



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR June 13, 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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6252

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: Joqueline Cabral

Address: 1806 Mariposa
Weslaco, TX 78599

Phone: 956-532-5593

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

Water Supplier: N/A

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

Account/ESI No.: 1000081655
[] Temporary Pole [x] Permanent Service

regarding the land described as:
Mariposa Lot 11

on June 13, 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 12-9-1997);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by N. 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; (verified by HA);
- 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 HA);
- 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 HA);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by HA);

Heather Seg
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge Date 6/13/23

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk Date 6/13/23

APPROVED BY
COMMISSIONERS COURT
ON: 6/13/23 BHS



PLANNING DEPARTMENT

Rev. 6-14-22

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

Precinct 0 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6252

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: Jaqueline Cabral
Address: 1806 Mariposa
Weslaco, TX 78599
Phone: 956-532-5593

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

Mariposa Lot 11

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)

6/6/23
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:

6/6/23
Date

[Signature]
County Official



Chapter 232, Texas' Local Government Code

7/6/2022 3:32:49 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

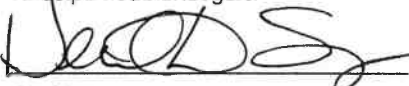
Permit No.: Permit 1-6252
Receipt No.: 024707
M1110-00-000-0011-00

- CORDOVA MARIO A & JAQUELINE CABRAL
1806 MARIPOSA DR
WESLACO, TX 78599
(956) 532-5593
(956) 532-5593
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 2500Sq.Ft.
 - [5] Legal Description: MARIPOSA LOT 11
 - [6] Location: MIDWAY & ML 8 1/2
 - [7] Sewage: N/A
 - [8] Construction Type: Block
 - [9] Est. Cost of Construction: \$2000000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 30', Side 10', Side 10', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-6252
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: heather.segura
Inspector: gilbert.mata
Redeipt: heather.segura


Cashier

7/6/22
Date

[NOTICE]

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


Signature of Owner or Applicant

7/6/22
Date

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

RECORDS COPY

General Warranty Deed

Date: September 2, 2021

Grantors: Elizabeth Schneider, Formerly Elizabeth Arreola, and Alan Schneider, Married Persons

Grantors' Mailing Address:

713 E. Azucar Ave.
Pharr, Texas 78577

Grantees: Mario Alberto Cordova and Jaqueline Cabral, Married Persons

Grantees' Mailing Address:

1113 Topaz Circle
Weslaco, Texas 78599

Consideration:

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

Property (including any improvements):

All of Lot 11, Mariposa Subdivision, as Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 16, 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:

Easements, right-of-way, and prescriptive rights, whether of record or not, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property; rights of adjoining property owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters emanating from an existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water District, if any, in which the property is located; taxes for the year 2021 and subsequent years, the payment of which Grantees assume; and subsequent assessments for that and for years due to change in land usage, ownership, or both the payment of which Grantee assumes.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantee's heirs, successors, and assigns forever. Grantors binds Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' 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.

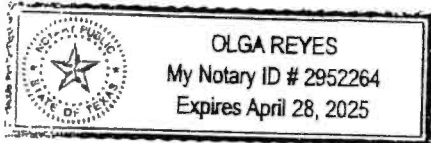
When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties.

Elizabeth Schneider
Elizabeth Schneider, formerly Elizabeth Arreola

STATE OF TEXAS)
COUNTY OF HIDALGO)

On this 2nd day of September 2021, before me, personally appeared ELIZABETH Schneider, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Notary Public, State of Texas

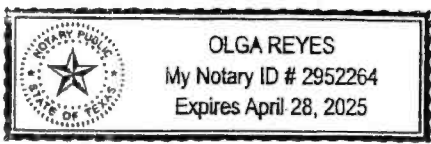


Olga Reyes
Notary Public, State of Texas
My commission expires: 4/28/2025

Alan Schenider
Alan Schenider

STATE OF TEXAS)
COUNTY OF HIDALGO)

On this 2nd day of September 2021, before me, personally appeared ALAN SCHNEIDER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Notary Public, State of Texas



Olga Reyes
Notary Public, State of Texas
My commission expires: 4/28/2025

PREPARED IN THE OFFICE OF:
Law Office of Jaime M. Morales
5526 N. 10th St
McAllen, Texas 78504



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: 1-7385

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: Ramon Garza

Address: 23105 Oak Knoll Dr
Monte Alto, Tx 78538

Phone: (956) 778-7363

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>M Ramirez</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>5/24/23</u>

Water Supplier: North alamo WSC

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

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

regarding the land described as:

OAK Hill Ranch Ph 2 Lot 99 (23105 Oak Knoll Dr. monte alto, Tx 78538)

on JUNE 13, 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 4.21.2008);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by U 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 U 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 U Seg);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by U Seg);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

