



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR April 30, 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>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>8</u>

AI-95093

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT		APPLICATION NO.
1.	Reyna Family Development, LTD RIO MEADOWS SUBDIVISION, LOTS 1-56	BLANKET COVER
2.	Graciela Estates, LLC BELLAWOODS PHASE II SUBDIVISION, LOTS 53-98	BLANKET COVER
3.	Graciela Estates, LLC BELLAWOODS PHASE III SUBDIVISION, LOTS 99-147	BLANKET COVER
4.	Gary Frisby, GarVic Properties, LP MILANOS ESTATES PHASE II SUBDIVISION, LOTS 83-210	BLANKET COVER
5.	El Farito, LLC EL FARITO ESTATES SUBDIVISION, LOTS 1-11	BLANKET COVER
COMM. COURT: APRIL 30, 2024		



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

Severa
Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: W/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Reyna Family Development, LTO.

Address: 702 W. Expressway B3
Weslaco, TX. 78596

Water Supplier: PAWSC

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

Phone: 918-2829

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

regarding the land described as: Two Meadows lots 1-56

on April 30, 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 4/12/2024);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jan Serin);
- 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 Jan Serin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jan Serin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 4/30/24

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/1/24



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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

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

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

Sewer

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: *D/A*

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

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

PARTY MAKING REQUEST:

Name: REYNA FAMILY DEVELOPMENT LTD

Address: 702 W. EXPRESSWAY 83
WESLACO, TX 78596

Phone: 956-968-2829

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

Rio Meadows. lots 1-56

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)

3/11/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

This part to be filled out by receiving county official:

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

4/23/24
Date

[Signature]
County Official



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

Sewer

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Aracielita Estates LLC.

Address: 916 S. McCou Road
Edinburg, Tx. 78539

Phone: 287-8400

Water Supplier: NAWS

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

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

regarding the land described as:

Bella Woods Phase II 108 53-98

on April 30, 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 4/2/2024);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flw Sein);
- 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 Flw Sein);
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flw Sein);

[Signature]
Planning Department Authorized Signature

Rick Fenter
Hidalgo County Judge
Date 4/30/24

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24

ATTEST: [Signature]
Hidalgo County Clerk
Date 5/1/24



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

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

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

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

Sewer

Precinct 1 2 3 ④

Anthony Uresti
Assistant Director

Application No: WHA

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

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

PARTY MAKING REQUEST:

Name: Graciela Estates, LLC

Address: 916 S. McColl Rd,

Edinburg, TX 78539

Phone: (956) 287-8400

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

A 9.57 acre tract of land being a portion of Lots 11 and 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deeds recorded in Document # 2743509, Official Records, Hidalgo County, Texas, s. Bellwoods Phase II 105 53-98

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Estates LLC
By: [Signature]
Requesting Party (Signature)

2/21/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/23/2024
Date

[Signature]
County Official

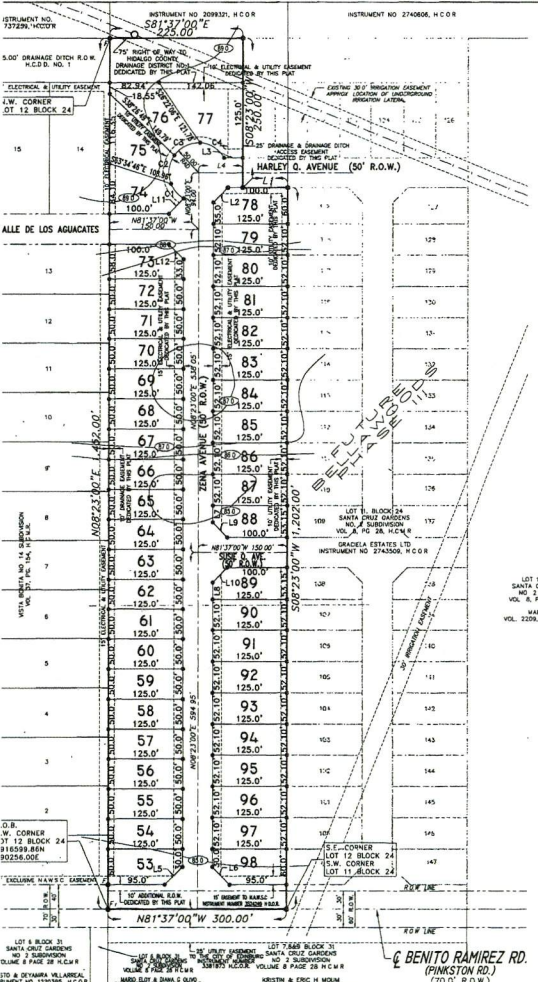
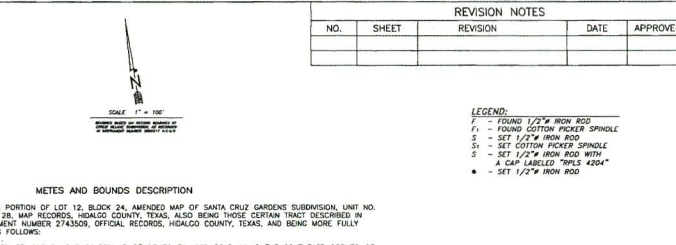


Table with 3 columns: LOT, CURVE, RADIUS, LENGTH, CHORD, BEARING. Lists curve data for lots 70-78.

Table with 3 columns: LOT, BEARING, LENGTH. Lists bearing and length data for lots 70-78.

Table with 3 columns: LOT, AREA, ACRES. Lists area and acreage data for lots 70-78.



METES AND BOUNDS DESCRIPTION
A 0.57 ACRES TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS...

PLAT NOTES & RESTRICTIONS:
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 'A' (UNSHARED) ZONE 'A' (UNSHARED) IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLANS...

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREE (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED, THE CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION...

PLAT OF BELLWOODS PHASE II SUBDIVISION

A 0.57 ACRES TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS...

DATE: OCTOBER 05, 2022
SCALE IN FEET: 1" = 100'
PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS

REVISION NOTES table with columns: NO., SHEET, REVISION, DATE, APPROVED.

