



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR April 2, 2024

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>
<b>TOTAL CERTIFICATES</b>	<b><u>5</u></b>



# PLANNING DEPARTMENT

## County of Hidalgo



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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734  
~~956-972-7050~~

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

Precinct 02 3 4

**Anthony Uresti**  
~~Assistant~~ Director

Application No: 1-8985

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

Upon the application of:

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

✓ Name: Syda Lee Cervantes

✓ Address: 8119 Mile 19 N  
Edcouch, TX  
78538

✓ Phone: (956) 472-0156

Water Supplier: N/A

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

Account/ESI No.: 10032789492080412  
[ ] Temporary Pole [✓] Permanent Service

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

MTL & E 132' - W 396' - S 330' LOT 13 BIK 86 1 AC GR 0.94 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 2, 2024, 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.

Heather Segun  
Planning Department Authorized Signature

Ricardo F. Cruz 4/2/24  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/2/24 jes

ATTEST: Antonio Guajardo Jr. 4/3/24  
Hidalgo County Clerk Date

# PLANNING DEPARTMENT

## County of Hidalgo



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956-968-4734  
~~956-973-7856~~

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
~~956-205-7049~~

Precinct 1 2 3 4

**Anthony Uresti**  
~~Assistant~~ Director

Application No: 1-8885

**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

Syda Lee Cervantes

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX Driver License (description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

MTL & I E132' - W396' S330 Lot 13 Blk 86 1AC GRD.94AC

[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]

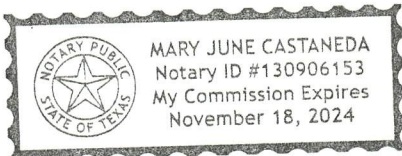
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Syda Lee Cervantes (Signature)

SUBSCRIBED AND SWORN TO before me on March 4, 2024, to certify which, witnesses my hand and seal of office.



Mary June Castaneda  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-8885  
Receipt No.: 034105  
M0150-00-086-0013-08

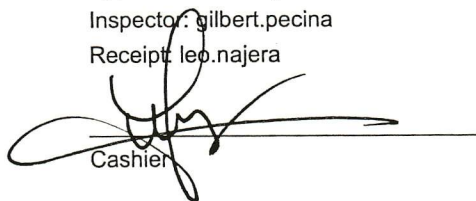
CERVANTES SYDA LEE  
8119 MILE 19 N  
EDCOUCH, TX 78538  
(956) 472-0156  
(956) 472-0156

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1040Sq.Ft.
- [5] Legal Description: M T L & I E132'-W396'-S330' LOT 13 BLK 86  
1AC GR 0.94AC NET
- [6] Location: MILE 19 N. & ENGLEMAN RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-8885  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: leo.najera  
Inspector: gilbert.pecina  
Receipt: leo.najera

  
Cashier

3/21/24  
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

3-21-24  
Date

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

## **WARRANTY DEED**

**Date:** April 21, 2021

**Grantor:** Abdon Hernandez, a widower

**Grantor's Mailing Address:**  
25109 Calle de Monte  
Monte Alto, Texas 78538

**Grantee:** Syda Lee Cervantes, an individual as her sole and separate property

**Grantee's Mailing Address:**  
8119 Mile 19 N.  
Edcouch, Texas 78538

**CONSIDERATION:** Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration.

**PROPERTY (including any improvements):**

See Exhibit "A"

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

SEE Exhibit "A"

Grantor, for the consideration, receipt of which is 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, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor and Grantor's heirs, executors, administrators and successors are hereby bound 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 conveyance and warranty.

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

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

Abdon Hernandez  
ABDON HERNANDEZ

(Acknowledgment)

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on April 21, 2021, by Abdon Hernandez.

Monica Garcia  
Notary Public, State of Texas



EXHIBIT "A"

The East 264.0 feet of the West 528.0 feet of the South 330.0 feet of the South 1/2 of Lot Thirteen (13), Block Eighty-Six (86), Missouri Texas Land and Irrigation Company's Survey of lands in Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; SAVE AND EXCEPT all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same.

This conveyance is made and accepted subject to:

- (1) Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
- (2) Easements, rules, regulations and rights in favor of Engelman Water District No. 6 and easements for roadways as shown on the map of the above described subdivision.
- (3) Drainage line easement as set forth in instrument dated March 17, 1952 and recorded in Volume 745, Page 96, Deed Records.
- (4) Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated August 13, 1969, recorded in Volume 1260, Page 737, Deed Records.
- (5) Oil, gas and mineral lease executed by Adolph H. Barth and wife, Lula C. Barth to G. A. Gacke, dated March 26, 1959 and recorded in Volume 230, Page 517, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned to Texaco, Inc.
- (6) Visible or apparent easements on or across the property herein described.