6/13/23
Date

ATTEST: [Signature]
Hidalgo County Clerk

6/13/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/13/23 BAS



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

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

Precinct No. 1 Substation
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7385

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: Ramon Garza

Address: 23105 Oak Knoll Dr. Monte Alto Tx 78538

Lot 99 Oak Hill Ranch Ph. 2

Phone: (956) 778-7363
Contractor

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

Oak Hill Ranch Ph2 Lot 99 (23105 Oak Knoll Dr. Montealto, Tx 78538)

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)

5-25-23
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:

6/1/2023
Date

[Signature]
County Official

Capital Title
GF# 72-61192

General Warranty Deed

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: August 23, 2022

Grantor: **Juan Manuel Beltran and Evelin Villanueva, husband and wife**

Grantor's Mailing Address: 2506 May Avenue, Mission, Texas 78574

Grantee: **Ramon Garza and Floricel Garza, husband and wife**

Grantee's Mailing Address: 329 Calle Cuates, Edinburg, Texas 78542

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 99, OAK HILL RANCH PHASE II, Hidalgo County, Texas, as shown on the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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.

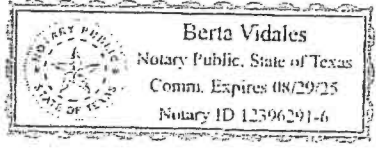
EXECUTED this 23rd day of August, 2022.

Juan Manuel Beltran
Juan Manuel Beltran

Evelin Villanueva
Evelin Villanueva

THE STATE OF Texas §
COUNTY OF Dallas §

Before me, a Notary Public, the foregoing instrument was acknowledged on 23rd day of August, 2022 by Juan Manuel Beltran and Evelin Villanueva who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Berta Vidales
NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6134

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: Alberto Perez

Address: 22111 N Sunflower rd
Elsa, TX 78538

Phone: 956 703-6888

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>54558</u> <u>01/27/2023</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789429757392
[] Temporary Pole [] Permanent Service

regarding the land described as:

Evergreen Valley Estates PH 3 Lot #124

on JUNE 13, 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 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- ye electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Railma F ENTER
Hidalgo County Judge
6/13/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/13/23 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk
6/13/23
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.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-6134

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: Alberto Perez

Address: 22111 N Sunflower rd

Elsa, Tx, 78538

Phone: 956 703-6888

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

Evergreen Valley Estates PH3 LOT*124

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

05-24-23

Alberto Perez
Requesting Party (Signature)

12/28/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 4-6134

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

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

6/7/23
Date

[Signature]
County Official



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

6/3/2022 11:28:35 AM

Permit No.: Permit 4-6134
Receipt No.: 024166
E8250-03-000-0124-00

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

PEREZ ALBERTO & NALDA MIRIAM
707 SUNCHASE ST
SAN JUAN , TX 748589
(956) 703-6888
(956) 703-6888

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4301Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 124
- [6] Location: sunflower rd and mile 19
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6134
Price: \$30.00

Total Amount.....\$30.00

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


Cashier
Date: 06/03/22

#716444

[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

6/3/22
Date

CLOSER. 7/2
GF# 101749

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: June 17, 2020

Grantor: Antonio Acosta and wife, Olga Acosta

Grantor's Mailing Address:

812 E. Maurer
Pharr, Texas 78577
Hidalgo County

Grantee: Alberto Perez and Nalda Miriam Perez, husband and wife

Grantee's Mailing Address:

707 Sunchase St.
San Juan, Texas 78589
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Freedom Bank in the principal amount of SEVENTY THOUSAND AND NO/100THS DOLLARS (\$70,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Freedom Bank and by a first-lien deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (including any improvements):

Lot 124, EVERGREEN VALLEY ESTATES, PHASE III, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 52, Page 135 through 144, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Terms, conditions, covenants and provisions as set forth in that certain Agreement, dated June 30, 1946, filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 616, Page 1, Deed Records Hidalgo County, Texas.
- B. Right of Way granted to Hidalgo County Drainage District Number One, by Evergreen Farms, Inc. a Texas Corporation, dated September 4, 1981, filed for record on September 9, 1981 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1742, Page 362, Deed Records Hidalgo County, Texas, and as shown on the Map recorded in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas.
- C. Easements and conditions as shown on the Map recorded in Volume 52, Pages 135 through 144, Map Records Hidalgo County, Texas, including but not limited to:
 - 1) Fifteen foot (15') Easement to North Alamo Water Supply Corp., along the East side, and the Easternmost, East side.
 - 2) Electrical and Utility Easement along the West fifteen feet (15') of the East thirty feet (30').

- 3) Fifty foot (50') Minimum Building Setback Line along the front of subject property.
- 4) Thirty five foot (35') Minimum Building Setback Line along the rear of subject property.
- 5) Six foot (6') Minimum Building Setback Line along the sides of subject property.
(Greater for Easement)
- 6) No building permitted over any easements and no fill or permanent structure allowed within any swale easements.

