



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR September 4th, 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>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>3</u></b>

SEPTEMBER 2024

<b>SUBMITTAL</b>									
<b>DATE</b>	<b>FOR APPROVAL BY</b>						<b>ROUTING</b>	<b>RETURNED</b>	<b>RECEIVED BY</b>
<b>8/28/2024</b>	<b>C.COURT ON 9/3/24</b>						<b>STAFF</b>	<b>DATE</b>	<b>STAFF</b>
	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>STAFF</b>	<b>BY C.COURT</b>	
8/26/2023	ANSELMO TREJO	PALOMA DEL VALLE PH 3	138		4-7503	LIGHT	AA		
8/23/2024	JESUS RAMIREZ	LOS VENADOS PH 4	444		4-7843	LIGHT	AA		
8/19/2024	HOMERO SALINAS	ALAMO LAND & SUGAR	10	47	4-8487	UTILITIES	AA		



# 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: 4-7503

### 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: Anselmo Trejo  
Address: 6515 Soledad Dr  
Edinburg Tx  
78541  
Phone: 956-381-2586

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Date Approved: <u>8/26/24</u>	<u>8/26/24</u>	<u>8/26/24</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789494213235  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Polomas del Valle PH3 Lot 138.

on Sept. 3, 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 7/11/24);
- 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]);
- 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

Richard F. Carter  
Hidalgo County Judge

9/3/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/3/24 BMS.

ATTEST:

[Signature]  
Hidalgo County Clerk

SEP 04 2024  
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: 4-7503

### 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: Anselmo Trejo

Address: 6713 Topodillo Dr  
Edinburg Tx 78541

Phone: 956-381-2586

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

Polonos del valle ph 3 lot 138

**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)

8-26-23  
Date

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

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

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

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

8/28/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-7503

Receipt No.: 030346

P3112-03-000-0138-00

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

TREJO ANSELMO  
6713 TAPADILLO DR  
EDINBURG, TX 78541  
(956) 381-2586  
(956) 381-2586

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 1176Sq.Ft.
- [5] Legal Description: PALOMA DEL VALLE PH 3 LOT 138
- [6] Location: MONTE CRISTO RD & SEMINARY RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 10', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-7503  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 6/30/23  
Cashier Date

10# 722046

[NOTICE]

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

*[Signature]*  
Signature of Owner or Applicant

6-30-23  
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.

## GENERAL WARRANTY DEED

2459559

**Date:** OCTOBER 28, 2013

**Grantor:** JOSE ANTONIO MARTINEZ and wife, FABIOLA ELIZABETH MARTINEZ

**Grantor's Mailing Address:**

514 N. CANNA STREET  
PHARR, TEXAS 78577  
HIDALGO COUNTY

**Grantee:** ANSELMO TREJO, a single man

**Grantee's Mailing Address:**

4590 PROFESSIONAL DRIVE # 1305  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100THS DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot 138, **PALOMA DEL VALLE, PHASE III**, Hidalgo County, Texas, according to map thereof recorded in Volume 53, Page 134, Map Records of Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Contract, Easement, Use Restriction granted by Paloma Del Valle, Ltd., a Texas limited partnership to AEP Texas Central Company, by instrument dated July 9, 2007, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 24, 2007, under Clerk's File No. 1785917.
- B. A five foot (5') Utility Easement along the front of subject property as shown on plat recorded in Volume 53, Page 134, Map Records of Hidalgo County, Texas.
- C. A ten foot (10') Utility Easement along the rear of subject property as shown on plat recorded in Volume 53, Page 134, Map Records of Hidalgo County, Texas.
- D. Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.
- E. Easements, or claims of easements, which are not of public record.

- F. Oil and Gas Lease dated October 4, 1954, recorded in Volume 169, Page 204 and dated September 12, 1956, recorded in Volume 195, Page 453, Oil and Gas Records of Hidalgo County, Texas.
- G. Oil and Gas Lease dated March 8, 1979, recorded in Volume 381, Page 793, Oil and Gas Records of Hidalgo County, Texas.
- H. Oil and Gas Lease dated March 8, 1979, recorded in Volume 380, Page 996, and in Volume 380, Page 1000, Oil and Gas Records of Hidalgo County, Texas.
- I. Oil and Gas Lease recorded in Volume 96, Page 413 and unitized in instrument recorded in Volume 101, Page 581, Oil and Gas Records of Hidalgo County, Texas.
- J. All oil, gas, and other minerals reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 5, 2010, under Clerk's File No. 2072956.
- K. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 24, 2007, under Clerk's File No. 1785917, but omitting any covenant condition 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 does not discriminate against handicapped persons.
- L. Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years.