(7) The following restrictive covenants:

(a) Any residential building shall be constructed of new or like new materials and contain not less than 600 square feet. Mobile homes or modular homes may be installed on said tract.

(b) Before any building or other structure is erected on said tract, a building permit must first be obtained from the County of Hidalgo and/or any other political subdivision having jurisdiction over the construction of improvements on said tract.

(c) A septic tank system shall be installed for each residence in accordance with the requirements of the Texas State Health Department. Each septic tank system must be inspected and approved by the proper officials of the State of Texas and/or of Hidalgo County, Texas.

(d) No structure of temporary character, bus, tent, basement, shack, garage, barn or other outbuildings may be used on said tract as a residence either temporarily or permanently.

(e) No junk yard, salvage yard, tavern or establishment which dispenses wine, beer or liquor on premises may be built on said tract. No noxious or offensive activity may be carried on upon such property, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood. Said property shall not be used or maintained as a dumping ground for rubbish or trash. No garbage or other waste materials shall be kept on said property except in sanitary containers. All incinerators shall be kept in a clean and sanitary condition. Said property shall be maintained in a neat and orderly manner.

PREPARED IN THE LAW OFFICE OF:  
BENAVIDES LAW FIRM  
P.O. Box 958  
107 W. 6<sup>th</sup> Street  
Weslaco, Texas 78599

WHEN RECORDED RETURN TO:  
SAME

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS § 181086  
COUNTY OF HIDALGO § KNOW ALL MEN BY THESE PRESENTS:

That we, HENRY S. HERSHBERGER and wife, RACHEL HERSHBERGER, of Hidalgo County, Texas, (GRANTORS), in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the FURTHER CONSIDERATION OF the execution and delivery by Grantees of their one certain promissory note of even date herewith, in the principal sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 (\$7,700.00) DOLLARS, payable to the order of GRANTORS, as therein provided and bearing interest as therein specified, providing for acceleration of maturity and attorney's fees in event of default, and being secured by a Vendor's Lien and Superior Title herein retained and by a Deed of Trust of even date herewith to Dennis E. Hendrix, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ABDON HERNANDEZ and wife, ADELAIDA HERNANDEZ, whose address is Box 612, Benito Alaniz St., Elsa, Texas 78543, (GRANTEES), all of the following described real property, to-wit:

The East 264.0 feet of the West 528.0 feet of the South 330.0 feet of the South 1/2 of Lot Thirteen (13), Block Eighty-Six (86), Missouri Texas Land and Irrigation Company's Survey of lands in Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; SAVE AND EXCEPT all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same.

This conveyance is made and accepted subject to:

- (1) Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
- (2) Easements, rules, regulations and rights in favor of Engelman Water District No. 6 and easements for roadways as shown on the map of the above described subdivision.
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- (6) Visible or apparent easements on or across the property herein described.

(7) The following restrictive covenants:

(a) Any residential building shall be constructed of new or like new materials and contain not less than 600 square feet. Mobile homes or modular homes may be installed on said tract.

(b) Before any building or other structure is erected on said tract, a building permit must first be obtained from the County of Hidalgo and/or any other political subdivision having jurisdiction over the construction of improvements on said tract.

(c) A septic tank system shall be installed for each residence in accordance with the requirements of the Texas State Health Department. Each septic tank system must be inspected and approved by the proper officials of the State of Texas and/or of Hidalgo County, Texas.

(d) No structure of temporary character, bus, tent, basement, shack, garage, barn or other outbuildings may be used on said tract as a residence either temporarily or permanently.