- D. Easements, rights, rules, and regulations in favor of Delta Lake Irrigation District.
- E. Easements, or claims of easements, which are not of public record.
- F. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, and amended in instrument dated April 19, 1935, recorded in Volume 9, Page 81, Oil and Gas Records, Hidalgo County, Texas.
- G. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, dated November 7, 1935, recorded in Volume 12, Page 458, Oil and Gas Records, and amended in instrument dated October 14, 1936, recorded in Volume 17, Page 321, Oil and Gas Records, Hidalgo County, Texas.
- H. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 23, 1935, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas.
- I. Oil, Gas and Mineral Leases, together with all rights relative thereto, express or implied, recorded in Volume 49, Page 87, Volume 65, Page 29, Volume 33, Page 570, Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.
- J. Memorandum of Oil and Gas Lease Option Agreement dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas.
- K. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798; corrected by instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records of Hidalgo County, Texas.
- L. Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, Hidalgo County, Texas.
- M. Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, extended in instruments dated May 15, 1996, recorded under Clerk's File Nos. 530034 and 530035, amended in instruments dated July 31, 1996, recorded under Clerk's File No. 547162, and dated November 15, 1996, recorded under Clerk's File No. 565964, unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 508331, and partially released in instruments dated March 12, 1995, recorded under Clerk's File No. 682035, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas.
- N. Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, dated September 23, 1998, recorded under Clerk's File No. 729079, and unitized in instrument dated February 1, 1999, recorded under Clerk's File No. 751 765, Official Records, Hidalgo County, Texas.
- O. Oil, Gas and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 925396, dated August 12, 2002, recorded under Clerk's File No. 1113832, dated December 5, 2002, recorded under Clerk's File No. 1146920, dated December 6, 2002, recorded under Clerk's File No. 1148173,

end dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records, Hidalgo County, Texas.

- P. Memoranda of Oil and Gas Leases dated March 13, 2006 recorded under Clerk's File No. 1614578, and dated April 1, 2006, recorded under Clerk's File Nos. 1639728, 1539729 and 1639730, Official Records, Hidalgo County, Texas.
- Q. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from The Harding Foundation, Inc., a Texas Corporation to N.V. Meinrad Corporation, a Netherland Antiles Corporation, dated August 21, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1687, Page 481, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- R. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from Evergreen Valley Inc., a Texas Corporation to Mario Sigala, dated March 26, 2011, filed for record on August 10, 2011, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2230710, reference to which instrument is made for all intents and purposes.
- S. Water rights reserved in Deed dated November 9, 2007, from Evergreen Valley Inc., a Texas corporation, to Jaime Luna, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 11, 2007, under Clerk's file No 1835088.
- T. Restrictions filed for record on March 8, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731025, and Restrictions as shown on plat recorded in Volume 52, Page 135, through 144, Map Records of Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- U. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.

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

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.

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

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

Antonio Acosta
Antonio Acosta

Olga Acosta
Olga Acosta

STATE OF TEXAS)

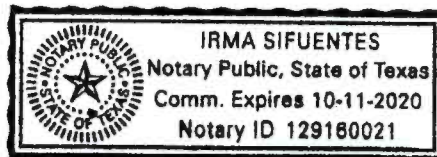
COUNTY OF HIDALGO)

This instrument was acknowledged before me on 18 June, 2020, by Antonio Acosta.

Irma Sifuentes
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

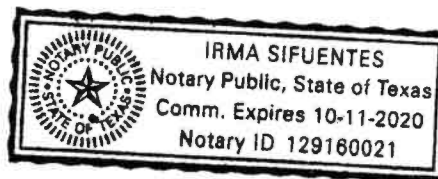


This instrument was acknowledged before me on 18 June, 2020, by Olga Acosta.

Irma Sifuentes
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF# 101749 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TTITLEDOCS\101749-WDVLGG)



AFTER RECORDING RETURN TO:

Alberto Perez
Nalda Miriam Perez
707 Sunchase St.
San Juan, Texas 78589



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6894

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: Laura Torres

Address: 12900 N. Shary Road

Mission, TX 78573

Phone: 956-827-0747

Approved by Environmental Health:	Temporary Service	Final Service
	<u>Rudy R</u> Authorized Signature	<u>Rudy R</u> Authorized Signature
Inspection/Permit No:	<u>INSTALL</u>	<u>INSTALL</u>
Date Approved:	<u>5/26/23</u>	<u>5/26/23</u>

Water Supplier: Sharyland

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

Account/ESI No.: 1000076893
 Temporary Pole Permanent Service

regarding the land described as:
Krane Subdivision Lot 1

on June 13, 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 12/8/21);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Rudy R);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by 5-26-23);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Rudy R);

[Signature]
Planning Department Authorized Signature

Ricardo F. Carter 6/13/23
Hidalgo County Judge Date

ATTEST: [Signature] 6/13/23
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/13/23 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: 4-6894