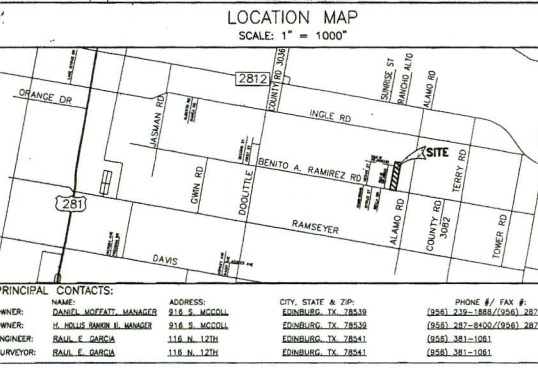
THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, GRACIELA ESTEVES, as owner of the 0.57 acre tract of land encompassed within the proposed BELLWOODS PHASE II SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN...

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
I, HEREBY CERTIFY THAT THE PLAN FOR THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG...

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:
THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS 03/25/24 DAY OF March 2024.

APPROVAL BY COUNTY OF HIDALGO:
I, R. E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND...

APPROVED BY COMMISSIONER'S COURT:
APPROVED BY COMMISSIONER'S COURT ON 4/12/2024 AT 11:34 AM INSTRUMENT NUMBER: 25347201



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
BELLWOODS PHASE II SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF EDINBURG, TEXAS...

INDEX OF SHEETS table with columns: SHEET, DESCRIPTION. Lists sheets 1 and 2 with their respective descriptions.

PRINCIPAL CONTACTS:
NAME: DANIEL WOFFAT, MANAGER ADDRESS: 216 S. MCCOLL, EDINBURG, TX 78839
PHONE #/ FAX #: (956) 219-1888/(956) 287-8403



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

sewer

Precinct 1 2 3 **4**

Anthony Uresti
Director of Planning

Application No: *N/A*

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: *Aracielas Estates, LLC*
Address: *916 S. McCall Road*
Edinburg, TX 78539

Phone: *207-8400*

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

Water Supplier: *NAWSC..*

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

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

regarding the land described as:

Bella Woods Phase III lots 99-147

on *April 30*, 20*24*, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved *4/2/2024*);

(verified by *Flor Sesin*);
Jan Sesin

(verified by *[Signature]*);

(verified by *[Signature]*);

(verified by *Jan Sesin*);

[Signature]
Planning Department Authorized Signature

Richard F Carter 4/30/24
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: *4/30/24* *me*

ATTEST: *[Signature]* 5/1/24
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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

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

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

Sewer

Precinct 1 2 3 ④

Anthony Uresti
Assistant Director

Application No: *N/A*

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

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

PARTY MAKING REQUEST:

Name: Graciela Estates, LLC

Address: 916 S. McColl Rd,
Edinburg, TX 78539

Phone: (956) 287-8400

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

A 10.43 acre tract of land being a portion of Lots 11 and 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deeds recorded in Document # 2743509, Official Records, Hidalgo County, Texas, Bellawoods Phase III *10599-N7*

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Estates LLC
[Signature]
Requesting Party (Signature)

3-21-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

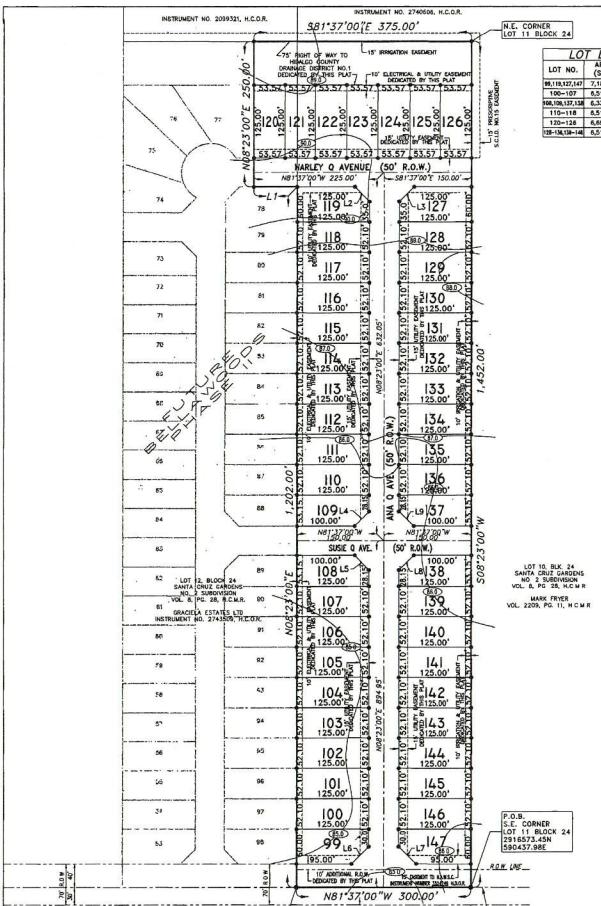
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) *Copy of subd. plat*