(e) No junk yard, salvage yard, tavern or establishment which dispenses wine, beer or liquor on premises may be built on said tract. No noxious or offensive activity may be carried on upon such property, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood. Said property shall not be used or maintained as a dumping ground for rubbish or trash. No garbage or other waste materials shall be kept on said property except in sanitary containers. All incinerators shall be kept in a clean and sanitary condition. Said property shall be maintained in a neat and orderly manner.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and we hereby bind ourselves, our heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

THIS CONVEYANCE IS MADE SUBJECT TO and Grantees herein do not assume payment of the unpaid balance of that certain \$8,806.08 indebtedness (First Note) described in and secured by a Mechanic's Lien Contract, dated November 20, 1980, recorded in Volume 266, Page 133, Mechanic's Lien Records, Hidalgo County, Texas, and of the unpaid balance of that certain \$10,000.00 indebtedness (Second Note) described in and secured by a Deed of Trust dated June 24, 1982, and recorded in Volume 1076, Page 759, Deed of Trust Records, Hidalgo County, Texas, but Grantors as well as any other owner and holder of Grantees' \$7,700.00 note (Third Note) shall be obligated, jointly and severally, to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of any such installment as and when due, then, so long as Grantees are not in default in the payment of Grantees' aforesaid Third Note or in the performance of the covenants of the Deed of Trust securing said note, Grantees shall have the right to pay any such delinquent installment or installments and to receive credit upon Third Note for all sums so paid, in such manner as Grantees shall direct, as of the date of such payment. Grantors agree that upon payment in full of the note(s) secured by vendor's lien herein retained, they shall obtain and have recorded at their expense, appropriate releases of all liens existing prior to date hereof.

Whenever used, the plural shall include the singular, the use of any gender shall include all genders, and the word Grantors and Grantees shall include their heirs, executors, administrators, successors and assigns, as appropriate.

EXECUTED this 18th day of April, 1986.

*Henry S. Hershberger*  
Henry S. Hershberger  
*Rachel Hershberger*  
Rachel Hershberger

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 21st day of April, 1986, by Henry S. Hershberger and wife, Rachel Hershberger.



*Shirley Clancy*  
Notary Public, Hidalgo County, Texas  
-3-  
SHIRLEY CLANCY  
NOTARY PUBLIC FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES 8-1-88

161086

FILED FOR RECORD  
86 APR 22 PM 3 08  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

Charge to:  
Title USA Co. of Hidalgo County

Return to:  
Abdon Hernandez  
Box 612  
Benito Alaniz St.  
Elsa, Tx. 78543

GF 29,650

VOL 2278 PAGE 283





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8179

### 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: Francisco Garza

Address: 9114 Cibola Dr  
Edinburg TX  
78542

Phone: 956-733-1619

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Existing</u>
Date Approved:	<u>/ /</u>	<u>3/19/24</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as: Santa Cruz Ranches #2 Lot #100

on April 2, 2024, 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 09-14-04);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Mark Camp);
- no 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 Mr Ramirez);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Mr 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 Mark Camp);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Mark Camp);

Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge

Date 4/2/24

ATTEST:

Antonia Guajardo  
Hidalgo County Clerk

Date 4/3/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/2/24 ms



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8179

### 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: Francisco Garza  
Address: 9114 Cibola Dr  
Edinburg TX 78542  
Phone: 956-733-1614

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

L Santa Cruz Ranches #2 Lot 100

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

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

[Signature]  
Requesting Party (Signature)

3-19-24  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

03/27/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

2/6/2024 10:53:55 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8179

Receipt No.: 033407

S1753-02-000-0100-00

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

GARZA FRANCISCO  
818 TUMBLEWEED TRAIL  
PHARR, TX 78577  
(000) 000-0000  
(956) 382-1144

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2300Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCHES #2 LOT 100
- [6] Location: brushline and mile 22 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$230000
- [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 setbacks and regulations required by the hcpd  
Description: Permit 4-8179  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1262  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: danny.sanchez  
Receipt: melissa.lopez

*Melissa Lopez*  
Cashier

2/6/24  
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.

*Claudia Tijena*  
Signature of Owner or Applicant

2-6-24  
Date

CHARGE San Jacinto Title Services-McAllen

GF# 22244134 Closer NR

**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: SEPTEMBER 13, 2022

Grantor: HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC

Grantor's Mailing Address: 2201 W. DOVE AVE  
MCALLEN, TX 78504  
HIDALGO COUNTY

Grantee: FRANCISCO GARZA, a married man

Grantee's Mailing Address: 9114 CIBOLO DR.  
EDINBURG, TX 78542  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of ONE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$104,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot One Hundred (100), SANTA CRUZ RANCHES NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 46, Page 133-137, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records of Hidalgo County, Texas.
- d. Right-of-Way Easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34 and Volume 619, Page 635, both in the Deed Records of Hidalgo County, Texas.
- e. Right-of-Way Easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records of Hidalgo County, Texas. Assigned to Celanese Corporation of America by Assignment recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas. Further assigned to Valero Transmission, L.P., a limited Partnership by Assignment and Bill of Sale dated December 13, 1994, filed January 10, 1995, under Document No. 429782, Official Records, Hidalgo County, Texas.