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

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

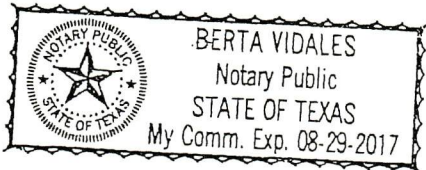
*Jose Antonio Martinez*  
 \_\_\_\_\_  
 JOSE ANTONIO MARTINEZ

*Fabiola Elizabeth Martinez*  
 \_\_\_\_\_  
 FABIOLA ELIZABETH MARTINEZ

STATE OF TEXAS                    )

COUNTY OF HIDALGO            )

This instrument was acknowledged before me on October 28, 2013, by JOSE ANTONIO MARTINEZ.



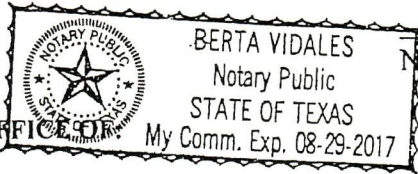
*Berta Vidales*  
 \_\_\_\_\_  
 Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on October 28, 2013, by  
FABIOLA ELIZABETH MARTINEZ.

*Berta Vidales*



Notary Public, State of Texas

PREPARED IN THE OFFICE OF

GF#101531 BV  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. CS  
McALLEN, TEXAS 78504  
(TITLEDPCS\101531-WD\GG)

AFTER RECORDING RETURN TO:

ANSELMO TREJO  
4590 PROFESSIONAL DRIVE # 1305  
EDINBURG, TEXAS 78539



# 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: 4-7843

### 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:		Existing Septics
Date Approved:	/ /	8/23/24

Name: Jesus Ramirez

Address: 34657 Axis Ln,  
Edinburg, Tx 78542

Phone: 956 789 5724

Water Supplier: City of Edinburg

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000115761  
 Temporary Pole       Permanent Service

regarding the land described as ph.4  
Los Venados Lot 444

on Sept. 3, 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 9/2/24);
- 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 WRamirez);
- 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 WRamirez);
- 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 WRamirez);
- 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

Ricardo F. Lopez  
Hidalgo County Judge  
9/3/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/3/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk  
SEP 04 2024  
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: 4-7843

### 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 Ramirez

Address: 34657 Axis Ln, Edinburg Tx  
78542 Los Venados Lot 444

Phone: 956 789 5724

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

Subdivision Los Venados <sup>ph.4</sup> Lot 444

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

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

Jesus Ramirez  
Requesting Party (Signature)

8/23/24  
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:

8/23/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-7843  
Receipt No.: 031866  
L6446-04-000-0444-00

RAMIREZ JESUS & MAYRA  
404 FOSHEE ST  
MISSION, TX 78572  
(000) 000-0000  
(956) 929-0069

- [1] Contractor: NEXTERA CONSTRUCTION INC
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2673Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 4 LOT 444
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 250', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-7843  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1337  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

10/12/23  
Date

ID# 488654

[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.

JAMSIAN LOPEZ  
Signature of Owner or Applicant

10/12/23  
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

Conforms to State Bar of Texas Form

**Date:** April 4, 2023

**Grantor:** JOSE GARCIA and spouse, MERLINDA GARCIA

**Grantor's Mailing Address:** 10322 N. 23<sup>rd</sup> Lane  
McAllen, Texas 78504  
Hidalgo County, Texas

**Grantee:** JESUS A. RAMIREZ and MAYRA A. RAMIREZ, husband and wife

**Grantee's Mailing Address:** 404 Foshee St.  
Mission, Texas 78572  
Hidalgo County, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of **One Hundred Forty-Four Thousand and 00/100 Dollars (\$144,000.00)** and is executed by Grantee, payable to the order of **Security Service Federal Credit Union**. The note is secured by a vendor's lien retained in favor of **Security Service Federal Credit Union** in this deed and by a deed of trust of even date from Grantee to **Ruth W. Garner**, Trustee.

**Property (including any improvements):**

Lot 444, **LOS VENADOS SUBDIVISION PHASE IV**, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Pages 25 through 34, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Easements granted to Southwestern Bell Telephone Co., filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632, and Volume 1072, Page 349, Deed Records Hidalgo County, Texas.

2. Easements granted to Tennessee Gas and Transmission Company, filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 612, Page 534 and in Volume 619, Page 164, Deed Records Hidalgo County, Texas.
3. Right of way easement granted to Tennessee Gas and Transmission Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 164, Deed Records Hidalgo County, Texas.
4. Right of way easement granted to Humble Oil and Refining Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1019, Page 38, Volume 1019, Page 39, and Volume 1019, Page 40, Deed Records Hidalgo County, Texas.
5. A one-hundred feet by two-hundred feet (100'X 200") Ground Water drilling Easement as set out in instrument dated January 1, 2004, filed for record on January 1, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1405101.
6. Ten feet (10.0') electrical and utility easement along the North and South lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
7. Fifteen feet (15.0') electrical and utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
8. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
9. Easements or claims of easements which are not a part of the public record.
10. Fifty feet (50.0') building set back line along the front line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
11. Fifteen feet (15.0') building set back line along the rear line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
12. Six feet (6.0') building set back line along the side lines or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.