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

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

4/23/2024
Date

[Signature]
County Official



LOT DATA		
LOT NO.	AREA (SQ. FT.)	AREA (AC.)
11	181,310.44	4.1650
12	100,197.81	2.3015
13	115,011.18	2.6415
14	110,111.18	2.5315
15	110,111.18	2.5315
16	110,111.18	2.5315
17	110,111.18	2.5315
18	110,111.18	2.5315
19	110,111.18	2.5315
20	110,111.18	2.5315
21	110,111.18	2.5315
22	110,111.18	2.5315
23	110,111.18	2.5315
24	110,111.18	2.5315
25	110,111.18	2.5315
26	110,111.18	2.5315
27	110,111.18	2.5315
28	110,111.18	2.5315
29	110,111.18	2.5315
30	110,111.18	2.5315
31	110,111.18	2.5315
32	110,111.18	2.5315
33	110,111.18	2.5315
34	110,111.18	2.5315
35	110,111.18	2.5315
36	110,111.18	2.5315
37	110,111.18	2.5315
38	110,111.18	2.5315
39	110,111.18	2.5315
40	110,111.18	2.5315
41	110,111.18	2.5315
42	110,111.18	2.5315
43	110,111.18	2.5315
44	110,111.18	2.5315
45	110,111.18	2.5315
46	110,111.18	2.5315
47	110,111.18	2.5315
48	110,111.18	2.5315
49	110,111.18	2.5315
50	110,111.18	2.5315
51	110,111.18	2.5315
52	110,111.18	2.5315
53	110,111.18	2.5315
54	110,111.18	2.5315
55	110,111.18	2.5315
56	110,111.18	2.5315
57	110,111.18	2.5315
58	110,111.18	2.5315
59	110,111.18	2.5315
60	110,111.18	2.5315
61	110,111.18	2.5315
62	110,111.18	2.5315
63	110,111.18	2.5315
64	110,111.18	2.5315
65	110,111.18	2.5315
66	110,111.18	2.5315
67	110,111.18	2.5315
68	110,111.18	2.5315
69	110,111.18	2.5315
70	110,111.18	2.5315
71	110,111.18	2.5315
72	110,111.18	2.5315
73	110,111.18	2.5315
74	110,111.18	2.5315
75	110,111.18	2.5315
76	110,111.18	2.5315
77	110,111.18	2.5315
78	110,111.18	2.5315
79	110,111.18	2.5315
80	110,111.18	2.5315
81	110,111.18	2.5315
82	110,111.18	2.5315
83	110,111.18	2.5315
84	110,111.18	2.5315
85	110,111.18	2.5315
86	110,111.18	2.5315
87	110,111.18	2.5315
88	110,111.18	2.5315
89	110,111.18	2.5315
90	110,111.18	2.5315
91	110,111.18	2.5315
92	110,111.18	2.5315
93	110,111.18	2.5315
94	110,111.18	2.5315
95	110,111.18	2.5315
96	110,111.18	2.5315
97	110,111.18	2.5315
98	110,111.18	2.5315
99	110,111.18	2.5315
100	110,111.18	2.5315
101	110,111.18	2.5315
102	110,111.18	2.5315
103	110,111.18	2.5315
104	110,111.18	2.5315
105	110,111.18	2.5315
106	110,111.18	2.5315
107	110,111.18	2.5315
108	110,111.18	2.5315
109	110,111.18	2.5315
110	110,111.18	2.5315
111	110,111.18	2.5315
112	110,111.18	2.5315
113	110,111.18	2.5315
114	110,111.18	2.5315
115	110,111.18	2.5315
116	110,111.18	2.5315
117	110,111.18	2.5315
118	110,111.18	2.5315
119	110,111.18	2.5315
120	110,111.18	2.5315
121	110,111.18	2.5315
122	110,111.18	2.5315
123	110,111.18	2.5315
124	110,111.18	2.5315
125	110,111.18	2.5315
126	110,111.18	2.5315

LINE DATA		
LINE NO.	BEARING	LENGTH
11	N81°37'00"W	78.00'
12	S82°37'00"W	28.38'
13	N82°37'00"W	28.38'
14	S82°37'00"W	28.38'
15	S82°37'00"W	28.38'
16	S82°37'00"W	28.38'
17	S82°37'00"W	28.38'
18	S82°37'00"W	28.38'
19	S82°37'00"W	28.38'
20	S82°37'00"W	28.38'
21	S82°37'00"W	28.38'
22	S82°37'00"W	28.38'
23	S82°37'00"W	28.38'
24	S82°37'00"W	28.38'
25	S82°37'00"W	28.38'
26	S82°37'00"W	28.38'
27	S82°37'00"W	28.38'
28	S82°37'00"W	28.38'
29	S82°37'00"W	28.38'
30	S82°37'00"W	28.38'
31	S82°37'00"W	28.38'
32	S82°37'00"W	28.38'
33	S82°37'00"W	28.38'
34	S82°37'00"W	28.38'
35	S82°37'00"W	28.38'
36	S82°37'00"W	28.38'
37	S82°37'00"W	28.38'
38	S82°37'00"W	28.38'
39	S82°37'00"W	28.38'
40	S82°37'00"W	28.38'
41	S82°37'00"W	28.38'
42	S82°37'00"W	28.38'
43	S82°37'00"W	28.38'
44	S82°37'00"W	28.38'
45	S82°37'00"W	28.38'
46	S82°37'00"W	28.38'
47	S82°37'00"W	28.38'
48	S82°37'00"W	28.38'
49	S82°37'00"W	28.38'
50	S82°37'00"W	28.38'
51	S82°37'00"W	28.38'
52	S82°37'00"W	28.38'
53	S82°37'00"W	28.38'
54	S82°37'00"W	28.38'
55	S82°37'00"W	28.38'
56	S82°37'00"W	28.38'
57	S82°37'00"W	28.38'
58	S82°37'00"W	28.38'
59	S82°37'00"W	28.38'
60	S82°37'00"W	28.38'
61	S82°37'00"W	28.38'
62	S82°37'00"W	28.38'
63	S82°37'00"W	28.38'
64	S82°37'00"W	28.38'
65	S82°37'00"W	28.38'
66	S82°37'00"W	28.38'
67	S82°37'00"W	28.38'
68	S82°37'00"W	28.38'
69	S82°37'00"W	28.38'
70	S82°37'00"W	28.38'
71	S82°37'00"W	28.38'
72	S82°37'00"W	28.38'
73	S82°37'00"W	28.38'
74	S82°37'00"W	28.38'
75	S82°37'00"W	28.38'
76	S82°37'00"W	28.38'
77	S82°37'00"W	28.38'
78	S82°37'00"W	28.38'
79	S82°37'00"W	28.38'
80	S82°37'00"W	28.38'
81	S82°37'00"W	28.38'
82	S82°37'00"W	28.38'
83	S82°37'00"W	28.38'
84	S82°37'00"W	28.38'
85	S82°37'00"W	28.38'
86	S82°37'00"W	28.38'
87	S82°37'00"W	28.38'
88	S82°37'00"W	28.38'
89	S82°37'00"W	28.38'
90	S82°37'00"W	28.38'
91	S82°37'00"W	28.38'
92	S82°37'00"W	28.38'
93	S82°37'00"W	28.38'
94	S82°37'00"W	28.38'
95	S82°37'00"W	28.38'
96	S82°37'00"W	28.38'
97	S82°37'00"W	28.38'
98	S82°37'00"W	28.38'
99	S82°37'00"W	28.38'
100	S82°37'00"W	28.38'
101	S82°37'00"W	28.38'
102	S82°37'00"W	28.38'
103	S82°37'00"W	28.38'
104	S82°37'00"W	28.38'
105	S82°37'00"W	28.38'
106	S82°37'00"W	28.38'
107	S82°37'00"W	28.38'
108	S82°37'00"W	28.38'
109	S82°37'00"W	28.38'
110	S82°37'00"W	28.38'
111	S82°37'00"W	28.38'
112	S82°37'00"W	28.38'
113	S82°37'00"W	28.38'
114	S82°37'00"W	28.38'
115	S82°37'00"W	28.38'
116	S82°37'00"W	28.38'
117	S82°37'00"W	28.38'
118	S82°37'00"W	28.38'
119	S82°37'00"W	28.38'
120	S82°37'00"W	28.38'
121	S82°37'00"W	28.38'
122	S82°37'00"W	28.38'
123	S82°37'00"W	28.38'
124	S82°37'00"W	28.38'
125	S82°37'00"W	28.38'
126	S82°37'00"W	28.38'