- f. Right-of-Way Easement granted to Magnolia Petroleum Co., recorded in Volume 130, Page 378, Oil and Gas Lease Records of Hidalgo County, Texas, and recorded in Volume 832, Page 441, Volume 843, Page 480, both in the Deed Records of Hidalgo County, Texas.
- g. Right-of-Way Easement granted to Celanese Corporation, recorded in Volume 905, Page 104, Deed Records of Hidalgo County, Texas.
- h. Right-of-Way Easement granted to Central Power and Light Company, recorded in Volume 978, Page 433, Deed Records of Hidalgo County, Texas.
- i. Right-of-Way Easement granted to Western Natural Gas Co., recorded in Volume 1036, Page 183, Deed Records of Hidalgo County, Texas.
- j. Right-of-Way Easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records of Hidalgo County, Texas. Assigned to Wainco Oil and Gas Company by Assignment of Right of Way Easement recorded in Volume 1750, Page 338, Deed Records, Hidalgo County, Texas.
- k. Agreement dated November 14, 1983, by and between Gilbert L. Skloss and Virginia R. Skloss and Atlantic Richfield Company, recorded in Volume 1929, Page 610, Deed Records of Hidalgo County, Texas.
- l. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- m. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- n. Oil and Gas Lease dated March 27, 1934, recorded in Volume 2, Page 47, Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- o. Oil and Gas Lease dated March 27, 1934, recorded in Volume 11, Page 109, Oil and Gas Lease Records of Hidalgo County, Texas. Unitized by instrument recorded in Volume 122, Page 293, Volume 70, Page 252, Volume 106, Page 14, Volume 112, Page 155, Volume 135, Page 117, and Volume 281, Page 101, all in the Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- p. Oil and Gas Lease dated January 1, 1988, recorded in Volume 2951, Page 826, Volume 2951, Page 830, Volume 2951, Page 841, all in Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- q. Oil and Gas Lease dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- r. Oil and Gas Lease dated June 25, 1990, recorded in Volume 2960, Page 749 and Volume 2960, Page 755, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- s. Oil and Gas Lease dated August 9, 1990, recorded in Volume 2965, Page 601, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- t. Oil and Gas Lease dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- u. Memorandum of Oil and Gas Lease dated June 30, 1999, recorded under Document No. 790309, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- v. Memorandum of Oil and Gas Lease dated April 15, 2001, recorded under Document No. 962311, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- w. Memorandum of Oil and Gas Lease dated May 1, 2001, recorded under Document No. 996716, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- x. All oil, gas, and other minerals reserved in Deed recorded in Volume 444, Page 1, Volume 448, Page 36, Volume 525, Page 177, Volume 1241, Page 629, all in the Deed Records of Hidalgo County, Texas, and Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 27, 2003, under Clerk's File No. 1259194, together with all rights incident to the owners and lessees of the minerals.
- y. All water rights reserved in Deed dated March 7, 2005, under Document No. 1449572, Official Records, Hidalgo County, Texas.
- z. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- aa. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- bb. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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

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

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

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

HOLLYWOOD DEVELOPMENT &  
CONSTRUCTION, LLC

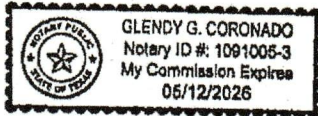
BY:   
JORGE VALDEZ, MANAGER

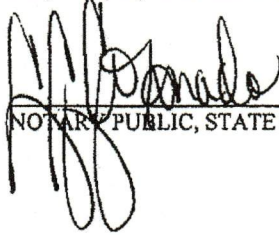
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26 day of September, 2022, by JORGE VALDEZ, MAANGER of HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC, a Texas limited liability company on behalf of said company.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE E-2  
McALLEN, TEXAS 78504  
GF#222444134

AFTER RECORDING RETURN TO:  
FRANCISCO GARZA  
9114 CIBOLO DR.  
EDINBURG, TX 78542



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8259

### 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: Sergio Garza III  
Address: 23611 Goldwing Way  
Edcouch TX 78538  
Phone: (956) 381-2014

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>03/19/24</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789428541871  
 Temporary Pole  Permanent Service

regarding the land described as:

Angle Subdivision Lot 1

on April 2, 2024, 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 09-21-06);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Mama Cerv);
- 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 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 Mama Cerv);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

Date 4/2/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/3/24

ATTEST:

Antonio Benjacob  
Hidalgo County Clerk

Date 4/3/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8259

### 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: Sergio Garza III  
Address: 23611 Goldwing Way  
Edwacch Tx 78538  
Phone: 956 381 2014

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

Angle 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

[Signature]  
Requesting Party (Signature)

3/19/24  
Date

**ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:**

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

03/27/24  
Date

[Signature]  
County Official



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 4-8259  
Receipt No.: 033861  
A5330-00-000-0001-00

GARZA SERGIO III & PAULA PENA  
23611 GOLDING WAY  
EDCOUCH, TX 78538  
(956) 381-2014  
(956) 381-2014

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2100Sq.Ft.
- [5] Legal Description: ANGLE LOT 1
- [6] Location: FM 2812 & BENITO A. RAMIREZ RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$220000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 60', Side 6', Side ', Corner 20'  
Special Conditions: **MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD**  
Description: Permit 4-8259  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

  
Cashier

3/7/24  
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

3/7/24  
Date

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 12, 2023

Grantor: Edgar Pacheco and Alejandra Pacheco  
Grantor's Mailing Address:  
23502 Goldwing Way  
Edcouch, Texas 78538  
Hidalgo County, Texas

Grantee: Sergio Garza, III and Paula Pena  
Grantee's Mailing Address:  
11972 Pablo Contreras  
Lasara, Texas 78561  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 David A. Ewers, Trustee.

Property (including any improvements):

Lot 1, Angle Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 51, Pages 109-110, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

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

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

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

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

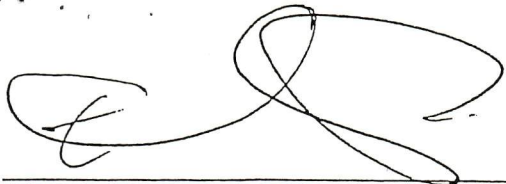
Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

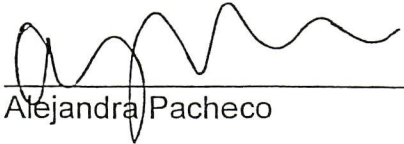
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and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

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

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

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

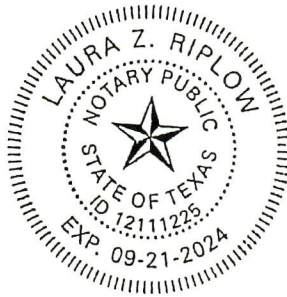
  
\_\_\_\_\_  
Edgar Pacheco

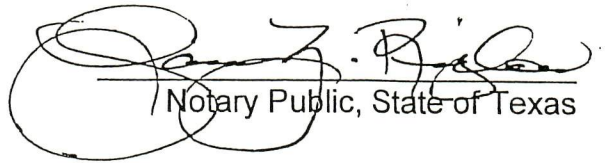
  
\_\_\_\_\_  
Alejandra Pacheco

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2023, by Edgar Pacheco and Alejandra Pacheco.



  
\_\_\_\_\_  
/ Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Edgar Pacheco and Alejandra Pacheco  
23502 Goldwing Way  
Edcouch, Texas 78538



# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8452

### 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: Hector Valdez JR

Address: 2502 Alondra St  
Weslaco, TX 78599

Phone: 956-478-7428

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

Water Supplier: N.A.W.S

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000103419  
 Temporary Pole     Permanent Service

regarding the land described as:

Eagle's Nest Estates ut 1 lot 3 BIK 2

on April 2, 2024, 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

- no A plat has been prepared; (Date approved 6.29.2007);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by D. Sepu);
- 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]);
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by N. Sepu);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge    4/2/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk    4/3/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/2/24 [Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
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956-968-4734

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8452

### 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: Hector Valdez JR

Address: 2502 Alondra St

Weslaco, TX 78599

Phone: 954-678-7428

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

Eagle's Nest utl Lot 3 BIK 2

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

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

Hector Valdez  
Requesting Party (Signature)

3-13-24  
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:

3-13-24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	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 1-8452  
Receipt No.: 032516  
E0155-01-002-0003-00

VALDEZ HECOR & JUANITA  
2405 PHOEBIE DR  
WESLACO, TX 78599  
(956) 272-3324  
(956) 272-3324

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 982Sq.Ft.
- [5] Legal Description: EAGLE'S NEST ESTATES UT 1 LOT 3 BLK  
2
- [6] Location: MILE 6 1/2 W. & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-8452  
Price: \$30.00

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

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

*Heather Segura*  
Cashier

*11/27/23*  
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.

