



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 23rd, 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 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	<u>5</u>



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: 4-8045

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>Abelardo Cantu Jr</u>	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>[Signature]</u>
	1 1	7 15 24

Name: Abelardo Cantu Jr

Address: P.O. Box 1960
San Juan, Tx 78589

Phone: 956-358-4259

Water Supplier: City of Edinburg

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

Account/ESI No.: 1000106325
 Temporary Pole Permanent Service

regarding the land described as:

Sendero trail Ph-2 Lot# 45

on July 23, 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 3/28/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/23/24 BMS

ATTEST:

Hidalgo County Clerk

Date

Ricardo F. Lopez 7/23/24
[Signature]
[Signature] JUL 24 2024



PLANNING DEPARTMENT

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8045

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: Abelardo Cantú Jr

Address: 3629 Lasso Trail
Edinburg, Tx 78541

Phone: 956-358-4259

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

Sendero Trail Ph 2 Lot # 45

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Abelardo Cantú Jr
Requesting Party (Signature)

7/17/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/17/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-8045

Receipt No.: 032825

S2462-02-000-0045-00

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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CANTU ABELARDO JR & LAURA J CAMPOS
425 VALENCIA BLVD
SAN JUAN, TX 78589
(956) 358-4259
(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: 3400Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 45
- [6] Location: north 281 and 490
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$400000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-8045
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Check
 Check/M.O.#: 1528
 Payment: \$30
 Change Due: \$0.00
 Application: melissa.lopez
 Inspector: danny.sanchez
 Receipt: melissa.lopez

Melissa Lopez 12/18/23
 Cashier Date

10#710997

[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. 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 Tijerina
Signature of Owner or Applicant

12-18-23
Date

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

Warranty Deed with Vendor's Lien

Date: FEBRUARY 29, 2016

Grantor: LYDIA JASSO

Grantor's Mailing Address: 14208 N. EXPRESSWAY 281
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Grantee: ABELARDO CANTU, JR. and wife, LAURA J. CAMPOS

Grantee's Mailing Address: 425 VALENCIA BLVD.
SAN JUAN, TEXAS 78589
HIDALGO COUTNY

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 SIXTY-THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$60,400.00). 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 Forty Five (45), SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 50, Pages 50-55, 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 Document No. 1598031, Document No. 1748916, Document No. 1844746 and Document No. 2505773, Official Records and Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, 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, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 50, Page 50-55, Map Records of Hidalgo County, Texas.
- d. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records of Hidalgo County, Texas.
- e. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.
- f. Right of way easement in favor of Hidalgo County as shown by instrument dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.

- g. Roadway easement as shown by instrument November 7, 1975, recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.
- h. Right of way easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.
- i. Roadway easement awarded in Agreed Final Judgment as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718 and Volume 2894, Page 749, both in the Official Records of Hidalgo County, Texas.
- j. Ingress and egress easement in favor of as shown by instruments dated May 31, 2001, filed July 12, 2001 under Document No. 987642, Document No. 987643, Document No. 987644 and Document No. 987645 and abandonment of Easement dated October 31, 2005, recorded under Document No. 1584202, Official Records of Hidalgo County, Texas.
- k. Maintenance and/or special assessment(s) payable to Property Owners' Association, as set out in instrument dated March 31, 2006, recorded under Document No. 1598031 and amended under Document No. 1748916, Official Records, Hidalgo County, Texas.
- l. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 19, 1981, recorded in Volume 404, Page 798, Oil and Gas Records of Hidalgo County, Texas.
- n. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated October 20, 1975, recorded in Volume 1466, Page 407 and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas.
- o. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 31, 2001, executed by Alonzo Gonzales, Anita G. Gonzalez and Angelica G. De La Garza to Cidelia G. Gorena, recorded under Document No. 987642, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- p. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Anita G. Gonzalez and Angelica G. De La Garza to Alonzo Gonzales, recorded under Document No. 987643, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- q. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Angelica G. De La Garza to Anita G. Gonzalez, recorded under Document No. 987644, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- r. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Anita G. Gonzalez to Angelica G. De La Garza, recorded under Document No.

987645, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".

- s. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- t. Zoning and building ordinances in favor of the County of Hidalgo.
- u. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

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.

Lydia Jasso

LYDIA JASSO

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19 day of February, 2016, by LYDIA JASSO.



