



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR December 19, 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>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>3</u>



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No:

4-8030

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	12/12/23

Name: Enrique Coalvan Jr.
Aelma D. Castañeda

M Ramirez
Existing Septics

Address: 9711 N. Seminary Rd.
Edinburg, Tx

Water Supplier: NAWSC

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

Phone: 956-341-9244

Account/ESI No.: 1000095250
[] Temporary Pole [] Permanent Service

regarding the land described as:

Lot 21, Rancho Los Papalotes S/D No.1

on December 19, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 9/25/07);
- 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;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

12-19-23
Date

ATTEST:

[Signature]
Hidalgo County Clerk

12/20/23
Date

APPROVED BY
COMMISSIONERS COURT
ON: 12-19-23 MM

AI-93613



PLANNING DEPARTMENT

Rev. 7-24-23

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956-205-7045
956-205-7049

Anthony Uresti
Assistant Director

Precinct 1 2 3 4

Application No: 4-8030

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: Enrique Calvan, Jr. Alma Castañeda
Address: 9711 N. Seminary Rd.
Edinburg, TX 78541
Phone: 956-341-9244

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

Lot 21, Ranchos Los Papalotes No. 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

Alma Castañeda 12/12/23
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/13/23
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-8030

Receipt No.: 032744

R1157-01-000-0021-00

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

GALVAN ENRIQUE JR & ALMA D. CASTANEDA RAMIREZ

9711 N SEMINARY RD

EDINBURG, TX 78541

(956) 341-9244

(956) 341-9244

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 360Sq.Ft.

[5] Legal Description: RANCHOS LOS PAPALOTES NO. 1 LOT 21

[6] Location: brushline rd and mile 22 1/2

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$72000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side NS15', Corner '

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-8030

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

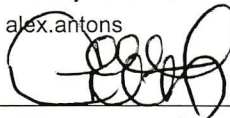
Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: danny.sanchez

Receipt: alex.antons

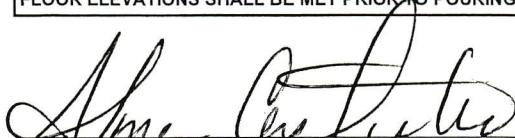


Cashier

12/12/23
Date

[NOTICE]

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



Signature of Owner or Applicant

12/12/23
Date

CHARGE: TOP TEXAS TITLE
GF NO. 23-1402 (MM)

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: November 22, 2023

Grantor: RODRIGO ANTONIO PATRON, a single person

Grantor's Mailing Address: 10969 Sierra Ave
La Feria, Texas 78559
Cameron County

Grantee: ENRIQUE GALVAN, JR. and spouse, ALMA D. CASTANEDA RAMIREZ

Grantee's Mailing Address: 9711 N. Seminary Rd.
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of FREEDOM BANK in the principal amount of ONE HUNDRED FORTY THOUSAND AND NO/100THS DOLLARS (\$140,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to ARTURO ORTEGA, Trustee.

Property (including any improvements):

Lot 21, RANCHOS LOS PAPALOTES SUBDIVISION NO. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 53, Page 199-203, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- a. Restrictive Covenants as set forth under Volume 53, Page 199 of the Map/Plat Records; and in/under Clerk's File No. 2007-1813717, 2011-2199301, 2011-2243075 and 2757146, of the Official Public Records of Hidalgo County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}
- b. Building/setback lines, easements, and/or other matters as shown on plat recorded in/under Volume 53, Page 199, Map/Plat Records, Hidalgo County, Texas.
- c. Easement and/or Right-of-Way granted to Tennessee Gas and Transmission Company, a Tennessee Corporation, by instrument dated November 30, 1946, filed December 05, 1946, recorded in/under Volume 606, Page 46, Official Public Records, Hidalgo County, Texas.
- d. Easement and/or Right-of-Way granted to Carthage Hydrocol, Inc., a corporation of Delaware, by instrument dated February 18, 1949, filed March 10, 1949, recorded in/under Volume 658, Page 167, Official Public Records, Hidalgo County, Texas.
- e. Easement and/or Right-of-Way granted to Magnolia Petroleum Company, a corporation, by instrument dated July 09, 1952, filed August 04, 1952, recorded in/under Volume 130, Page 379, Oil and Gas Records of Hidalgo County, Texas. By instrument dated August 4, 1955, recorded in Volume 842, Page 43, Deed Records, said easement was assigned to Tennessee Gas Transmission Company, a Delaware Corporation.