*Hector Valdez*  
Signature of Owner or Applicant

*11-27-23*  
Date

1258860

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** October 4, 2003

**GRANTOR:** Tony Barbosa and Lidia Barbosa

**GRANTOR'S MAILING ADDRESS:** 2602 Sugarcane Road, Weslaco, Hidalgo County, Texas 78596  
(Including County)

**GRANTEE:** Hecor Valdez and wife Juanita Valdez

**GRANTEE'S MAILING ADDRESS:** 2405 North Phoebe Street, Weslaco, Hidalgo County, Texas  
78596 (including County)

**CONSIDERATION:** Ten and no/100ths Dollars (\$10.00) and other valuable consideration paid by Grantees to Grantor the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of ELEVEN THOUSAND AND NO/100THS (\$11,000.00) DOLLARS and is executed by Grantee, payable to the order of Grantor. It is further secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Baldemar Cano, Jr., Trustee.

**PROPERTY (Including Any Improvement):**

Lot Three (3), Block Two (2), Eagle's Nest Estates Subdivision, Phase I, Farm Tract 212 block 180, Lot 11 of the West and Adams tract Subdivision, recorded in Volume 31, Page 136 of the Map and Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.  
Including any improvements: A septic tank system and water meter

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

- A. Purchaser must secure a building permit from the County of Hidalgo, before construction commences.
- B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may be built on the lot. No home/structure/building may be moved onto a lot.
- C. No lot, street, drainage ditch or easement may be used as a parking lot for cars, eighteen wheelers, boats or any other type of vehicle either temporarily or permanently.
- D. No lot may be subdivided to create smaller lots.
- E. Only a single family residence may be built on the lot. Each home must have a minimum of nine hundred (900') square feet of living area. The living area does not include the garage, carport, stoop, porch, laundry facility or storage room.
- F. All homes must be built of new materials consisting of block, brick, wood or a combination thereof.
- G. Block and frame homes must have the exterior walls painted, prior to occupancy. All exterior openings to each home must be sealed with doors, windows, or proper equipment prior to occupancy. Homes must be completed on the exterior, prior to occupancy.
- H. Foundations of concrete slabs or wood must be installed prior to occupancy. All foundations must be in compliance with the rules and regulations of the County of Hidalgo.

- I. Each home must have at least one (1) bathroom facility, completely installed and working, prior to occupancy.
- J. Home must have raised roofs. Homes with Flat roofs are not permitted.
- K. Any home or part thereof, including, but not limited to, a porch, garage, or carport must be placed at least twenty-five (25') feet from the front lot line, at least ten (10') feet from both sides lot lines, and at least twenty (20) feet from the back lot line.
- L. Purchaser must install a complete septic tank system, which is in compliance with the rules and regulations of the County of Hidalgo, and as drawn in the design plan provided by seller to purchaser. Purchaser will provide seller with the inspection report issued by the County of Hidalgo, indicating completion and approval of the septic tank system, prior to occupancy of the home.
- M. Each home must have electricity and potable water in operation prior to occupancy.
- N. Purchaser must install a meter box to service home with electricity, which is in compliance with the rules and regulations of Magic Valley Electric Cooperative. The meter box must be placed on the side of the home that will be least costly for Magic Valley Electric Cooperative to service the home.
- O. Purchaser must keep the lot, easement, and drainage ditches which run along the property in good repair and condition. Maintenance and appearance of the lot, easement and drainage ditches shall be neat and clean. Vegetation, weeds and/or brush may grow no taller than ten (10") inches. If vegetation, weeds and/or brush is excessive in growth, seller may refuse payments on the lot, until all excessive vegetation, weeds and/or brush is cut and meets with the seller's approval. Seller may, but not being obligated to do so, cut excessive vegetation, weeds and/or brush. Purchaser will reimburse seller all costs, incurred with cutting the excessive vegetation, weeds and/or brush. The minimum fee is One Hundred and no/100ths (\$100.00) Dollars.
- P. Purchaser will keep the lot, street, drainage ditch and easement, clean and free of abandoned property, junk, wanted or unwanted items, including but not limited to, appliances, campers, construction materials, pallets, household furniture, clothing and parts thereof.
- Q. All rubbish, trash, garbage, vegetation, wanted or unwanted items, must be disposed of or picked up by a waste management company. No outside burning of wanted or unwanted items of any kind is permitted on the lot, street, drainage ditch or easement of the subdivision.
- R. No structure of a temporary character such as, but not limited to a bus, basement, tent, lean-to, shack, barn, garage, or other out building shall be placed or constructed on any lot, street, drainage ditch or easement in the subdivision or used as a dwelling or a residence either temporarily or permanently.
- S. Mobile homes, travel trailers, motor homes will not be allowed.
- T. Any fence constructed on the lot must be constructed of new block, brick, cedar or hurricane (cyclone) material. All block fences must be painted or stuccoed, within seven (7) days of construction. Cedar fences may be painted, stained or left in their natural state.
- U. Purchaser of lots must contract with private or public waste materials company to pick up their trash in a timely and orderly manner. Two or three owners may join together for this matter.
- V. No more than four (4) working vehicles are permitted on the lot, street, drainage ditch or

