thence continuing West 83.62 ft. to a set iron pin for the Southwest corner;

Thence, North 426.15 ft. to an iron pin set for the Northwest corner;

Thence, East 83.62 ft. to an iron pin set for the Northeast corner;

Thence, South 426.15 to an iron pin being the Southeast corner of this tract of land, the point beginning of this description, and containing 0.818 acre, more or less, save and except a 25 ft. easement along the North said of this tract.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Easements, rights-of-way, prescriptive rights, whether of record or not.

3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. 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.
8. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years.

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

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

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

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

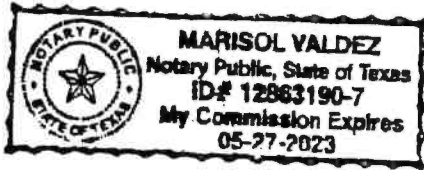
D2M Properties, LLC, a Texas limited liability company

By:  _____
David Lara, Managing Member

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on April 25, 2022, by David Lara, Managing Member of D2M Properties, LLC, a Texas limited liability company, on behalf of said a Texas limited liability company.



Marisol Valdez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Saul Quiroz, Jr.
Maria Guadalupe Contreras
3605 Cherokee Dr.
Mercedes, Texas 78570

PREPARED BY:

Law Office of Patrick Moore, PLLC
701 E. Expressway 83, Suite 330
McAllen, Texas 78501

13

THE STATE OF TEXAS
COUNTY OF TEXAS

§
§ DEED OF GIFT
§

In consideration of love and affection, we, EDUARDO T. SILVA and wife, MARIA CONSUELO SILVA, of P.O. Box 1866, Weslaco, Hidalgo County, Texas 78596 hereby give, grant and convey to PATRICIA MARYLU SILVA, of P.O. Box 1866 (1015 11½ North), Weslaco, Hidalgo County, Texas 78596, all of my right, title and interest in the following described parcel of real estate located in Hidalgo County, Texas, to-wit:

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described in that certain Exhibit "A", which is attached hereto and incorporated by reference herein; SUBJECT TO the reservations and exceptions hereinafter made with the restriction and upon the covenants below stated.

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 PATRICIA MARYLU SILVA, her heirs and assigns, forever. This conveyance is made as a gift and without any Warranty whatsoever, either express or implied.

However, this conveyance is made SUBJECT TO the following limitation: Grantee, Grantee's heirs, successors, and assigns shall not convey to any person who is not a lineal descendant of Grantor EDUARDO T. SILVA and Grantor MARIA CONSUELO SILVA during the lifetime of Grantor EDUARDO T. SILVA or the lifetime of Grantor MARIA CONSUELO SILVA; the estate herein granted shall endure only so long as said limitation is observed; said limitation shall be binding upon and shall be observed by the Grantee herein, as well as her heirs, executors, administrators and assigns, to run in favor of and be enforceable by any person whose shall hereafter own the above-described lands. When said period of limitation shall cease to endure, then and thereupon this conveyance shall be null and void and the said lands and premises shall absolutely revert to

limitation shall expire upon the death of the last of Grantor EDUARDO T. SILVA and Grantor MARIA CONSUELO SILVA, and Grantee and her heirs, successors or assigns shall hold fee simple title to the above described property.

It is distinctly understood by myself that it is our purpose and intention to vest all the incidents of absolute ownership of the property in PATRICIA MARYLU SILVA and her heirs from this time forward subject only to the limitation as to conveyance described above.

EXECUTED this the 25th day of February, 1994.

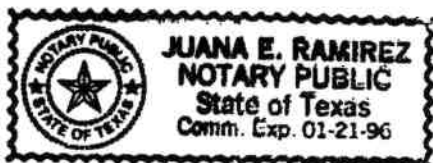
Eduardo T. Silva
EDUARDO T. SILVA

maria e silva
MARIA CONSUELO SILVA

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared EDUARDO T. SILVA and wife, MARIA CONSUELO SILVA, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of February, 1994.



Juana E. Ramirez
Notary Public in and for the State
of Texas
My Commission Expires: 1-21-96
Juana E. Ramirez
(Printed Name of Notary)

ACCEPTANCE:

I, PATRICIA MARYLU SILVA accept the above-described gift SUBJECT TO the limitation described above.

Tract B --

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

Beginning at a point lying North 94.75 ft. and West 292.69 ft. from the Southeast corner of said Farm Tract 1077 for the Southeast corner of the tract of land herein described, thence continuing West 83.62 ft. to a set iron pin for the Southwest corner;

Thence, North 426.15 ft. to an iron pin set for the Northwest corner;

Thence, East 83.62 ft. to an iron pin set for the Northeast corner;

Thence, South 426.15 ft. to an iron pin being the Southeast corner of this tract of land, the point of beginning of this description, and containing 0.818 acre, more or less, save and except a 25 ft. easement along the North side of this tract.

EXHIBIT "A"

FILED FOR RECORD
DOC# 374672 #13
03-15-1994 01:19:59
WILLIAM (BILLY) LEO
HIDALGO COUNTY



Chapter 232, Texas Local Government Code

5/3/2023 3:22:09 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-7553
Receipt No.: 029375
A0800-00-000-1077-18

QUIROZ SAUL JR & MARIA G
3518 CONSUELO ST
MERCEDES , TX 78570
(956) 639-8844
(956) 639-8844

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 320Sq.Ft.
- [5] Legal Description: ADAMS TRACT W83.62'-E376.31'-N426.15'-S520.90 FT 1077 0.81AC
- [6] Location: FM 1015 & E. BARRERA ST.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$0.00
- [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: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-7553
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

5/3/23
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

5/3/23
Date