- f. Easement and/or Right-of-Way granted to Magnolia Petroleum Company, a corporation, by instrument dated May 28, 1955, filed June 14, 1955, recorded in/under Volume 832, Page 439, Official Public Records, Hidalgo County, Texas.
- g. Easement and/or Right-of-Way granted to Tennessee Gas Transmission Company, a Delaware corporation, its successors and assigns, by instrument dated February 25, 1958, filed March 10, 1958, recorded in/under Volume 911, Page 26, Official Public Records, Hidalgo County, Texas.
- h. Easement and/or Right-of-Way granted to Western Natural Gas Company, by instrument dated January 12, 1960, recorded in/under Volume 970, Page 83, Official Public Records, Hidalgo County, Texas.
- i. Easement and/or Right-of-Way granted to North Alamo Water Supply Corporation, by instrument dated September 11, 2007, filed September 11, 2007, recorded in/under Clerk's File No. 2007-1804536, Official Public Records, Hidalgo County, Texas.
- j. An oil, gas and mineral lease dated January 19, 1934, filed February 12, 1934, executed by Carmen C. de Cavazos, a widow, lessor, in favor of Homer P. Lee, lessee, recorded in/under Volume T, Page 4, Official Public Records, Hidalgo County, Texas.
- k. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) recorded in/under Volume 533 Page 16, Deed Records and dated October 8, 1998, filed October 28, 1998 under Document Number 720829, Official Public Records, Hidalgo County, Texas.
- l. Easements, building/setback lines, terms, conditions, provisions, and/or other matters set forth in instrument(s) recorded in/under Clerk's File No. 2007-1813717, 2011-2199301, 2011-2243075 and 2757146, Official Public Records, Hidalgo County, Texas.
- m. All charges, liens and assessments, including that lien to secure payment thereof recorded in/under Clerk's File No. 2007-1813717 and 2011-2199301, Official Public Records, Hidalgo County, Texas.
- n. Subject property is located within the boundaries of Hidalgo County Drainage District No. 2, and is subject to the terms, conditions and provisions thereof.
- o. 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.
- p. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- q. Rights of parties in possession.
- r. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years, the payment of which Grantee assumes.

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

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

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' lien against the 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.

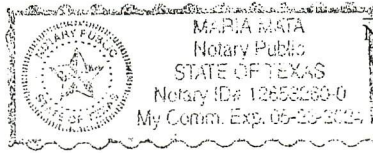

RODRIGO ANTONIO PATRON

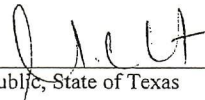
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 22nd November 2023 day of RODRIGO ANTONIO PATRON.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Mullan Lidhar PLLC
1113 Nightingale
McAllen, Texas 78504
GF 23-1402-MM

AFTER RECORDING RETURN TO:

Enrique Galvan Jr. and Alma D. Castaneda Ramirez
9711 N. Seminary Rd.
Edinburg, Texas 78541



PLANNING DEPARTMENT

Rev. 7-24-23

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

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7885

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: Santa T. Alvarado

Address: 20235 Buckfawn
Edinburg

Phone: 956 648-9340

Approved by Environmental Health:	Temporary Service <u>(N)</u>	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>EX 11</u> <u>12/8/23</u>

Water Supplier: N/A

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

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

regarding the land described as:

Los Venados Lot 531 ^{ph 5}

on December 19, 2023, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

12-19-23
Date

ATTEST:

[Signature]
Hidalgo County Clerk

12/20/23
Date

APPROVED BY
COMMISSIONERS COURT

ON: 12-19-23
AI-93613



PLANNING DEPARTMENT

Rev. 7-24-23

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7885

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: Santa T. Alvarado
Address: 20235 Buck Fawn
Edinburg
Phone: 956 648-9340

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

Los Venados ^{PH.5} Lot 531

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Santa T. Alvarado
Requesting Party (Signature)

12/8/23
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/13/23
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