13. No building permitted over any easements and no fill or permanent structures allowed over or within any swale easements, according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records Hidalgo County, Texas.
14. Terms, conditions, covenants and provisions as set forth in that certain Oil, gas and mineral Lease, dated September 26, 1933, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1, Page 122, Oil and Gas Records Hidalgo County, Texas.
15. Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, filed for record on February 25, 2008, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1859700 and 1859701.
16. 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 L.M.B. Partnership, Ltd. to Garco, Ltd., a Texas Limited Partnership, a, dated July 20, 2004, filed for record on March 10, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1366173, reference to which instrument is made for all intents and purposes.
17. 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 Garco, Ltd., a Texas Limited Partnership, to Nancy Morales and Mario Morales, dated January 12, 2005, filed for record on March 9, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1444817, reference to which instrument is made for all intents and purposes.
18. 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 Nancy Morales and Mario Morales, wife and husband to Roberto J. Dinger, dated February 2, 2018, filed for record on March 13, 2018 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2896577, reference to which instrument is made for all intents and purposes.
19. Water rights reserved in Deed from Garco, Ltd., a Texas Limited Partnership, to Nancy Morales and Mario Morales, dated January 12, 2005, filed for record on March 9, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1444817.
20. Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, and filed on May 2, 2005, under Clerk's File No. 1465875, by instrument filed on July 18, 2012, under Clerk's File No. 2326928.

21. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
22. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
23. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee. Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

**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 described. The vendor's lien and the 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 on Grantor.

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

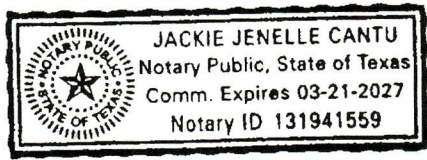
  
\_\_\_\_\_  
JOSE GARCIA

  
\_\_\_\_\_  
BERLINDA GARCIA

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of April, 2023, by Jose Garcia.

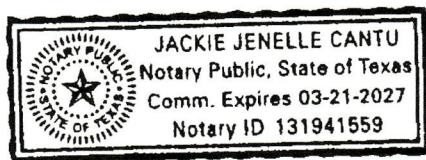


*Jackie J. Cantu*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21 day of April, 2023, by Herlinda Garcia.



*Jackie J. Cantu*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
JESUS A. RAMIREZ and MAYRA A. RAMIREZ  
404 Foshee St.  
Mission, Texas 78572

PREPARED BY:  
LESLIE L. EANES  
Attorney at Law  
4740 S. Jackson Rd.  
Edinburg, Texas 78539  
File/GF No. 501220



# 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: 4-8487

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

Upon the application of:

Name: HOMERO SALINAS

Address: 775 E. MINNESOTA  
SAN JUAN TX

Phone: 956. 3585073

Approved by Environmental Health:	Temporary Service	Final Service
	<u>Light only</u>	
	<u>MRamirez</u>	
	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>No septic's yet</u>	<u>65522</u>
Date Approved:	<u>8/20/24</u>	<u>8/28/24</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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

Account/ESI No.: NA-1000116927  
 Temporary Pole  Permanent Service

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

ALAMO LAND AND SUGAR CP W9562293'  
N 269'3 Lot 10 BLK 47 0587 AC GR 054 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 SEPT. 3, 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 9/3/24  
Hidalgo County Judge Date

ATTEST: [Signature] SEP 04 2024  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 9/3/24 BAS



# 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: 4-8487

**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

Homero Centu Salinas

Known to me [or proved to me in the oath of Driver License or through  
(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:

775 E Minnisota Rd San Juan TX 78589."

[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."

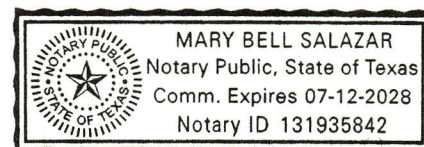
-OR-

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."

Homero Centu Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on August 19, 2024, to certify which, witnesses my hand and seal of office.

Mary B. Salazar  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

5/16/2024 9:41:15 AM

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 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-8487  
Receipt No.: 035078  
A1800-00-047-0010-19

SALINAS HOMERO SR & JULIA Y  
787 E MINNEOSTA RD  
SAN JUAN, TX 78589  
(956) 588-9368  
(956) 588-9368

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3541Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CP W95'-E293'-  
N269.3' LOT 10 BLK 47 0.587AC GR 0.54AC NET
- [6] Location: MINNESOTA RD & RAUL LONGORIA
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-8487  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: julio.ruiz  
Receipt: melissa.lopez

*melissa.lopez* 5/16/24  
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.