Cora Anne Stracener

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
McALLEN, TEXAS 78504
GF# 152429701

AFTER RECORDING RETURN TO:

ABELARDO CANTU, JR. and wife, LAURA J. CAMPOS
425 VALENCIA BLVD.
SAN JUAN, TEXAS 78589



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
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281
Edinburg, Texas 78539
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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: 4-8635

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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	7/12/24

Name: Chantel Mendoza

Address: 23654 Calle

Guillermo, Monte

Aito, Tx 78538

Phone: (512) 848-1687

Water Supplier: North Alamo Water supply corp

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

Account/ESI No.: 94728682306 / 1003278941355743
 Temporary Pole Permanent Service

regarding the land described as:

Lantana Acres # 4 lot 12

on July 23, 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 7/24/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

7/23/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/23/24 BMS

ATTEST:

[Signature]
Hidalgo County Clerk

JUL 24 2024
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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956-318-2840

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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: 4-8635

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: Chantel Mendoza

Address: 23654 Calle Guillermo
Monte Alto, TX 78538

Phone: (512)848-1687

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

Lantana acres NO.4 - lot 12

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)

7/12/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/17/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

7/12/2024 12:02:58 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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


Permit No.: Permit 4-8635
Receipt No.: 035867
L2845-04-000-0012-00

- RODRIGUEZ ISAAC & CHANTEL MENDOZA DE JESUS
23654 CALLE GUILLERMO
MONTE ALTO, TX 78538
(956) 400-0625
(956) 400-0625
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 20 Mobile Homes
 - [4] Size of Structure: 630Sq.Ft.
 - [5] Legal Description: LANTANA ACRES #4 LOT 12
 - [6] Location: BENITO A RAMIREZ RD & VAL VERDE RD
 - [7] Sewage: North Alamo WSC
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$30000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-8635
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: israel.lozoya
Receipt: alex.antons



Cashier

7/12/24
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

07/12/24
Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 26, 2024

Grantor: SCOTT JOSEPH FUCHS and WENDY FUCHS, a married couple

Grantor's Mailing Address (including county): P.O. Box 245
Cokato, Minnesota 55321
Wright County, Minnesota

Grantee: ISAAC RODRIGUEZ and CHANTEL MENDOZA DE JESUS, a married couple

Grantee's Mailing Address (including county): 8102 Jade Drive
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of RALLY CREDIT UNION, in the principal amount of SIXTY-EIGHT THOUSAND AND NO/100THS DOLLARS (\$68,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RALLY CREDIT UNION, and by a first-lien deed of trust of even date from Grantee to KEVIN M. MARAIST, Trustee.

Property (including any improvements):

Lot 12, LANTANA ACRES NO.4, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 40, Pages 92-94, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 40, PAGES 92-94, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated September 7, 1945, recorded in Volume 565, Page 339, dated March 1945, and dated November 2, 1945, recorded in Volume 568, Page 381, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

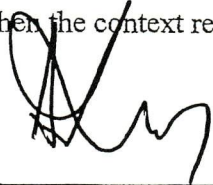
Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated April 12, 2006, recorded in Clerk's File No.1615722, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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.

RALLY 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 the superior title to the Property are retained for the benefit of RALLY CREDIT UNION, and are transferred to RALLY CREDIT UNION, without recourse against Grantor.

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 REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, 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.



SCOTT JOSEPH FUCHS

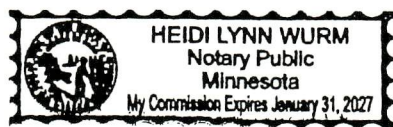


WENDY FUCHS

(Acknowledgment)

STATE OF Minn §
COUNTY OF Wright §

This instrument was acknowledged before me on the 26 of June, 2024, by SCOTT JOSEPH FUCHS and WENDY FUCHS, a married couple.





Notary Public, State of Minnesota

AFTER RECORDING RETURN TO:
ISAAC RODRIGUEZ and
CHANTEL MENDOZA DE JESUS
8102 Jade Drive
Mission, Texas 78574

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 954910; EL:bc

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	MARIA G. TREVINO	3-4952
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JULY 23, 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: 3-4952

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

Upon the application of:

Name: Maria G. Trevino

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>54498</u> <u>7/17/24</u>

Address:

1518 David Ave
Mission, TX 78572

Water Supplier: Agua Sud

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

Phone: (956) 458-6341

Account/ESI No.: 100327894-

Temporary Pole Permanent Service

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

Basham #24 lot 13

[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 _____, 20____, 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.

Sandra Conde
Planning Department Authorized Signature

Rolando F. Cuatrecasas
Hidalgo County Judge

7/23/24
Date

ATTEST:

Antonio Benavides Jr.
Hidalgo County Clerk

JUL 24 2024
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/23/24 AMS

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WARRANTY DEED WITH VENDOR'S LIEN

Date: February 14, 2020

Grantor: Maria T. Martinez, a single person

Grantor's Mailing Address:

2005 Diaz St.
McAllen, Texas 78503
Hidalgo County

Grantee: Maria G. Trevino and husband, Jose L. Quintanilla, Jr.