10/26/2023 2:47:52 PM

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 4-7885
Receipt No.: 032089
L6446-05-000-0531-00

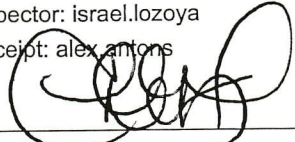
ALVARADO MARIN L JR & SANTA T
315 BALTIA AVE APT 2.
EDINBURG, TX 78542
(956) 393-1656
(956) 537-9928

- [1] Contractor: LS CONTRACTORS SPECIALIST INC
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2496Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 531
- [6] Location: HIGHWAY 186 & EXPRESSWAY 281
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-7885
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 4022
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: israel.lozoya
Receipt: alex antons

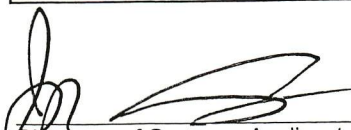


Cashier

10/26/23
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

10-26-23
Date

Hidalgo County
J. D. Salinas III
County Clerk
Edinburg, TX 78540



70 2005 01514888

Instrument Number: 2005-1514888

As
Recording

Recorded On: August 30, 2005

Parties:

To

Billable Pages: 4

Number of Pages: 5

Comment: SWDWVL

**** Examined and Charged as Follows: ****

Recording	20.00
Total Recording:	20.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2005-1514888
Receipt Number: 702383
Recorded Date/Time: August 30, 2005 08:37A
Book-Vol/Pg: BK-SC VL-2 PG-89599
User / Station: A Solis - Cash Station

Record and Return To:

GARCO
3910 W FREDDY GONZALEZ DR
EDINBURG TX 78539

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

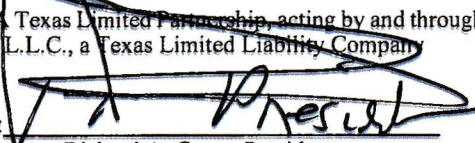
Re: Lots 530 and 531, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: August 22, 2005
2. Grantor: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company.
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MARIN L. ALVARADO, JR AND SANTA T. ALVARADO
5. Grantee's Mailing Address: 2212 Park Place, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of ONE HUNDRED THIRTEEN THOUSAND EIGHT HUNDRED AND NO/100THS Dollars (\$113,800.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lots 530 and 531, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1464510, Official Records, Hidalgo County, Texas.
 - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - E. Anything an on-the-ground A-1 survey would reveal.
 - F. The taxes for the year 2005 and subsequent years due to change in land usage or ownership (sometimes known as "roll-back" taxes).
 - G. Liens in favor of First National Bank, of record in the Official Records of Hidalgo County, Texas, under Document numbers 1432589.
 - H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
 - I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V," Hidalgo County, Texas, which amendment is of record by Document Number 1464510.
9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the Reservations From, and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
10. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
11. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
13. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

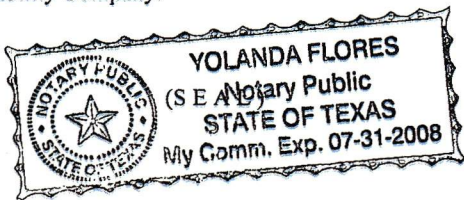
14. Signature: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

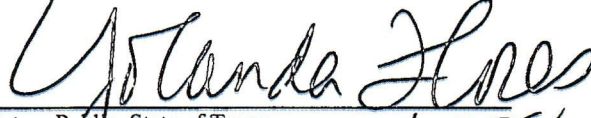
By: 
Richard A. Garza, President

The State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 22nd day of Aug, 2005, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company.




Notary Public, State of Texas
My Commission Expires: 7-31-2008

After Recording Return To: GARCO, LTD, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lots 530 and 531, Los Venados Subdivision., Phase V, Hidalgo County, Texas, V 47, P130-140, Map Records of Hidalgo County, Texas.