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: Laura Torres

Address: 12900 N. Shary Road

Mission, TX 78573

Phone: 956-827-0747

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

Krane Subdivision 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


Requesting Party (Signature)

05/25/2023
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/7/23
Date


County Official



Chapter 232, Texas Local Government Code

1/9/2023 2:02:43 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 4-6894
Receipt No.: 027441
K8655-00-000-0001-00

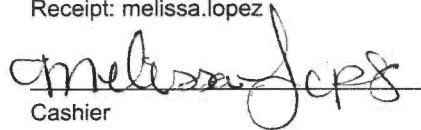
TORRES LAURA N. & ERIC A. TORRES
2130 EVARISTOLANE
EDIBURG, TX 78541
(956) 827-0747
(956) 292-9219

- [1] Contractor: JT WHYTE LLC C/O ERIC JEROME GARZA
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4306Sq.Ft.
- [5] Legal Description: KRANE Lot 1
- [6] Location: shary rd and mile 8
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$350000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 15', Side 15', Corner 15'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6894
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2203
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: danny.sanchez
Receipt: melissa.lopez


Cashier

1/9/23
Date

ID# 13786002

[NOTICE]

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Signature of Owner or Applicant

1-9-23
Date

GF# 947183. RG

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Deed of Gift

Date: December 21, 2022

Grantor: SONIA GARZA

Grantor's Mailing Address (including county): 12842 N. Shary Road
Mission, Texas 78573
Hidalgo County, Texas

Grantee: LAURA N. TORRES and ERIC A. TORRES

Grantee's Mailing Address (including county): 2130 Evaristo Lane
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

Lot 1, KRANE SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

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

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 13, 1957, recorded in Volume 893, Page 138, Deed Records, and dated June 20, 1957, recorded in Volume 896, Page 616, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated January 2, 1976, recorded in Volume 357, Page 930, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated February 17, 2000, recorded under Clerk's File No. 1161677, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Option Agreement dated August 19, 1998, recorded under Clerk's File No. 702562, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Contractual Agreement dated February 7, 2020, recorded under Clerk's File No. 3089912, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated December 29, 2005, recorded under Clerk's File No. 1561490, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated December 29, 2005, recorded under Clerk's File No. 1561491, Official Records, Hidalgo County, Texas.

Highway Right of Way Easement dated January 24, 2006, recorded under Clerk's File No. 1570360, Official Records, Hidalgo County, Texas.

Right of Way Easement dated April 9, 2015, recorded under Clerk's File No. 2635448, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT.

15.00-foot utility easements along the North, South, West and East sides; and 15.00-foot utility easement along the Northwest corner of said lot, as shown on the map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records, and Map Records, Hidalgo County, Texas.

Building setback lines as described under notes, as shown on the map or plat thereof filed on December 8, 2021, and recorded under Clerk's File No. 3289558, Official Records and Map Records, Hidalgo County, Texas.

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

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

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

Taxes for the year 2023 and subsequent years.

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

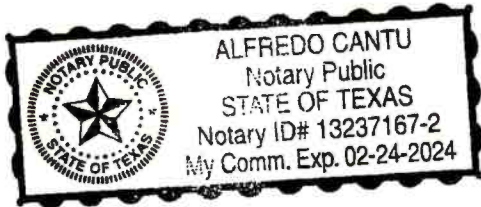
When the context requires, singular nouns and pronouns include the plural.


SONIA GARZA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th of December, 2022, by SONIA GARZA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LAURA N. TORRES and
ERIC E. TORRES
2130 Evaristo Lane
Edinburg, Texas 78541

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 947183; RG:lc



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: 21241247

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

4-13203

Upon the application of:

Name: Jose T. Hernandez

Address: 3218 Rio Red Circle S.
Edinburg TX 78541

Phone: 956 457 1225

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

Water Supplier: Sharyland Water Supply

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

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

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

Ramsayer Gardens W70' - E650-5125' LOT 21 @ 20 AC GR
O.161AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on June 13, 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 6/13/23
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/13/23 [Signature]

ATTEST: [Signature] 6/13/23
Hidalgo County Clerk Date

[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:

21241247
4-13203

**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

Jose Taurino Hernandez Alvarez

Known to me [or proved to me in the oath of Matricula Consular, tarjeta de elector or through Mexican passport (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:

Ramsayer Gardens W70'-E650'-S125' Lot 21 of 20 AC GR 0.161 AC NET

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

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

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

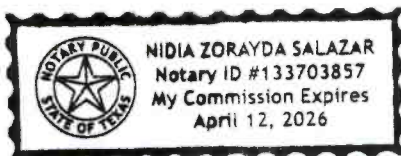
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-OR-~~

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

Jose T Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on May 31, 2023, to certify which, witnesses my hand and seal of office.



Nidia Zorayda Salazar
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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.