Grantee's Mailing Address:

1518 David Ave.
Palmview, Texas 78574
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of First Community Bank in the principal amount of FORTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$41,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of First Community Bank and by a first-lien deed of trust of even date from Grantee to C. Michael Scott, Trustee.

Property (including any improvements):

Lot 13, BASHAM SUBDIVISION NO. 24, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 26, Page 199, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right of way easement granted to La Joya Water Supply Corporation, by Scott Martin, Jr., dated May 29, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1676, Page 52, Deed Records Hidalgo County, Texas.
- B. Right of way easement granted to Rio Grande Valley Gas Company, by L.C. Renfroe, dated February 21, 1959, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 940, Page 382, Deed Records Hidalgo County, Texas.
- C. Ten feet (10') irrigation and utility easement along the East line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.

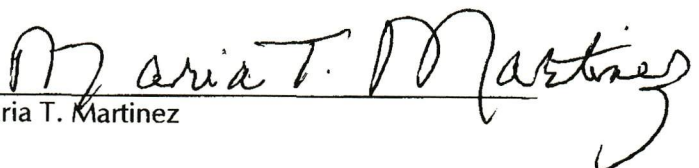
- E. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6 .
- F. Easements or claims of easements which are not a part of the public record.
- G. A twenty-five foot (25) building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- H. A ten foot (10') building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- I. A ten foot (10') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- J. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Atlantic Richfield Co., recorded in Volume 2014, Page 82, Volume 2035, Page 481 and in Volume 2051, Page 633, all in Official Records Hidalgo County, Texas.
- K. All oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated December 15, 1998, filed for record on December 29, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 735424, reference to which instrument is made for all intents and purposes.
- L. Restrictions as shown on plat recorded in Volume 26, Page 199, Map Records, Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- M. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.

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

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

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

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

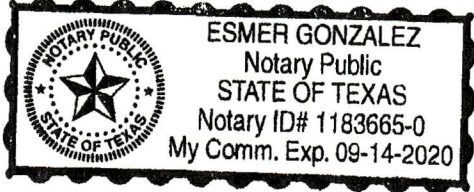


 Maria T. Martinez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 18, 2020, by Maria T. Martinez.



[Handwritten Signature]

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#101516 EG
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TTLEDOCS\101516-WDVL\ag)

AFTER RECORDING RETURN TO:

Maria G. Trevino
Jose L. Quintanilla, Jr.
1518 David Ave.
Palmview, Texas 78574



Chapter 232, Texas Local Government Code

10/26/2022 10:53:18 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-4952

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

Receipt No.: 026504

B1900-24-000-0013-00

- TREVINO MARIA G. & JOSE L QUINTANILLA JR
1518 DAVID AVE
MISSION, TX 78572
(956) 529-7398
(956) 529-7398
- [1] Contractor: SELF
 - [2] Water System: Agua S.U.D.
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 3400Sq.Ft.
 - [5] Legal Description: BASHAM NO. 24 LOT 13
 - [6] Location: MOOREFILED AND 2 MILE
 - [7] Sewage: N/A
 - [8] Construction Type: Brick
 - [9] Est. Cost of Construction: \$200000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner '
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUN TY SETBACKS**
Description: Permit 3-4952
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

Date

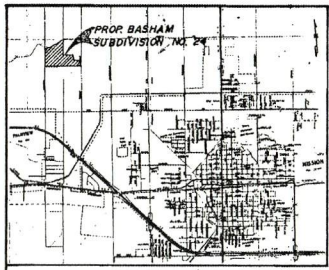
10-26-22

[NOTICE]

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Signature of Owner or Applicant

10-26-22
Date



Map of BASHAM SUBDIVISION No. 24

BEING A SUBDIVISION OF 49.91 ACRES, BEING ALL OF LOTS 17, 18 & THE SOUTHWEST CORNER OF ALL NEW CALDONIA UNIT NO. 1 SUBDIVISION & ALL OF LOTS 15 & 16 BLOCK 2, KIEWIT CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS 7.85 ACRES OUT OF LOT 28, BLOCK 3 KIEWIT CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR, LARRY L. SMITH, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION AND I AM AWARE OF THE CONTENTS AND PURPOSES THEREOF. MY BUSINESS ADDRESS IS: 1114 N. GARDNER ST. HOUSTON, TEXAS 77002-1114.



THIS PLAN APPROVED BY THE CITY COMMISSIONER OF THE CITY OF MISSION, TEXAS ON THIS _____ DAY OF _____, A.D., 1990.