EXHIBIT A - LOS VENADOS PHASE V

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

Exhibit "B"

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

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

Filed for Record in:
Hidalgo County, Texas
by
J. D. Salinas III
County Clerk
On: Aug 30, 2005 at 08:27A
As a Recording
Document Number: 1514988
Total Fees: 20.00
Receipt Number - 702383
By:
Adriana Solis, Deputy



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7356

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

Upon the application of:

Name: Raymundo Aguilera

Address: 1455 Mercy St, Edinburg, TX

Legal Tex-Mex Survey W230'-E
680'-N 189.4'-S 378.8'
LOT 8 BLK 238 1.00

Phone: 956-655-3966

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>12 / 12 / 23</u>

Water Supplier: Starblyland Water

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

Account/ESI No.: 1000095086
 Temporary Pole Permanent Service

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

Tex-Mex Survey Lot #8 Block 238
W230'-E 680'-N 189.4'-S 378.8' LT 8 BLK 238 1.00

[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 December 19, 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.

Planning Department Authorized Signature

Richard F Carter 12-19-23
Hidalgo County Judge Date

ATTEST: Antonio Benjamins Jr. 12/20/23
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 12-19-23MM
AI-93613



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7556

**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

Raymundo Aguilera

Known to me [or proved to me in the oath of Raymundo Aguilera or through TEXAS D.L.# (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:

Tex-Map Survey W230'-E680'-N189.4'-S378.8' LT 8 BK 2381.00 ."

[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]

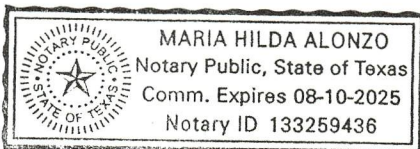
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 09/18, 2023, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code

7/20/2023 11:17:58 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-7556
Receipt No.: 030616
T2100-00-238-0008-18

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

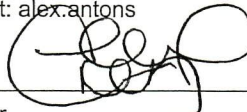
AGUILERA RAYMUNDO & SYLVIA
3709 W CHAPIN RD
EDINBURG, TX 78541
(956) 655-3966
(956) 655-3966

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 210Q00Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY W 230'-E 680'-N 189.4'-S 378.8' LT 8 BK 238 1.00
- [6] Location: CHAPIN & SUGAR
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$2755
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
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 4-7556
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 102
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons



Cashier

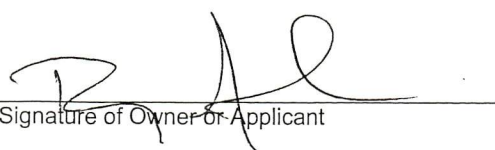
7/20/23

Date

ID# 295167

[NOTICE]

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Signature of Owner or Applicant

7-20-23
Date

55
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
Conforms to State Bar of Texas Form

Date: October 14, 2021

Grantor: Yolanda Menchaca Garcia and Isaac Garcia Jr., a married couple

Grantor's Mailing Address: 3822 Marzia Ave.
Fresno, TX 77545
Fort Bend County, Texas

Grantee: Raymundo Aguilera and Sylvia Aguilera, a married person

Grantee's Mailing Address: 1412 Lark Ave.
McAllen, TX 78504
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 Seventy-Two Thousand and 00/100ths Dollars (\$72,000.00). The note is executed by Grantee payable to the order of VANTAGE BANK TEXAS. The note is secured by a vendor's lien retained in favor of VANTAGE BANK TEXAS in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (including any improvements): Attached as EXHIBIT A.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-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 owners in all 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 and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, and exceptions to conveyance and warranty, grants, sells, transfers 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.

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.

VANTAGE BANK TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that are evidenced by the Note described. The vendors' lien and the superior title to the Property are retained for the benefit of VANTAGE BANK TEXAS and are transferred to VANTAGE BANK TEXAS without recourse on Grantor.

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

Warranty Deed with Vendor's Lien
Page 1 of 3

Landtitle Texas, L.L.C.
GF No. 21011125

GRANTOR:

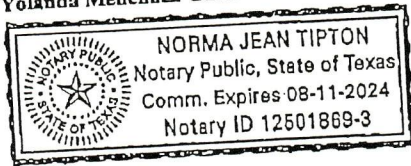
Yolanda Menchaca Garcia
Yolanda Menchaca Garcia

Isaac Garcia Jr.
Isaac Garcia Jr.

(Acknowledgements)

THE STATE OF TEXAS
COUNTY OF *Harris*

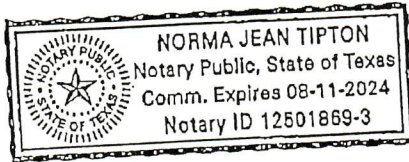
This instrument was acknowledged before me on this 15 day of October, 2021, by Yolanda Menchaca Garcia for the purposes and consideration therein expressed.