METES AND BOUNDS DESCRIPTION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING SOUTHWEST CORNER OF SAID LOT 11, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREN DESCRIBED TRACT.

THENCE N81°37'00" 200.00 FEET ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, BLOCK 24, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 24, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREN DESCRIBED TRACT.

THENCE N82°37'00" ALONG THE WEST LINE OF SAID LOT 11, BLOCK 24, ALSO BEING THE EAST LINE OF SAID LOT 12, BLOCK 24, PASS 37.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,202.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREN DESCRIBED TRACT.

THENCE N81°37'00" 75.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREN DESCRIBED TRACT.

THENCE N82°37'00" 200.00 FEET PARALLEL TO THE EAST LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 12, BLOCK 24, FOR THE NORTHWEST CORNER OF HEREN DESCRIBED TRACT.

THENCE S81°37'00" ALONG THE SAID NORTH LINE OF LOT 13, BLOCK 24, PASS AT 75.00 FEET A POINT BEING THE NORTHEAST CORNER OF SAID BLOCK 24, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 24, AND CONTINUING FOR A TOTAL DISTANCE OF 372.00 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 24, FOR THE NORTHEAST CORNER OF HEREN DESCRIBED TRACT.

THENCE S81°37'00" ALONG THE EAST LINE OF SAID LOT 11, BLOCK 24, PASS AT 1,422.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,422.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRES OR LESS.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: Zone "X" (UNSHADED)
Zone "X" (UNSHADED) IS DEFINED AS AREAS TO BE OUTSIDE 100-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 48034 0325 D
EFFECTIVE DATE: 03/02/2000
LDMAR: MAY 17, 2001
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 15, THE DEVELOPER AND HOMEOWNER REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF \$1,500.00 DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL DRAINAGE DISTRICT NO. 15 REQUIREMENTS BY INSTALLING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- LANDSCAPING: ALL LANDSCAPING SHALL BE PROVIDED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, SHOWERS, TREES, AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PERMITTED CONVEYANCE MADE BETWEEN A SUBDIVISION AND A LOT IN THIS SUBDIVISION SHALL CONTAIN A PROVISION THAT ALL UTILITIES (ELECTRICITY, GAS, WATER, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES) WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET FOR THE HIDALGO COUNTY SUBDIVISION COMPANIES WITH THE MINIMUM STANDARD OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 46.21. (C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.
- HIDALGO COUNTY DRAINAGE DISTRICT NO. 15: THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS 8th DAY OF March 2024
- SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS OPTION.
- RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "DONOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, AN EXCLUSIVE PERSONAL AGREEMENT WITH THE RIGHT TO ACCEPT, CONSTRUCT, MAINTAIN AND OPERATE, AND MAINTAIN AND OPERATE THE WATER MAINS AND SANITARY SEWER LINES AND APPURTENANCES OVER AND ACROSS THE ABOVE-DESCRIBED LANDS FOR THE PURPOSE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED TO SAID CORPORATION, AND THE DONOR HEREBY AUTHORIZES TO DESIGNATE THE COURSE OF THE EXISTING WATER MAINS EXCEPT WHERE THE PROVISIONS IN THIS INSTRUMENT OTHERWISE PROVIDE TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.
IN THE EVENT THE EASEMENT HEREBY GRANTED ARISES ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE OF TEXAS OR THE WATER PROVIDER SHALL BE REQUIRED TO RELOCATE THE COURSE OF THE WATER MAINS AS INSTALLED, GRANTOR FURTHER GRANTS TO THE WATER PROVIDER THE RIGHT TO RELOCATE THE COURSE OF THE WATER MAINS AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTOR A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.
THE EASEMENT HEREBY GRANTED HEREIN SHALL CONSTITUTE ENTIRETY IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR OR PERSONS OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF THE WATER MAINS OR SANITARY SEWER LINES OR APPURTENANCES AND ANY OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN OBLIGATION FOR THE BENEFIT OF THE WATER PROVIDER AND GRANTOR HEREBY AGREES TO WAIVE ANY AND ALL RIGHTS OF GRANTOR IN THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT AS NOTED OTHERWISE.
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS OBTAINED OR APPROVED FOR SO LONG AS THE EASEMENT IS USED FOR THE SAME PURPOSES WHEREAS THE SAID DONOR DECEASED THIS INSTRUMENT THIS 18th DAY OF March 2024
- TOPOGRAPHY & DRAINAGE LAYOUT: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT SHALL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF BELLWOODS PHASE III SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 05, 2022 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS
 JOB NO.: 2019-177 DRAWN BY: D.E.S.
 116 NORTH 12TH AVE. EDINBURG, TEXAS 78841 (936) 381-1061 EMAIL: REGARCS@GMAIL.COM

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 I, THE UNDERSIGNED, OWNER OF THE 10.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS PHASE III SUBDIVISION HEREBY SUBMIT THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND REQUEST TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 222.002 AND THAT:
 (A) THE WATER QUANTITY AND CONDITIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OF SEWER MAINS WILL MEET THE MINIMUM SIZE STANDARDS;
 (C) EXISTING CONNECTIONS TO THE LOTS OF SEWER MAINS WILL MEET THE MINIMUM SIZE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM SIZE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.</



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

sewer

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Aray Frisby, Aravic Properties, LP

Address: P.O. Box 26004
Edinburg, Tx. 78536

Water Supplier: City of Weslaco.