easement of the subdivision.

- W. Vehicles that are non-operational for a period of fourteen (14) days or more, are not permitted on the lot, street, drainage ditch or easement of the subdivision.
- X. Farm animals such as but not limited to cows, horses, ostriches, chickens, roosters, pigs, ducks, rabbits, sheep, or goats, can not be kept or bred for commercial or personal purposes on the lot, street, drainage ditch, or any easement of the subdivision.
- Z. Businesses such as, but not limited to a convenience store, mini store, taco stand, restaurant, tavern bar, dance hall, church, non-profit organization, garage sale, yard sale, workshop for the repair of tires, televisions, automobiles, refrigerators, VCR's or air conditioners are not permitted on the lot, street, drainage ditch or any easement of the subdivision. The selling or repairing of any item is not permitted on the lot, street, drainage ditch, or any easement of the subdivision.
- AA. No vehicles will be permitted to park in the streets during the evening hours, over the weekend or overnight. Eighteen (18) wheelers and large gravel vehicles will not be permitted in the subdivision, other than for deliveries.
- BB. It is expressly granted to developers exclusively to maintain an office in the subdivision for the purpose of selling lots and collecting amounts due thereof for as long as developers are in the business of developing lands.

GENERAL PROVISIONS:

- A. All easements for the installation and maintenance of utilities and irrigations facilities are reserved for same. Right of the use for ingress and egress shall be had at all times over any easement for the repair, removal, installation, operation, or maintenance of any utility together with the right to remove any obstructions that may be placed in such easement which would interfere with the use, maintenance, operation or installation of such utility. A utility company, irrigation district or other authorized entity, its agents, employees or assigns shall not be liable for any damage done by them to trees, shrubbery, flowers, fences, septic tank systems or other property situated within any such easements.
- B. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these amended covenants are recorded, after which time all covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said amended covenants in part or whole.
- C. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.
- D. Invalidation of any one of these amended covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantors 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 conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

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.

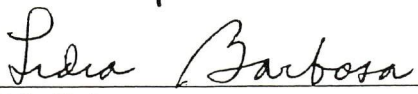
BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY, "AS IS" "WHERE IS" AND "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO:

- (1) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OF FITNESS FOR A PARTICULAR PURPOSE;
- (2) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS;
- (3) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENT;
- (4) THE SOIL CONDITIONS; DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE;
- (5) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND
- (6) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

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

  
\_\_\_\_\_  
Tony Barbosa

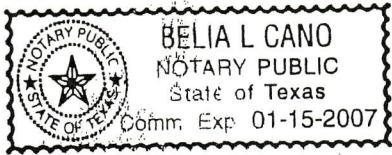
  
\_\_\_\_\_  
Lidia Barbosa

STATE OF TEXAS

(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

This instrument was acknowledged before me by TONY BARBOSA on this the 8<sup>th</sup> day of October, 2003.



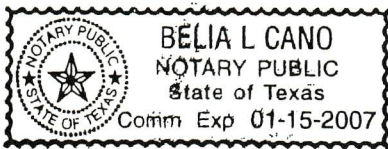
Belia L. Cano  
Notary Public - Hidalgo County,  
Texas - Commission Expires: Jan 15, 2007  
BELIA L. CANO  
(Full Printed Name of Notary)

STATE OF TEXAS

(ACKNOWLEDGMENT)

COUNTY OF HIDALGO

This instrument was acknowledged before me by LIDIA BARBOSA on this the 8<sup>th</sup> day of October, 2003.