CORRECTION INSTRUMENT

Date: September 30, 2022

Deed:

Date: August 25, 2022

Grantor: ARMANDINA ALVAREZ

Grantee: JOSE TAURINO HERNANDEZ ALVAREZ

Recording information: Filed with the County Clerk of Hidalgo County, Texas, on August 25, 2022, and recorded Under Clerk's File No. 3374473, Official Records of Hidalgo County, Texas.

Incorrect Information: The description of the Property was incorrect.

Correct Information: The description of the Property should have been as follows:

A 0.201-of an acre Tract of land, more or less, out of the West 70 feet of the East 650 feet, of the South 125 feet of the North half of Lot 21, Ramseyer Gardens, Hidalgo County, Texas, as per plat or map thereof recorded in Volume 9, Page 16, Map Records, Hidalgo County, Texas, reference to which is here made for all purpose, located on the South side of Rio Circle, approximately 580 feet West of Rio Grande Care Road, is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Grantor and Grantee, for a mutual consideration, receipt of which is hereby acknowledged, hereby agree as follows: The Incorrect Information is hereby deleted from the Deed in its entirety and the Correct Information is substituted, therefore. The effective date of this Correction Instrument relates back to the effective date of the Deed being corrected. Except as herein specifically corrected the Deed shall continue in full force and effect.

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

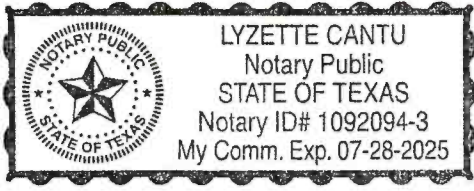
NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.

Armandina Alvarez
ARMANDINA ALVAREZ

Jose T. Hernandez
JOSE TAURINO HERNANDEZ
ALVAREZ

STATE OF TEXAS
COUNTY OF HIDALGO

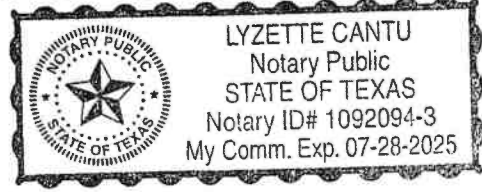
This instrument was acknowledged before me on the 4th day of October, 2022,
by ARMANDINA ALVAREZ.



Lyzette Cantu
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of October, 2022,
by JOSE TAURINO HERNANDEZ ALVAREZ.



Lyzette Cantu
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE TAURINO HERNANDEZ ALVAREZ
7414 Carricero St.
Edinburg, Texas 78542

PREPARED BY:
LEWIS PEÑA FALCON & COOK
ATTORNEYS AT LAW
3111 W. FREDDY GONZALEZ DRIVE
EDINBURG, TEXAS 78539
GF NO. W2022-119; SGF:lc

EXHIBIT "A"**METES AND BOUNDS****0.201-of an Acre Tract**

A 0.201-of an acre Tract of land, more or less, out of the West 70 feet of the East 650 feet, of the South 125 feet of the North half of Lot 21, Ramseyer Gardens, Hidalgo County, Texas, as per plat or map thereof recorded in Volume 9, Page 16, Map Records, Hidalgo County, Texas, reference to which is here made for all purpose, located on the South side of Rio Circle, approximately 580 feet West of Rio Grande Care Road, is described by metes and bounds as follows:

The **POINT OF COMENCEMENT (P.O.C.)** being at the point for the apparent Northeast corner of said Lot 21; **THENCE**; South 09 degrees 26 minutes 56 seconds West, with the said East lot line of said Lot 21, a distance of 25.00 feet to a point for the apparent Northeast corner of a tract vested in Armando and Rosa Marua (Property ID #266322), **THENCE**, North 81 degrees 03 minutes 04 seconds West, parallel to the North Lot line of said Lot 21, and with the apparent North lot line of tract vested in Armando and Rosa Marua, a distance of 20.00 feet passed a point on the apparent existing West Right-of-Way line of said Rio Grande Care Road, continuing for a total distance of 580.00 feet to a No. 4 Rebar set with plastic cap stamped 2791, for the apparent Northwest corner of said 0.20-of an acre tract vested in Armandina Alvarez (Document #2366835, Official Records, Hidalgo County, Texas), and the Southwest corner of a 0.16-of an acre tract vested in Santiago and Michelle S. Abrego (Document #648662, Official Records, Hidalgo County, Texas), and the Northeast corner of said 0.201-of an acre Tract of land herein described, and for the **POINT OF BEGINNING (P.O.B.)** of said 0.201-of an acre Tract of land herein described:

THENCE, South 09 degrees 26 minutes 56 seconds West, parallel to the said East lot line of Lot 21 and with the West Lot line of said 0.20-of an acre tract vested in Armandina Alvarez, and the East Lot line of said 0.201-of an acre Tract, a distance of 25.00 feet passed a No.4 Rebar set on the South Right-of-Way line of said Rio Red Circle, continuing for a total distance of 125.00 feet to a No.4 Rebar set on the North Lot line of a 5.0-acre tract of land vested in Marion and Kathy Tolle (Document #2123568, Official Records, Hidalgo County, Texas), for the apparent Southwest corner of said 0.20of an acre tract vested in Armandina Alvarez, and the Southeast corner of said 0.201-of an acre Tract of land herein described;

THENCE, North 81 degrees 03 minutes 04 seconds West, parallel to the apparent North lot line of said Lot 21, and the North Lot line of said 5.0-acre tract of land vested in Marion and Kathy Tolle, and the South Lot line of said 0.201-of an acre tract herein described, a distance of 70.00 feet to a No. 4 Rebar set with plastic cap stamped 2791, for the Southeast corner of a tract vested in SIVAD (Property ID #3035035), and the Southwest corner of said 0.201-of an acre Tract of land herein described;

THENCE, North 09 degrees 26 minutes 56 seconds East, parallel to the said East lot line of Lot 21, and an apparent East lot line of said tract vested in SIVAD, and the West lot line of said 0.201-of an acre Tract, a distance of 100.00 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the apparent South Right-of-Way line of said Rio Red Circle, continuing for a total distance of 125.00 feet to a point on the South Lot line of a 0.32-of an acre tract vested in Juan Carlos and Librada Guerra (Document #1957479, Official Records, Hidalgo County, Texas), for the Northeast corner of said tract vested in SIVAD, and the Northwest corner of said 0.201-of an acre Tract of land herein described;

METES AND BOUNDS
0.201-of an Acre Tract (Continued)

THENCE, South 81 degrees 03 minutes 04 seconds East, parallel to the North Lot line of said Lot 21, and with the said South Lot line of said 0.32-of an acre tract vested in Juan Carlos and Librada Guerra, and the North lot line of said 0.201-of an acre Tract, a distance of 70.00 feet to a No. 4 Rebar set with plastic cap stamped 2791, for the Northeast corner of said 0.201-of an acre Tract of land herein described, and for the **POINT OF BEGINNING (P.O.B.)**, containing a gross of 0.201 of an acre, of which 0.040 of an acre lies in existing Road Right-of-Way Easement, leaving a net of 0.161 of an acre of land, more or less.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 02, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 0.201-OF AN ACRE TRACT OF LAND.



Homero Luis Gutierrez – R.P.L.S. # 2791

09/27/2022
Date

16

**SPECIAL
WARRANTY DEED**

DOC# 346632

STATE OF TEXAS :
COUNTY OF HIDALGO :

KNOW ALL MEN BY THESE PRESENTS

THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, a Texas Corporation of the County of Hidalgo, State of Texas **AND**

WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, of the County of El Paso, State of Texas for and in consideration of the sum of TEN AND NO/100'S-----

-----DOLLARS

to us in hand paid by **S. DAVIS ENTERPRISE** as follows:
 Rt. 2 Box 152-B
 McAllen, Texas 78504

CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION** unto the said **WILLIAM GORDON MCGEE, and wife, JEAN E. MCGEE**, on the 5th day of February, 1987 as recorded in Volume 2414, Page 464, Official Records of Hidalgo County, Texas, who further **Granted, Sold and Conveyed** unto the said **S. DAVIS ENTERPRISE** on the 21st day of April, 1989 as recorded in Volume 2749, Page 328, Official Records of Hidalgo County, Texas all that certain Lot, tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit: See "EXHIBIT A"

TO HAVE AND TO HOLD said premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **S. DAVIS ENTERPRISE**, its successors, heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said **S. DAVIS ENTERPRISE**, its heirs and assigns, against every person whomsoever lawfully claiming, or to whomsoever thereof Witness our hands at McAllen,

EXHIBIT "A"

STATE OF TEXAS |

COUNTY OF HIDALGO |

THIS property is the same property which was previously conveyed by **CITRUS CITY LAKE DEVELOPMENT CORPORATION** to **WILLIAM GORDON MCGEE** and wife, **JEAN E. MCGEE**, who further conveyed the same property to **S. DAVIS ENTERPRISE**, lot tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit:

The West 120 feet of the East 200 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lot 2, Block A, Lakeview Subdivision. And

The West 490 feet of the East 930 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lots 6, 7 and 8, Block A, Lakeview Subdivision. Also Lots 15, 16, 17 and 18, Block B, Lakeview Subdivision. And

The East 300 feet of the South 225 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 14, 15, 16, 17, 18 and 19, Block A, Lakeview Subdivision. And

The East 140 feet of the West 662 feet of the South 100 feet Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 13 and 14, Block B, Lakeview Subdivision. And

The West 125 feet of the North 25 feet of Lot 21, and the West 323 feet of Lot 22, and the West 323 feet of the South 175 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 21, 22, 23, 24, 25, 26, 27, 28, and Lots 1, 3, 6 and 7, Block B, Lakeview Subdivision. And