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

Phone: 821-7109

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

regarding the land described as:

Milanos Estates Phase II lots 83-210

on April 30, 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
yes
yes

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 4/21/2024);

(verified by [Signature]);

YES

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature]);

(verified by [Signature]);

no

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/30/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24

ATTEST: [Signature]
Hidalgo County Clerk

5/1/24
Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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

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

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

Sever

Precinct (1) 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: *MA*

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: *Gary Forsby, GarVic Properties, L.P.*

Address: P.O. BOX 2604
EDINBURG, TX 78536

Phone: *821-7108*

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Milanos Estates Ph. II Subdivision *lot 83-20*

BEING A 27.65 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.65 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

GARVic Properties, L.P.

By: *J.S., pro GARVic Maint, Inc*
Requesting Party (Signature) *GP*

3/4/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) *copy of subdiv. plat*

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

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

4/23/24
Date

John Sebie
County Official



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

OSSF'S

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: El Farito LLC.
Heriberto Francia, Managing Member

Address: P.O. Box 1007
Weslaco, Tx. 78599

Phone: 409-7474

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

Water Supplier: NWOSC

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

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

regarding the land described as:

El Farito Estates Lots 1-11

on April 30, 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 4/2/2024)
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sepin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sepin);
- 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 _____);
- 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 _____);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sepin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge 4/30/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24

ATTEST: [Signature]
Hidalgo County Clerk 5/1/24
Date



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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

OSSF's

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: MA

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: EL FARITO LLC
Heriberto Garcia, Managing Member

Address: P.O. BOX 1007
WESLACO, TEXAS 78599

Phone: 956-463-7474

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

El Farito Estates lots 1-11

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

03-24-2024
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/23/24
Date

[Signature]
County Official

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	JESUS PECINA	1-9020
2.		
	COMM. COURT: APRIL 30, 2024	



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: 1-9020

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: Jesuc Pecina

Address: 104 Yasmin St.
Progreso Tx. 78579

Phone: (956) 532-8462

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>[Signature]</u>
	/ /	<u>04/18/2024</u>

Water Supplier: Military Highway Water Supply

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

Account/ESI No.: 10032789452001710

[] Temporary Pole [x] Permanent Service

regarding the land described as:

Lot 28 Cameron Subdivision

on April 30, 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 7.21.2004);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);

No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/30/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24 [Signature]

ATTEST: [Signature]
Hidalgo County Clerk

5/1/24
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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: 1-9020

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: Jesus Pecina

Address: 104 Pasmin St.

Progreso Tx. 78579

Phone: (956) 532-8462

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

Lot 28 Cameron Subdivision

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)

4/18/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Rent Receipt |
| <input type="checkbox"/> Executory Contract | <input type="checkbox"/> Affidavit |
| <input type="checkbox"/> Lease | <input checked="" type="checkbox"/> Other (describe) <u>permit</u> |

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

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

4/18/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/18/2024 8:40:06 AM

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 1-9020
Receipt No.: 034595
C0603-00-000-0028-00

PECINA JESUS
104 YASMIN ST
PROGRESO, TX 78579
(956) 532-8462
(956) 532-8462

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1260Sq.Ft.
- [5] Legal Description: CAMERON LOT 28
- [6] Location: malone & sky soldier
- [7] Sewage: Military WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-9020
Price: \$30.00

Total Amount.....\$30.00

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

Cashier *Sonia* Date 4/18/24

[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 of Owner or Applicant

Date

4/18/24

WARRANTY DEED

Date: July 19, 2023

Grantor(s): GUSTAVO CASTANEDA

Grantor's Mailing Address: 1131 N BOND AVE
DALLAS, TEXAS 75211-0000

Grantee: JESUS PECINA

Grantee's Mailing Address: 321 R ST
WESLACO, TEXAS 78596

Consideration: Ten and no/100ths Dollar (\$10.00), and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (Including any Improvements): Lot 28, CAMERON SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Pages 123-124, Map Records, Hidalgo County, Texas, SAVE & EXCEPT, all the oil, gas and/or other minerals in, on, under or that may be produced from the Property.

Reservation from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvement; all rights, obligations and other matters emanating from and existing by reason of the creations, establishment, maintenance, and operation of any irrigation, water control or drainage district which affects the property; prorated taxes for the current year, and all taxes for subsequent years, the payment of which Grantee assumes.


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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator 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, by through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.
THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HENETO.NO
TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS
DOCUMENT, NOR WAS ANY PROVIDED.THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS
PROPERTY.

GRANTOR:


Gustavo Castaneda

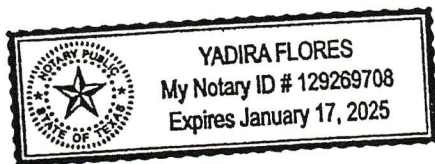
GRANTEE:



Jesus Pecina

ACKNOWLEDGMENTS

State of Texas
County of Hidalgo

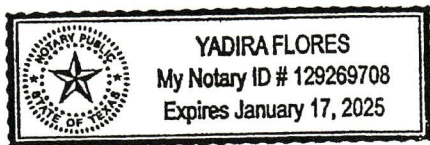
This instrument was acknowledged before me by Gustavo Castaneda TX ID: ~~██████████~~0731
on the 19th day of July, 2023.

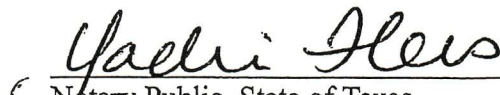



Notary Public, State of Texas
Notary's name (printed): Yadira Flores
Notary's commission Expires Jan. 17,2025

State of Texas
County of Hidalgo

This instrument was acknowledged before me by Jesus Pecina TX ID: ~~██████████~~6823 on the
19th day of July, 2023.