ATTEST: _____ MAYOR, CITY OF MISSION

CITY COMMISSIONER
THIS PLAN APPROVED BY THE CITY OF MISSION PLANNING AND ZONING BOARD ON THIS _____ DAY OF _____, A.D., 1990.

CHAIRMAN

THIS PLAN APPROVED BY HIDALGO COUNTY JUDICIAL DISTRICT NO. 4 ON THIS _____ DAY OF _____, A.D.

ATTEST:

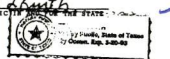
SECRETARY

APPROVED AND ORDERED THAT THIS PLAN BE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS PARCEL NO. 24, SUBDIVISION TO THE CITY OF MISSION, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECLARES THE FREE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES, AND SURRENDERS HEREIN AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

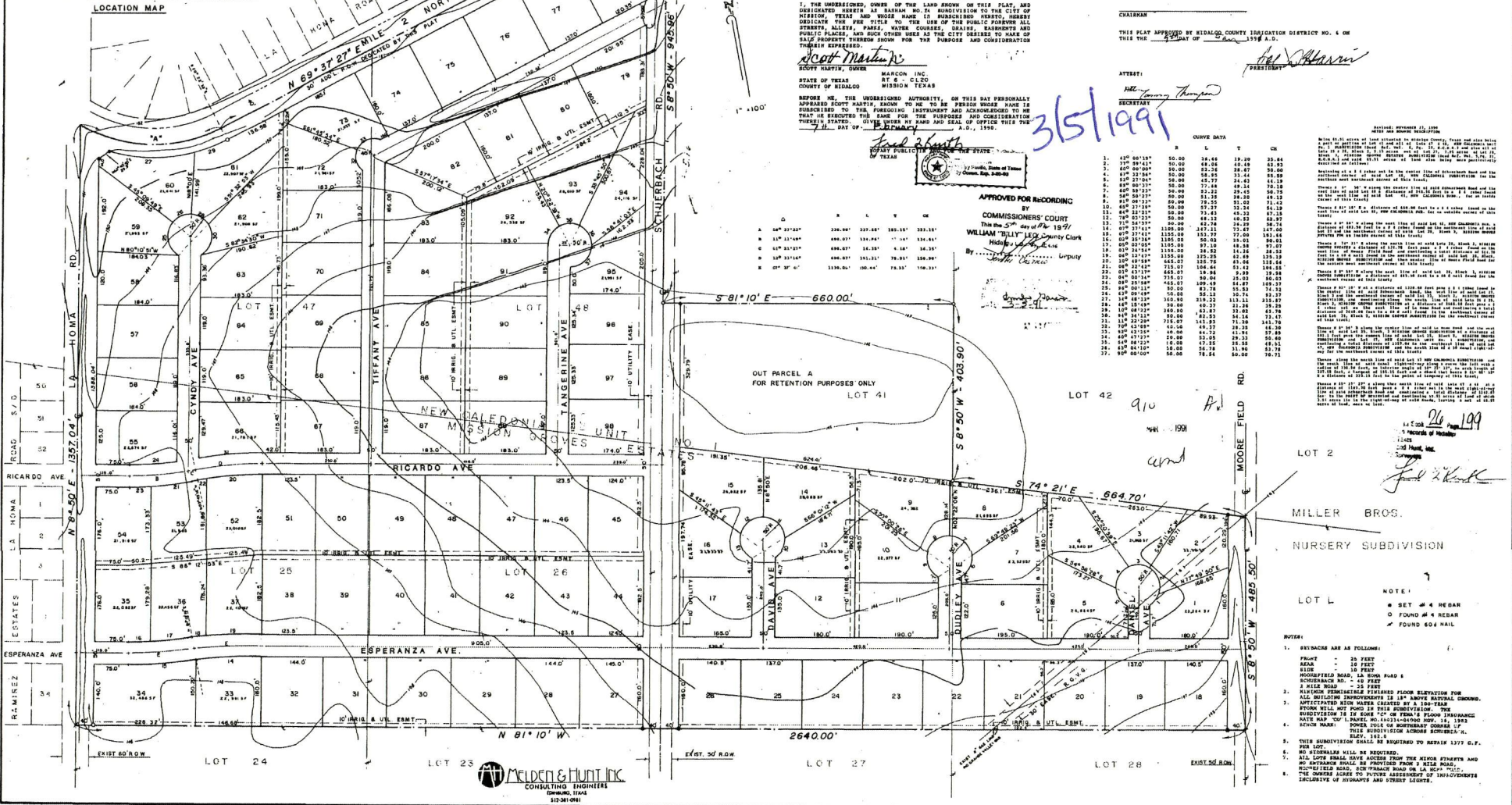
Scott Martin
SCOTT MARTIN, OWNER
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT MARTIN, 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 PURPOSES AND CONSIDERATION THEREIN STATED BY HIM AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 1990.