Belia L. Cano  
Notary Public - Hidalgo County,  
Texas - Commission Expires: Jan 15, 2003  
BELIA L. CANO  
(Full Printed Name of Notary)

AFTER FILING, PLEASE RETURN TO:

Hector and Juanita Valdez  
c/o Tony & Lidia Barbosa  
2602 Sugarcane Road  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

Baldemar Cano, Jr.  
217 South Cage  
Pharr, Texas 78577  
(956) 787-8523

# PLANNING DEPARTMENT

## County of Hidalgo



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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8802

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Jose Gonzalez

Address: 7714 ~~E~~ Virginian Dr

Weslaco, Tx. 78599

Phone: 956.572.6665

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Shilo Lot 31

on April 2, 2024, 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

- A plat has been prepared; (Date approved 6-29-2007);
- A plat has been reviewed and approved by the Commissioners Court; (verified by H. Ser);
- 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]);
- 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]);
- 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]);
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter 4/2/24  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 4/2/24

ATTEST:

[Signature] 4/13/24  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-8802

### 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: Jane Hanzaboz

Address: 7714 Virginian Dr  
Weslaco, Tx. 78599

Phone: 956-572-6665

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

Shilo Lot B1

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

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

Jane Hanzaboz  
Requesting Party (Signature)

3-13-2024  
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:

3/13/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	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 1-8802  
Receipt No.: 033844  
S3255-00-000-0031-00

GONZALEZ JOSE & DORA N FUENTES  
7804 BIG VALLEY DR  
WESLACO, TX 78599  
(956) 572-6665  
(956) 572-6665

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2376Sq.Ft.
- [5] Legal Description: SHILO LOT 31
- [6] Location: mile 12 1/2 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-8802  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1489  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.diaz  
Inspector: leo.najera  
Receipt: sonia.diaz

Cashier *Sonia* Date 3/7/24

[NOTICE]

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

*[Signature]*  
Signature of Owner or Applicant

3/7/24  
Date

General Warranty Deed

SIERRA TITLE  
CLOSER MC GF# 3189078

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: February 22, 2021

Grantor: ISRAEL ZAMORA, JR., a single person

Grantor's Mailing Address: 3701 North Moorefield Rd.  
Mission, Texas 78572  
Hidalgo County

Grantee: JOSE GONZALEZ and wife, DORA N. FUENTES

Grantee's Mailing Address: 7804 Big Valley Dr.  
Weslaco, Texas 78599  
Hidalgo County

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

Property (including any improvements):  
Lot 31, SHILO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:  
Subject To:

None

Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 27, 2001, under Clerk's File No. 983332, and Restrictions as shown on the Map recorded in Volume 38, Page 5, Map Records of Hidalgo County, Texas.

Easements for roadway and canal rights-of-way as reserved in Deed dated September 10, 1918, from American Rio Grande Land and Irrigation Company to C.A. Lathrop, recorded in Volume 76, Page 353, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Magic Valley Electric Co-op, by Dean W. Fisher, recorded in Volume 1803, Page 376, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 38, Page 5, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joe Don Scoggins to Suemaur Exploration and Production LLC, dated April 4, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 9, 2001, under Clerk's File No. 959559.

Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed dated January 6, 1956, recorded in Volume 853, Page 351, Deed Records of Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Nos. 925572, 992500, 1081956, 1198997, 1377729, 1936429, and 2080538.

Water rights reserved in Deeds filed for record in the Office of the County Clerk of Hidalgo County, under Clerk's File Nos. 925572, 992500, 1081956, 1198997, 1377729, 1936429, 2080538, 2112880, and 2765792.

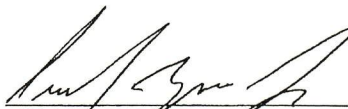
No buildings permitted over any easement or lot line, according to the Map or Plat of subject property, filed for record in Volume 38, Page 5, Map Records Hidalgo County, Texas.

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

All ad valorem taxes for the year 2021 and all subsequent years.

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

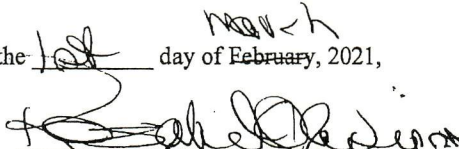
When the context requires, singular nouns and pronouns include the plural.

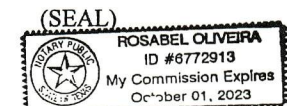
  
ISRAEL ZAMORA, JR.

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of <sup>March</sup> ~~February~~, 2021, by ISRAEL ZAMORA, JR.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Jose Gonzalez and Dora N. Fuentes  
7804 Big Valley Dr.  
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3189078;RO/ct