Notary Public, State of Texas
Notary's name (printed): Yadira Flores
Notary's commission Expires Jan. 17,2025

AFTER RECORDING RETURN TO:
Jesus Pecina
321 R Street
Weslaco, Texas 78596

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	FRANCISCO FLORES	3-6474
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 30, 2024	



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: 3-6474

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 Flores

Address: 8200 Ruby Dr
Mission, TX
78574

Phone: (956) 579-7424

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>[Signature]</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>[Signature]</u> <u>4/18/24</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 10032789424513504
 Temporary Pole Permanent Service

regarding the land described as:

Mesquite View Lot 6

on April 30, 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;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4/26/1994);

(verified by [Signature]);
Sandra Carter

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge 4/30/24
Date

ATTEST: [Signature] 5/1/24
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24 [Signature]



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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: 36474

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 Flores
Address: 8200 Ruby Dr
Mission TX 78574
Phone: (956) 579-7424

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

Mesquite View Lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X J M J
Requesting Party (Signature)

4-18-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/18/24
Date

[Signature]
County Official

GIFT DEED

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: February 26, 2020

Grantor: Rey Cruz, a single person

Grantor's Mailing Address (including county): 907 N 28th St., Apt 1
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: Francisco Flores

Grantee's Mailing Address (including county): 8112 Ruby Dr.
Mission, Texas 78572
Hidalgo County, Texas

Consideration: For the love and affection Grantor has and bears unto Grantee.

Property (including any improvements):

Lot 6, Mesquite View Subdivision, Hidalgo County, Texas, according to the amended map thereof recorded in Volume 31, Page 81, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations from and Exceptions to Conveyance and Warranty:


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

4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
5. Rights of adjoining owners in any walls and fences situated on a common boundary.
6. Any discrepancies, conflicts, or shortages in area or boundary lines.
7. Any encroachments or overlapping of improvements.
8. 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.
9. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.

Grantor, for the consideration and subject to the reservations from, 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 herein contained.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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

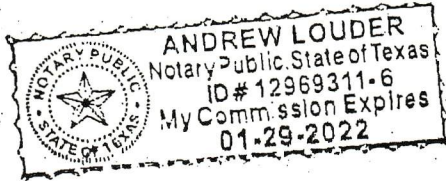


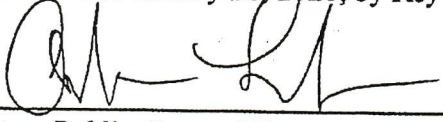
Rey Cruz

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on February 26, 2020, by Rey Cruz.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Francisco Flores
8112 Ruby Dr.
Mission, Texas 78572

PREPARED BY:

Law Office of Patrick Moore, PLLC
1801 S. 2nd Street, Suite 380
McAllen, Texas 78503

SAWORK\FORMS\REAL.ESTGIFT DEED.wpd



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-6474
Receipt No.: 034577
M3745-00-000-0006-00

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

FRANCISCO FLORES
8200 RUBY DR.
MISSION, TX 78574
(956) 579-7424
(956) 579-7424

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 420Sq.Ft.
- [5] Legal Description: MESQUITE VIEW LOT 6
- [6] Location: MINNESOTA RD AND 7 MILE LINE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$27000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 3-6474
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00

Application: sandra.cantu
Inspector: peter.hernandez
Receipt: sandra.cantu

Sandra Cantu 4/17/24
Cashier Date

[NOTICE]

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

Maria T Meza
Signature of Owner or Applicant

4-17-24
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: 4-7984

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

Upon the application of:

Name Wilbert L. Nicolas

Address: 9500 N. Bentzen Rd
McAllen TX 78504

Phone: (832) 262-6584

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>LIGHT ONLY</u>	
Date Approved:	<u>4/10/24</u>	<u> / / </u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 1003278946900065
[] Temporary Pole [x] Permanent Service

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

Pride Of Texas W660' Lot 176 Sec. 4R 4.55 AC NET

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on April 30, 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.~~

[Signature]
Planning Department Authorized Signature

Richard F. Carter 4/30/24
Hidalgo County Judge Date

ATTEST: [Signature] 5/1/24
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/30/24 [Signature]



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: 4-7984

**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

Wilbert L. Nicolas

Known to me [or proved to me in the oath of _____ or through
Drivers 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:

9500 N. Bentsen Rd, McAllen TX 78504
Pride of Texas WLECO' lot 144 Sac GR 4.55 AC NET
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

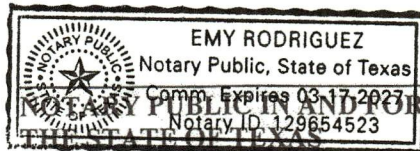
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on April 10th, 2023 to certify which, witnesses my hand and seal of office.



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.

Special Warranty Deed

Date: February 15, 2022

Grantor: Antonio Villeda, joined pro forma by his spouse, Maria Elena Falcon

Grantor's Mailing Address: 6316 N 10th Street, Building B, McAllen, Texas 78504

Grantee: Wilbert Nicolas and Graciela Nicolas, a married couple

Grantee's Mailing Address: 7300 N 54TH Street, Mission, Texas 78573

Consideration:

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

Property (including any improvements):

A 5.00 acres tract of land out of the West 660.02 feet of Lot 146, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 5, Pages 58 and 59, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod being the Southwest corner of said Lot 146, also being the centerline intersection of Mile 6 Road and Bentsen Road for the Southwest corner of herein described tract;

THENCE North 08 deg. 42 min. 30 sec. East 330.00 feet along the West line of said Lot 146 also being said centerline of Bentsen Road to a set 60 penny (60d) nail for the Northwest corner of herein described tract;

THENCE South 81 deg. 17 min. 30 sec. East along the North line of said Lot 146, pass at 20.00 feet a set one-half inch iron rod being the East right of way (R.O.W) line of said Bentsen Road and continuing for a total of 660.02 feet to a found one-half inch iron rod for the Northeast corner herein described tract;

THENCE South 08 deg. 42 min. 30 sec. West parallel to the West line of said Lot 146, pass at 310.00 feet a found one-half inch iron rod being the North R.O.W. line of said

Mile 6 Road and continuing for a total distance of 330.00 feet to a found 60 penny (60d) nail on the South line of said Lot 146, also being the centerline of said Mile 6 Road for the Southeast corner of herein described tract;

THENCE North 81 deg. 17 min. 30 sec. West 660.02 feet along said South line of Lot 146 also being the centerline of Mile 6 Road to the POINT OF BEGINNING and containing 5.00 acres of land, more less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Right of Way Agreement between Hidalgo County Water Control and Irrigation District No. 11 and Mission Development Co., dated February 11, 1931, filed for record on January 13, 1931, in the Office of the County Clerk of Hidalgo County, Texas in Volume M, Page 277, Deed Records Hidalgo County, Texas.