APPROVED FOR RECORDING BY COMMISSIONER'S COURT THIS _____ DAY OF _____, 1990

WILLIAM "BILLY" LEE, County Clerk
Hidalgo County, Texas
By _____ Deputy



NO.	ANGLE	LENGTH	S	L	W	OK
1	45° 00' 10"	50.00	38.48	19.20	25.44	
2	45° 00' 10"	50.00	38.48	19.20	25.44	
3	45° 00' 10"	50.00	38.48	19.20	25.44	
4	45° 00' 10"	50.00	38.48	19.20	25.44	
5	45° 00' 10"	50.00	38.48	19.20	25.44	
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11	45° 00' 10"	50.00	38.48	19.20	25.44	
12	45° 00' 10"	50.00	38.48	19.20	25.44	
13	45° 00' 10"	50.00	38.48	19.20	25.44	
14	45° 00' 10"	50.00	38.48	19.20	25.44	
15	45° 00' 10"	50.00	38.48	19.20	25.44	
16	45° 00' 10"	50.00	38.48	19.20	25.44	
17	45° 00' 10"	50.00	38.48	19.20	25.44	
18	45° 00' 10"	50.00	38.48	19.20	25.44	
19	45° 00' 10"	50.00	38.48	19.20	25.44	
20	45° 00' 10"	50.00	38.48	19.20	25.44	
21	45° 00' 10"	50.00	38.48	19.20	25.44	
22	45° 00' 10"	50.00	38.48	19.20	25.44	
23	45° 00' 10"	50.00	38.48	19.20	25.44	
24	45° 00' 10"	50.00	38.48	19.20	25.44	
25	45° 00' 10"	50.00	38.48	19.20	25.44	
26	45° 00' 10"	50.00	38.48	19.20	25.44	
27	45° 00' 10"	50.00	38.48	19.20	25.44	

NOTE: THIS PLAN IS SUBJECT TO THE CITY OF MISSION'S PLANNING AND ZONING ORDINANCES AND THE CITY'S PLANNING AND ZONING BOARD'S DECISIONS THEREON. THE CITY'S PLANNING AND ZONING BOARD HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY'S PLANNING AND ZONING ORDINANCES AND HAS APPROVED THIS PLAN FOR RECORDING. THE CITY'S PLANNING AND ZONING BOARD'S DECISIONS ARE FINAL AND NOT SUBJECT TO APPEAL.

NOTE:
 * SET # 4 REBAR
 O FOUND # 4 REBAR
 O FOUND G.S. WALL

- NOTES:
- SETBACKS ARE AS FOLLOWS:
 FRONT - 25 FEET
 REAR - 25 FEET
 SIDE - 10 FEET
 HOUSINGFIELD ROAD, LA RONA ROAD & SCHNEIBACH RD. - 40 FEET
 2 MILE ROAD - 35 FEET
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS 10' ABOVE NATURAL GROUND.
 - UNIMPROVED SIGN WATER CREATED BY A 100-YEAR FLOOD WIND, NOT PART OF THIS SUBDIVISION.
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION RATE MAP "D" 1. PAVED OR UNPAVED ROADWAY, 15, 1990.
 - MINOR PART: POWER POLE ON SPAN 15' FROM THIS SUBDIVISION ACROSS SCHNEIBACH RD. 1990.
 - THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN 1377 G.P. PER ACRE.
 - ALL LOTS SHALL HAVE ACCESS FROM THE MINOR STREETS AND HOUSINGFIELD ROAD, LA RONA ROAD & SCHNEIBACH RD. TO THE HOUSINGFIELD ROAD, SCHNEIBACH ROAD OR LA RONA ROAD.
 - THE OWNER AGREES TO FUTURE ASSESSMENT OF IMPROVEMENTS INCLUSIVE OF HYDRAULIC AND STREET LIGHTS.





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: 4-8554

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

Upon the application of:

Name: Rene Montes

Address: 2010 S Cesar Chavez
Edinburg TX 78542

Phone: 956 239 7295

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>6 / 24 / 24</u>

Water Supplier: N/A

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

Account/ESI No.: 1000112802
 Temporary Pole Permanent Service

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

Alamo land b sugar Co 2140' N 110-5550
lot 10 blk 11 Tower b Flor Ave.