The West 375 feet of the East 465 feet of the South 175 feet of Lot 23 and the West 375 feet of the East 465 feet of the North 75 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 20, 21, 22, 23, 25, 26, 27, 28 and 29, Block A, Lakeview Subdivision. And

The East 349 feet of the West 672 feet of the South 125 feet of the North 250 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 33 and 34, Block B, Lakeview Subdivision. To include the East 349 feet of the West 672 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lot 4, Block B, Lakeview Subdivision. And

The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to Lien of Record

Mailing address of grantee:

Name: **S. DAVIS ENTERPRISE**
Address: **Rt. 2 Box 152-B**
McAllen, Texas 78504

(Corporate Acknowledgement)

THE STATE OF TEXAS :

COUNTY OF HIDALGO :

This instrument was acknowledged before me on the 20th day of
July, 1993, by **CURTIS C. DAVIS, President**
of **CITRUS CITY LAKE DEVELOPMENT CORPORATION**
a Texas Corporation, on behalf of said Corporation.

My Commission expires
3-1-97



Betty Salinas

Notary Public,
State of Texas
Notary's Printed Name:
Betty Salinas

(Acknowledgement)

THE STATE OF TEXAS :

COUNTY OF HIDALGO :

This instrument was acknowledged before me on the 20th day of
July, 1993, by **WILLIAM GORDON MCGEE**

My Commission expires:



Michele M. Lewis

Notary Public,
State of Texas
Notary's Printed Name:

(Acknowledgement)

THE STATE OF TEXAS :

COUNTY OF HIDALGO :

This instrument was acknowledged before me on the 20th day of
July, 1993, by **JEAN E. MCGEE**

My Commission expires:

Michele M. Lewis
Notary Public,
State of Texas

FILED FOR RECORD
DOC# 346632 #15
10-05-1993 10:52:20
WILLIAM (BILLY) LEO
HIDALGO COUNTY

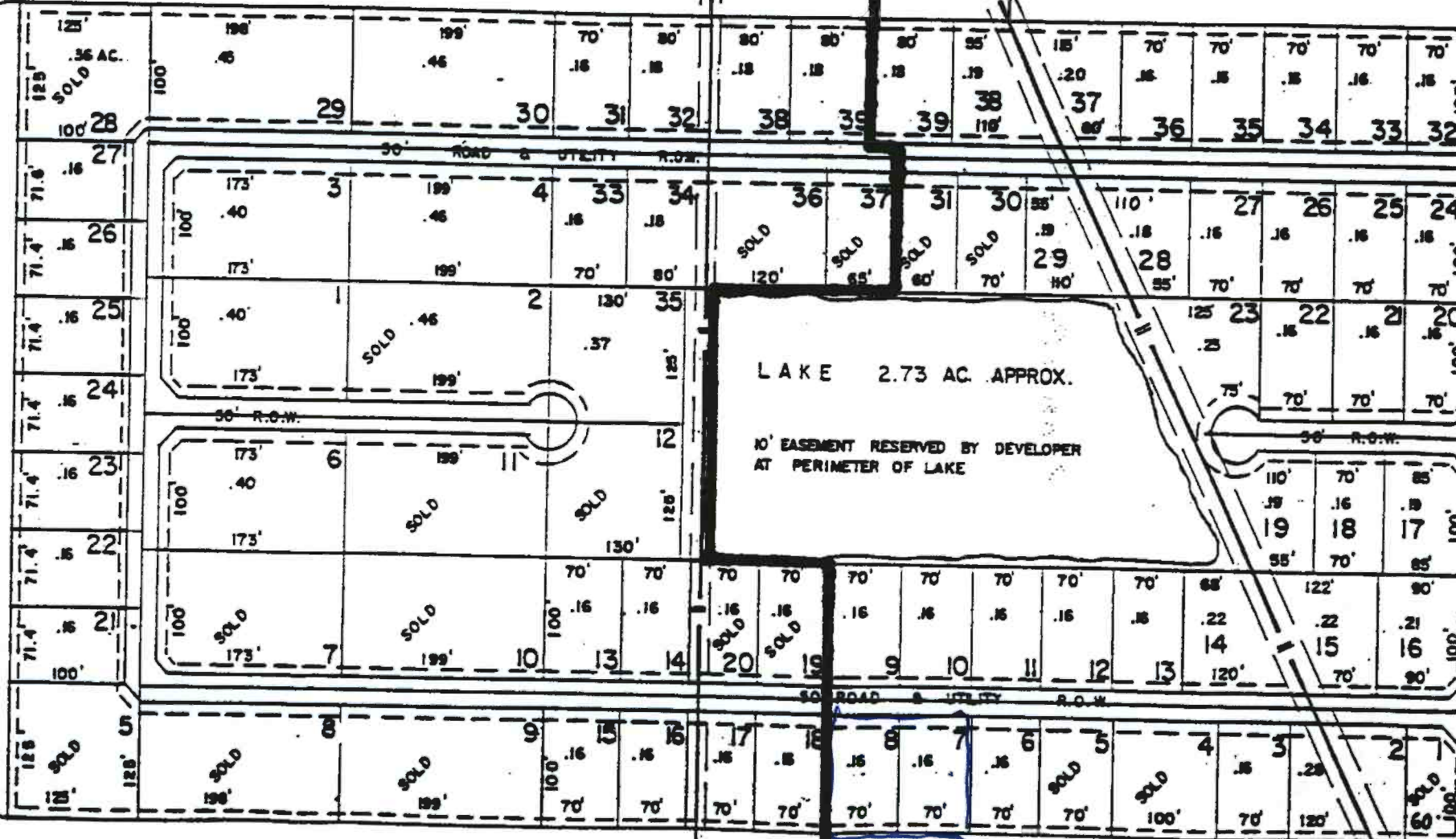
LAKEVIEW SUBDIVISION

B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

750.0'



B

A



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

APPLICATION NO:
4-13203
4/8/2014

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

R0800-01-000-0021-28

Jose T. Hernandez

[1] OWNER: ~~ALVAREZ, ARMANDINA~~

[7] LEGAL DESC./NAME OF SUBDIVISION:

LAKE VIEW LOT 7-8

3022 RED CR.
EDINBURG, TX. 78541

Telephone No. 570-1981

LOCATION 0 MCOLL & MONTECRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

[10] EST. COST OF CONST.: \$20160

[5] SIZE OF STRUCTURE: 672 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

[6] USE OF BUILDING: RES/MH.ZONE AE

NO

<p>Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6' REAR 15' . ELEVATION AS PER FEMA</p> <p><i>Signatures</i></p> <p>Prepared By _____ Date _____</p> <p><i>are on the</i></p> <p>Approved By _____ Date _____</p> <p><i>originals which</i></p> <p>Signature of Owner or Applicant _____ Date _____</p> <p><i>are misplaced</i> <i>icc</i></p>	<p align="center">FOR COUNTY USE ONLY APPLICATION FEES</p> <p>TOTAL AMOUNT \$60</p> <p>Light [] Water []</p> <p>Flood Zone: MI</p> <p>Panel No./Suffix: _____ Pct. 4</p> <p>Community No.: _____</p> <p>Certification of Elevation Required: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> BFE</p> <p>A. Setbacks front, side & rear shall be in any deed restrictions.</p> <p>B. No more than one single family residence per lot.</p> <p>C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.</p> <p>D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.</p> <p>E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

6-7-23

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

2023 Notice of Appraised Value

Do Not Pay From This Notice

HIDALGO COUNTY APPRAISAL DISTRICT
PO BOX 208
EDINBURG, TX 78540
www.hidalgoad.org

Phone: (956) 381-8466 Fax: (956) 289-2121

DATE OF NOTICE: April 14, 2023

Property ID: 1465103
 Ownership %: 100.00
 Geo ID: R0800-01-000-0021-30
 Legal: RAMSEYER GARDENS W70'-E650-S125' LOT 21 0.20 AC GR 0.161AC NET
 Legal Acres:
 Situs:
 Owner ID: 1241247
 EFile PIN: UMcXBpcRBNLc

119274 1 AV 0.471*****AUTO**5-DIGIT 78542 5DGS 2 FT 600



Property ID: 1465103 - R0800-01-000-0021-30

ALVAREZ JOSE TAURINO HERNANDEZ
 7414 CARRICERO ST
 EDINBURG TX 78542-3651



Dear Property Owner,

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2022	Proposed - 2023
Market Value of Improvements (Structures / Buildings, etc.)			23,000
Market Value of Non Ag/Timber Land			10,433
Market Value of Ag/Timber Land			0
Market Value of Personal Property/Minerals			0
Total Market Value			33,433
Productivity Value of Ag/Timber Land			0
Appraised Value			33,433
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)			0

2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value
0	0	DRAINAGE DISTRICT #1	33,433	0	33,433
0	0	EMS DIST #03	33,433	0	33,433
0	0	HIDALGO COUNTY	33,433	0	33,433
0	0	SOUTH TEXAS COLLEGE	33,433	0	33,433
0	0	EDINBURG ISD	33,433	0	33,433
0	0	SOUTH TEXAS SCHOOL	33,433	0	33,433

00.01294730119293 1/4 490252 W

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

* This indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database where you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 4405 S Professional Dr Edinburg Tx 78539

Deadline for filing a protest: May 15, 2023
Location of Hearings: 4405 S Professional Dr Edinburg Tx 78539
ARB will begin hearings: May 17, 2023

Included are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and (3) Exemption Description List.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve disputes prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.