2. Right of Way Easement granted to Sharyland Water Supply Corp., by O. D. (Bob) Kelly and wife, Florence Kelly, dated October 25, 1979, filed for record on November 2, 1979, in the Office of the County Clerk of Hidalgo County, Texas in Volume 1646, Page 386, Deed Records Hidalgo County, Texas.

3. Easement and Right of Way granted to Central Power and Light Company, by O. D. Bob Kelly and wife, Florence M. Kelly, dated July 9, 1983, filed for record on September 9, 1983, in the Office of the County Clerk of Hidalgo County, Texas in Volume 1875, Page 585, Deed Records Hidalgo County, Texas.

4. Easement granted to Hidalgo County Water Control and Improvement District No. 11, by Mission Development Co., dated December 8, 1930, filed for record on January 14, 1931, in the Office of the County Clerk of Hidalgo County, Texas in Volume 331, Page 524, Deed Records Hidalgo County, Texas.

5. Utility Easement granted to City of McAllen, by John David Franz and Annette Franz, dated February 25, 2003, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 2003, under Clerk's File No. 1172772.

6. Easements and conditions as shown on plat recorded in Volume 5, Pages 58 and 59, Map Records of Hidalgo County, Texas.

7. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

8. Easements, or claims of easements, which are not of public record.

9. Reservation of all oil, gas, and other minerals, together with all rights relative thereto,

express or implied, reserved to grantor in that certain deed from Darrell E. Johnson and wife, Irma Z. Johnson to Heriberto Lopez and wife, Hermelinda Lopez, dated August 21, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 5, 1997, under Clerk's File No. 621678, reference to which instrument is made for all intents and purposes.

10. Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

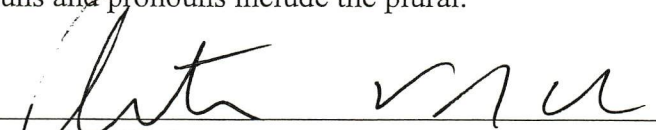
11. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

12. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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



Antonio Villeda

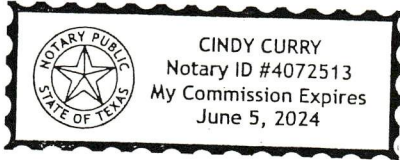


Maria Elena Falcon

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 15, 2022, by Antonio Villeda.

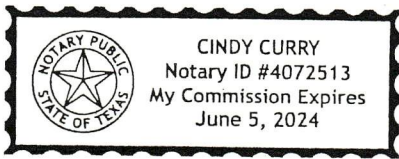


Cindy Curry
Notary Public, State of Texas
My commission expires: 6-5-24

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 15, 2022, by Maria Elena Falcon.



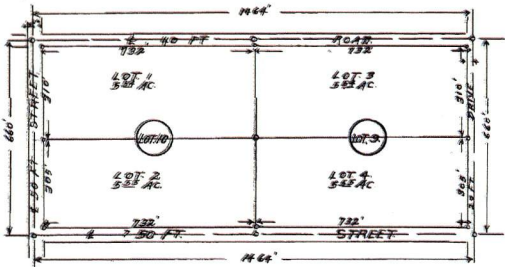
Cindy Curry
Notary Public, State of Texas
My commission expires: 6-5-24

PREPARED IN THE OFFICE OF:

Villeda Law Group
6316 N 10th Street, Building B
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

Wilbert Nicolas
7300 N 54th St.
Mission, Texas 78573



PLAT
OF
PALM CITY ADDITION

BEING
A SUBDIVISION OF LOTS 9 & 10, BLK. 3, OF THE HIDALGO
CANAL CO.'S SUBDIVISION OF PORCIONES 64, 65, & 66,
HIDALGO CO., TEXAS.
SCALE: 1 IN. = 200 FT.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, F. C. Platt, of the County of Hidalgo, State of Texas, have dedicated and do hereby dedicate for public use the roads, shown on the above Plat.

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority in & for Hidalgo Co., Texas, on this day personally appeared F. C. Platt, known to me to be the person whose name is subscribed to the foregoing instrument, & acknowledged to me that he executed the same for the purpose & consideration therein expressed. Given under my hand and seal of office this 19th day of Oct. 1929.

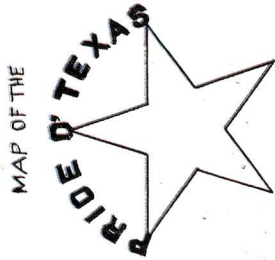
STATE OF TEXAS:
COUNTY OF HIDALGO:

I, S. H. Dietz, a Civil Engineer, do hereby certify that the above plat is a true and correct representation of surveys as made by me on the ground.