[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 July 23, 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

Ricardo F. Lopez 7/23/24
Hidalgo County Judge Date

ATTEST: [Signature] JUL 24 2024
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/23/24 BMS



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: 4-8550

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

Rene Montes

Known to me [or proved to me in the oath of NDL or through
(description of federal or state government ~~in~~ document production and signature),
who swore on oath that the following two statements are true:

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

Alamo land to Sugar Co 240 - N110 5550 lot
Tower & Fair Ave. 10

[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]

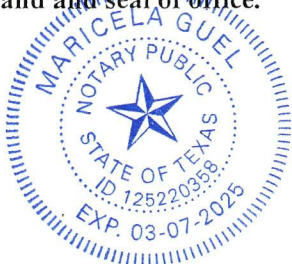
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Rene Montes (Signature)

SUBSCRIBED AND SWORN TO before me on June 24, 2024, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8556
Receipt No.: 035467
A1800-00-061-0010-22

- MONTES RENE
2010 S. CESAR CHAVEZ RD
EDINBURG, 78542
(956) 239-7295
(956) 239-7295
[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1040Sq.Ft.
[5] Legal Description: ALAMO LAND & SUGAR CO E140'-N110'-S550' LOT 10 BLK 61 A/K/A E140' LOT L
[6] Location: TOWER RD & FLOR AVE
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$16500
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 10', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-8556
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Handwritten signature of melissa.lopez and date 6/12/24
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.

Handwritten signature of owner or applicant
Signature of Owner or Applicant

6-12-24
Date

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from 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.

CONSTABLE'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated August 2, 2019 on a certain judgment rendered in said Court on the 1st day of July, 2019, in a certain **Suit No. T-0829-15-G, Edinburg Consolidated Independent School District, Hidalgo County, Hidalgo County Drainage District # 01, Hidalgo County Emergency Services District # 03 And South Texas College, Et Al vs. Adam Tetz, I, Constable Lazaro Gallardo, Jr, of said County, did upon August 2, 2019, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on August 7, 2019, in THE ADVANCE NEWS JOURNAL, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 3rd day of September, 2019 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the West Side of the Hidalgo County Administrative Building of the Courthouse of said County, at which sale the premises hereinafter described were struck off to**

**Rene Montes
2010 S. Cesar Chavez Rd.
Edinburg, TX 78542**

for the sum of \$15,557.72, Rene Montes being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Constable aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

TRACT 1: 0.35 ACRE, MORE OR LESS, OUT OF LOT 10, BLOCK 61, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS; AND AS DESCRIBED IN DEED DATED FEBRUARY 27, 1978, FROM DONALD V. RATCLIFF TO ADAM TETZ, ET UX, IN CLERK'S FILE #1978-10703, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Constable aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

As required by Section 34.015, Texas Tax Code, the **Grantee(s)** exhibited to me an unexpired written statement issued to the **Grantee(s)** showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the **Grantee(s)** to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the **Grantee(s)** to that school district or municipality.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 18 day of October, 2019.



Lazaro Gallardo Jr.

Lazaro (Larry) Gallardo, Jr.
Constable, Precinct 3
Hidalgo County, Texas

[Handwritten signature]

By: Deputy

STATE OF TEXAS

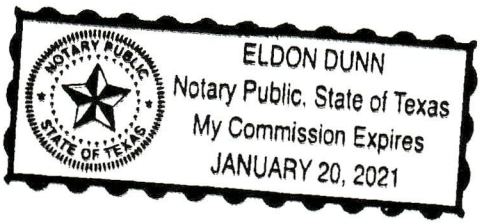
X

COUNTY OF HIDALGO

X

Before me, the undersigned authority, on this day personally appeared Joaquín Contreras, Constable / Deputy Constable of Hidalgo County, Texas, 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 purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF October, 2019.



Eldon Dunn

Notary Public, State of Texas
My Commission Expires: 1-20-21

After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP
Attorneys at Law
1512 S. Lone Star Way
Edinburg, Texas 78539

10703

700

The State of Texas,

} Know All Men by These Presents:

County of HIDALGO

That I, Donald V. Ratcliff, the premises herein conveyed not being my homestead

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten dollars and other good and valuable considerations

~~XXXXXXXX~~

to me in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Adam Tetz and/or Kathleen Tetz as joint tenants with full right of survivorship as at common law and not as tenants in common of the Province of Saskatschewan, Canada all that certain real property situated in Hidalgo County, Texas, and described as follows to-wit:

A 0.35 tract of land, being a 140.0 foot by 110.0 foot tract of land out of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, Block 61, Alamo Land and Sugar Company Subdivision, of Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to the map or plat thereof in Volume 1, Page 24-26 Map Records, Hidalgo County, Texas, reference to which record is here made for all purposes, the tract herein conveyed being described by metes and bounds as follows, to-wit:

COMMENCING at the Southeast corner of said Lot 10; said point being in the center of Tower Road; THENCE, with the East line of Lot 10, in Tower Road; North 8°45' East, 440.0 feet to the Southeast corner of the

North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, for the Southeast corner of the following described tract of land and POINT OF BEGINNING of this survey.