[Signature]
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF *Harris*

This instrument was acknowledged before me on this 15 day of October, 2021, by Isaac Garcia Jr. for the purposes and consideration therein expressed.



[Signature]
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:
Raymundo Aguilera and Sylvia Aguilera
1412 Lark Ave.
McAllen, TX 78504

PREPARED BY:
J.J. Gonzalez | Attorney at Law
3700 North 10th Street, Suite 102
McAllen, Texas 78501
File/GF Number: 21011125

EXHIBIT A

Tract 1:

A 1.00 acre (43,562.00 SQ. FT.) gross, more or less, Tract of land out of Lot 8, Block 238, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, Thereof conveyed to Abbot Bonnie as recorded in Document Number 754860, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds, as follows;

COMMENCING; at the common corner of a tract of land conveyed to Gassner John C & Rosa I, as recorded in, Document Number 3121200, Official records, Hidalgo County, Texas, and a tract of land conveyed to Lopez Crystal Lee, as recorded in, Document Number 2983696, Official Records, Hidalgo County, Texas, also being the centerline of Chapin Street (having a 60.0 R.O.W.) THENCE; North 09 degrees 05 minutes 00 seconds East, along the common line of said land conveyed to Gassner John C & Rosa I, and Lopez Crystal Lee, at a distance of 30.00 feet, passing a found ½ inch iron rod, at the North Right Of Way of Chapin Street, continuing at a distance of 166.60 feet, to a point, for the Northwest corner of said tract of land conveyed to Lopez Crystal Lee, and being the Southwest corner of a Tract of land conveyed to Corona Hermelinda Cantu, as recorded in Document Number 2261715, Official Records, Hidalgo County, Texas, continuing along the common line of said tract of land conveyed to Gassner John C & Rosa I, and said tract of land conveyed to Corona Hermelinda Cantu to a total distance of 189.40 feet, Texas to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Northeast corner of said land conveyed to Gassner John C & Rosa I, and for the Southeast corner and the POINT OF BEGINNING, of this herein described tract of land, Having a grid coordinate of E=1082206.3372, N=16642498.0874,

THENCE; North 80 degrees 55 minutes 00 seconds West, along the North Line of said tract of land conveyed to Gassner John C & Rosa I, at a distance of 230.00 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Northwest corner of said tract of land conveyed to Gassner John C & Rosa I, and being at the East Line of a tract of land conveyed to Carlos and Norma L, as recorded in Volume 3226, Page 766, deed records, Hidalgo County, Texas, for the Southwest corner of this herein described tract of land;

THENCE, North 09 degrees 05 minutes 00 seconds East, along the East line of said tract of land conveyed to Leal Carlos & Norma L, continuing at a distance of 30.6 feet, to a point, for the Northeast Corner of said tract of land conveyed to Carlos & Norma L, continuing at a distance of 189.40 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Southwest corner of a tract of land conveyed to Hernandez Jerry L & Claudia, as recorded in Document Number 2221080, Official Records, Hidalgo County, Texas and being the Northwest corner of this herein described tract of land;

THENCE; South 80 degrees 55 minutes 00 seconds East, along the South line of said tract of land conveyed to Jerry L & Claudia, at a distance of 230.00 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Southeast corner of said tract of land conveyed to Hernandez Jerry L. & Claudia, and being at the West line of said tract of land conveyed to corona Hermelinda Cantu, and for the Northwest corner of this herein described tract of land;

THENCE; South 09 degrees 05 minutes 00 seconds West, along the west line of said tract of land conveyed to corona Hermelinda Cantu, at a distance of 189.40 feet, to the POINT OF BEGINNING, containing a 1.00 acre tract (43,562.00 Sq. Ft.) Gross., tract of land more or less.

Tract 2:

Easement Estate as created in deed by and between Fred J. Cunningham and Dorothy Cunningham and Juan Ramon Partida dated April 24, 1979, filed May 10, 1979, under Volume 1622, Page 877, Official Records, Hidalgo County, Texas.