STATE OF TEXAS:
COUNTY OF HIDALGO:

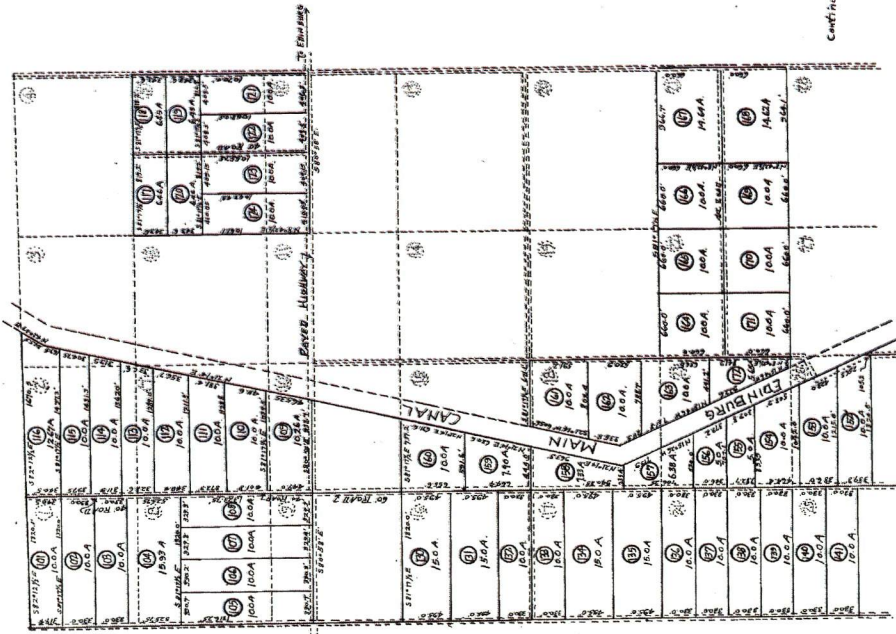
Before me, the undersigned authority in and for Hidalgo Co., Texas, on this day personally appeared S. H. Dietz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office this 25th day of Oct. 1929.

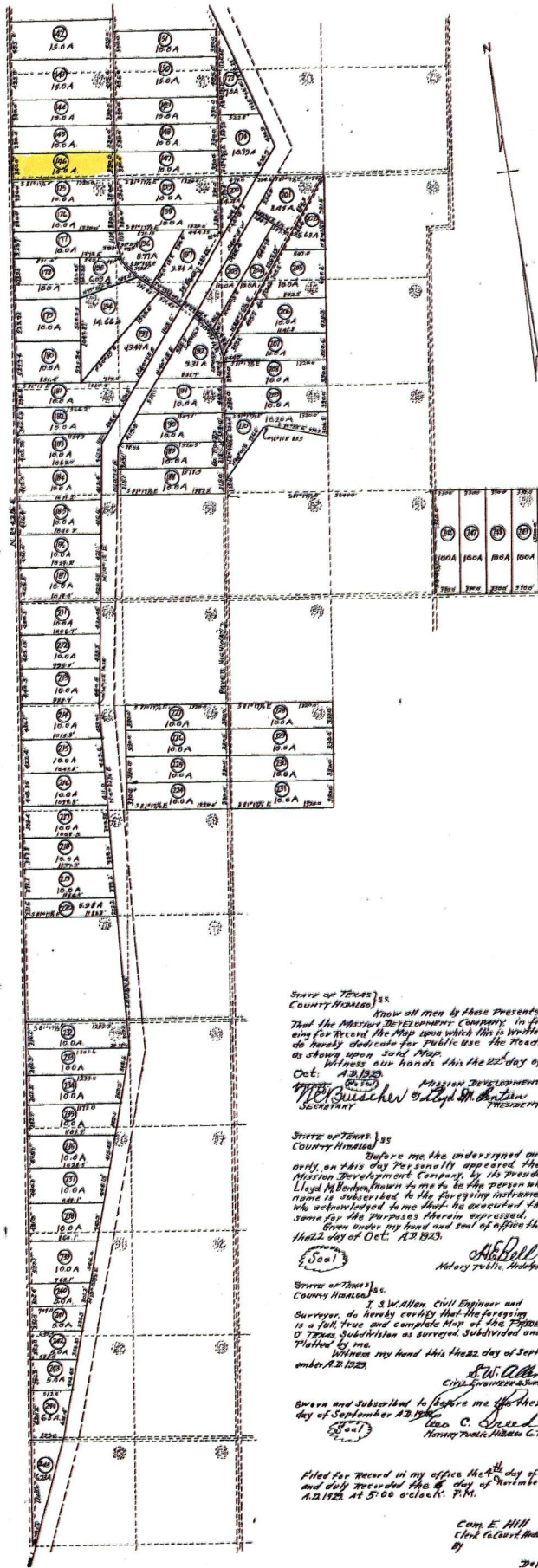
Filed for record this 26th day of October 1929 at 2:55 o'clock P.M.
County Clerk
by L. E. Brad, Deputy.
Notary Public, Hidalgo Co., Texas
Recorded Oct. 31, 1929, at 5:00 o'clock P.M.



MAP OF THE
SUBDIVISION
OF A PART OF THE
LA LOMITA SUBDIVISION
HIDALGO COUNTY, TEXAS

SCALE: 1" = 600' SEPT. 1929
S. W. ALLEN
CIVIL ENGINEER
MEMPHIS, TENN.





State of Texas)
 County of Harris) ss
 Know all men by these Presents,
 That the Mission Development Company, in filing for record the Map upon which this is written do hereby dedicate for Public Use the Roads as shown upon said Map.
 Witness our hands this 22nd day of Oct. A.D. 1923.
 Mission Development Co.
 M. B. Boushew, President
 J. M. Boushew, Secretary

State of Texas)
 County of Harris) ss
 Before me the undersigned authority on this day personally appeared the Mission Development Company, by its President Lloyd M. Boushew, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the same for the purposes therein expressed.
 Given under my hand and seal of office this 22nd day of Oct. A.D. 1923.
 Seal
 H. B. Bell
 Notary Public, Harris County, Texas

State of Texas)
 County of Harris) ss
 I, S. W. Allen, Civil Engineer and Surveyor, do hereby certify that the foregoing is a full, true and complete Map of the Fifty (5) Texas Subdivision as surveyed, subdivided and Platted by me.
 Witness my hand this 22nd day of September, A.D. 1923.

Sworn and Subscribed to before me the 22nd day of September A.D. 1923.
 Seal
 Geo. C. Steedling
 Notary Public, Harris County, Texas

Filed for record in my office the 24th day of September A.D. 1923, at 5:00 o'clock, P.M.
 Conn. E. Hill
 Clerk of Court, Harris County, Texas
 Deputy