THENCE, with the South line of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10; North 81°51' West, at 30.0 feet pass an iron pipe set for the West line of Tower Road, and at 110.0 feet a point, for the Southwest corner hereof.

THENCE, parallel to the East line of Lot 10; North 8°45' East, at 95.0 feet pass a point on the South line of proposed 30 foot private road easement and at 110.0 feet a point, for the Northwest corner hereof.

THENCE, parallel to the South line of Lot 10, along the center of proposed 30 foot road easement; South 81°15' East, at 110.0 feet pass the West line of Tower Road and at 140.0 feet a point on the East line of Lot 10, for the Northeast corner hereof.

THENCE, with the East line of Lot 10, in Tower Road; South 8°45' West, 110.0 feet to the PLACE OF BEGINNING. Containing 0.35 acre of land more or less, of which the North 15.0 feet of the West 110.0 feet, comprising 0.033 acre lies in proposed private road easement and the East 30.0 feet, comprising 0.08 acre, lies in Tower Road right-of-way.

There is also hereby conveyed to the Grantees herein, their heirs and assigns a private road easement and right-of-way in a 30.0 foot by 960.0 foot strip of land out of the North 220.0 feet of the South 660.0 feet of the East 990.0 feet of Lot 10, Block 61 and BEING "the North 30.0 feet of the South 125.0 feet of the East 960.0 feet thereof", for benefit of and as an easement appurtenant to the real estate herein conveyed; such easement being also usable by the owners of other realty in said North 220 feet of the South 660.0 feet of the East 990 feet of said Lot 10.

This conveyance is made subject to the prior reservations of all oil, gas and other minerals in and under said premises and to the rights, rules, regulations and easements of Hidalgo County Water Improvement District Number Two.

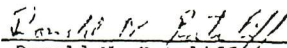
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees herein, their

heirs and assigns forever and I do hereby bind myself and my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantees herein, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at San Juan, Texas
this 27th day of February, 1978.


Donald V. Ratcliff

Witness at request of Grantor:

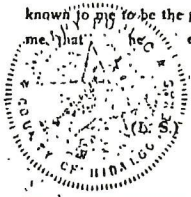
SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Donald V. Ratcliff

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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 1st day of March A. D. 19 78



Herlinda P. Gomez
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS, }
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M., and was duly recorded by me on the _____ day of _____, A. D. 19 _____ in Vol. _____, page _____, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk _____ County, Texas

By _____, Deputy.

10703
125

Warranty Deed

FROM

TO

FILED FOR RECORD

This.....day of....., A D. 19.....
at.....o'clock..... M.

County Clerk

By..... Deputy

FILED FOR RECORD THIS DATE

At 1:57 o'clock P.M., A. D. 19.....

In..... MAR-30-1978..... County Records

In Book..... SANTOS SALDANA..... on Page.....

County Clerk, Hidalgo County, Texas

By..... Deputy

By..... Deputy

Recording Fee \$.....

This instrument should be filed immediately with
the County Clerk for Record.

CHARGE & RETURN
W. L. LEVEN

The Odco Company, Publishers, Dallas
SAN JUAN, TEXAS 78589



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: 4-7967

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

Upon the application of:

Name: Antonio Hernandez Zuniga

Address: 2801 Benito A. Ramirez Rd.
Edinburg TX, 78542.

Phone: 956-340-9578

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u>7 / 5 / 24</u>

Water Supplier: North Atamo

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

Account/ESI No.: 10032789456149170
 Temporary Pole Permanent Service

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

Lot 14, Block 21, Santa Cruz Gardens Unit No.2

[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 July 23, 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

Ricardo F. Lopez 7/23/24
Hidalgo County Judge Date

ATTEST: [Signature] JUL 24 2024
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/23/24 JMS



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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-7967

**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

Antonio Hernandez Zuniga

Known to me [or proved to me in the oath of _____ or through Tx DL (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:

Lot 14, Block 21, Santa Cruz Gardens Unit No. 2."

[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-

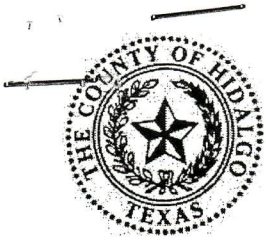
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Antonio Hdz. Zuniga (Signature)

SUBSCRIBED AND SWORN TO before me on July 05, 2024, to certify which, witnesses my hand and seal of office.



[Signature]
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	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 4-7967
Receipt No.: 032466
S1700-02-021-0014-00

- HERNANDEZ ANTONIO ZUNIGA
2300 SONADOR TRAILS
EDINBURG, TX 78541
(956) 340-9578
(956) 340-9578
- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 640Sq.Ft.
[5] Legal Description: SANTA CRUZ GARDENS #2 ALL LOT 14
BLK 21 9.88 ACS NET
[6] Location: DOOLITTLE & BENITO A. RAMIREZ
WOODFRAME
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$20000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-7967
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: aaron.hernandez
Receipt: melissa.lopez

Melissa Lopez 11/20/23
Cashier Date

10#278114

[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.

Antonio Zuniga
Signature of Owner or Applicant

11/20/23
Date

Capital Title
GF# 23-735431-MC

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 26, 2023

Grantor: Armando Gomez Jr., who acquired title as Armando Gomez and Marilu C. Gomez, a married couple

Grantor's Mailing Address: 2900 E. Ingls Rd. Edinburg, Tx 78542

Grantee: Antonio Hernandez Zuniga, a married man

Grantee's Mailing Address: 2300 Sonados Trl Edinburg Tx 78541

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of \$183,750.00 (One Hundred Eighty Three Thousand Seven Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas National Bank and by a first-lien deed of trust of even date from Grantee to Joe Quiroga, trustee.

Property (including any improvements):

Lot 14, Block 21, SANTA CRUZ GARDENS UNIT NO. 2, an Addition to Hidalgo County, Texas, according to the Map recorded in Volume 8, Pages 28-29, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hidalgo County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

230945

Prepared by the State Bar of Texas for use by lawyers only. 3139 PAGE 333

Revised 10-83.

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WARRANTY DEED WITH VENDOR'S LIEN

Date: August 23, 1991

Grantor: HENRY LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER

Grantor's Mailing Address (including county): 811 Oakhill Drive
Killeen, Texas 76541

Grantee: DORA RUANO

Grantee's Mailing Address (including county): 183 Winchester Street
Brookline, Massachusetts 02167

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY-THREE THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$23,800.00) and is executed by Grantee, payable to the order of HENRY LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER. It is secured by a vendor's lien retained in favor of HENRY LUCKSINGER, JR. and wife, ANNETTE LUCKSINGER in this Deed and by a Deed of Trust of even date from Grantees to JOSEPH PRESTIA, Trustee.

Property including any improvements:

All of Lot Fourteen (14), Block Twenty-One (21), SANTA CRUZ GARDENS UNIT #2, Hidalgo County, Texas, as per map and plat thereof recorded in Volume 8, Pages 18-19 and Amended in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty

1. Easements and reservations as shown according to the map and plat thereof records in Volume 8, Pages 18-19 and Amended in Volume 8, Pages 28-29 all in Map Records, Hidalgo County, Texas.
2. Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.
3. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15.
4. Right of Way Easement to North Alamo Water Supply Corporation recorded in Volume 2582, Page 494, Official Records, Hidalgo County, Texas.
5. all of the Oil, Gas and Other Minerals in and under the herein described property reserved in instrument recorded in Volume 1159, Page 891, Deed Records, Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes. EXCEPT there is conveyed to Grantee herein 1/8th of the usual and customary non-participating royalty interest. Title to said interest has not been investigated subsequent to the date of aforesaid instrument.
6. Estate created in Oil and Gas Lease to Magnolia Petroleum company, recorded in Volume 54, Page 93, Oil and Gas Lease Records, Hidalgo County, Texas, together with all terms conditions and stipulations contained therein. Title to said Lease has not been investigated subsequent to the date thereof.
7. Visible or apparent easements on or across subject 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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors so warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

Henry C Lucksinger, Jr.
HENRY C. LUCKSINGER, JR.

Annette Lucksinger
ANNETTE LUCKSINGER

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Coryell

This instrument was acknowledged before me on the 3rd day of September, 1991, by Henry Lucksinger, Jr. and Annette Lucksinger C.



Dee Ann Chambers
Notary Public, State of Texas
Notary's name (printed): Dee Ann Chambers
Notary's commission expires: 07-02-95

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO
PRESTIA & ORNELAS
P. O. BOX 876
EDINBURG, TEXAS 78540

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. BOX 876
EDINBURG, TEXAS 78540

Official Record 3139 Page 336

OFFICIAL RECORD
JUL 27 PM 2 09
FILED
DEPT
STATE

20090727