*Rodney*  
Signature of Owner or Applicant

5-16-24  
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**

**GIFT DEED**

Date: **March 1, 2024**

Grantor: **Homero Salinas, Jr., joined herein by my spouse, Cecilia Rodriguez**

Grantor's Mailing Address: **787 E. Minnesota Rd.  
San Juan, Texas 78589  
Hidalgo County**

Grantee: **Homero Salinas, Sr., and wife, Julia Y. Salinas**

Grantee's Mailing Address: **128 E. Jones  
Pharr, Texas 78577  
Hidalgo County**

Consideration:

**For the love and affection which we have and bear unto and towards my parents**

Property (including any improvements):

**All of our undivided interest in and to:**

**A 0.587 acre tract of land, more or less, out of a 10.00 acre tract of land, more or less, being the East 330.00 feet of Lot 10, Block 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, said 10.00-acre tract of land more particularly described by metes and bounds as follows:**

**COMMENCING at a cotton picker spindle found in the centerline of E. Minnesota Rd. and at the Northeast corner of said Lot 10, Block 47;**

**THENCE, South 89 degrees 59 minutes 02 seconds West (map reference: West), coincident with the centerline of E. Minnesota Rd. and the North line of said Lot 10, a distance of 198.0 feet to the POINT OF BEGINNING for the Northeast corner of this tract of land;**

**THENCE, South, parallel with the East line of said Lot 10, at 20.0 feet pass the original South right-of-way line of E. Minnesota Rd., at 25.0 feet pass a 1/2-inch iron rod set in the**

existing South right-of-way line of E. Minnesota Rd., at 269.3 feet in all to a ½-inch iron rod set for the Southeast corner of this tract of land;

THENCE, South 89 degrees 59 minutes 02 seconds West, parallel with the North line of said Lot 10, a distance of 95.0 feet to a 1/2-inch iron rod set for the Southwest corner of this tract of land;

THENCE, North, at 244.3 feet pass a ½-inch iron rod set in the existing South right-of-way line of said E. Minnesota Rd., at 249.3 feet pass the original South right-of-way line of E. Minnesota Rd., at 269.3 feet in all to a point in the centerline of E. Minnesota Rd. and in the North line of said Lot 10 for the Northwest corner of this tract of land;

THENCE, North 89 degrees 59 minutes 02 seconds East (map reference: East), coincident with the centerline of E. Minnesota Rd. and the North line of said Lot 10, a distance of 95.0 feet to the POINT OF BEGINNING, containing 0.587 gross acre of land, more or less, of which 0.055 acre lies in existing E. Minnesota Rd. road right of way.

Reservations From and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 7, 2004, recorded under Clerk's File No. 1335411, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated February 2, 1982, recorded in Volume 412, Page 964, Oil and Gas Records, and dated December 1, 1987, recorded in Volume 2551, Page 561, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s), dated August 14, 1996, recorded under Clerk's File No. 647875, Official Records, Hidalgo County, Texas, and unitized in instrument dated December 11, 1999, recorded under Clerk's File No. 88450, Official Records, said unitization instrument corrected in instrument dated December 11, 1999, recorded under Clerk's File No. 923924, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in an untitled instrument dated June 19, 1911, recorded in Volume 19, Page 201, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated January 3, 1930, recorded in Volume 314, Page 547, Deed Records, Hidalgo County, Texas; and assigned in instrument dated March 28, 2013, recorded under Clerk's File NO. 2411901, Official Records, and corrected in instrument dated March 28, 2013, recorded under Clerk's File No 2499329, Official Records, Hidalgo County, Texas.

Right of Way Easement dated June 18, 1998, recorded under Clerk's File No. 688416, Official Records, Hidalgo County, Texas.

Right of Way Agreement dated November 9, 2000, recorded under Clerk's File No. 957789, Official Records, Hidalgo County, Texas.

**Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.**

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

**Subject to any portion of the land described herein lying within canal right of way.**

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


**Subject to the subdivision rules of the County of Hidalgo and any appropriate governing body having jurisdiction.**

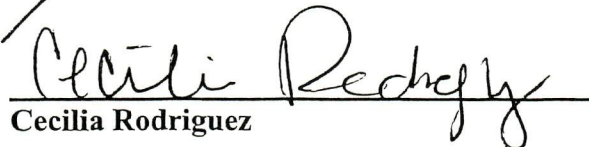
**Standby fees, taxes, and assessments by any taxing authority for the year 2024 and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.**

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE AND TAXES TO THIS PROPERTY**

  
\_\_\_\_\_  
Hontero Salinas, Jr.

  
\_\_\_\_\_  
Cecilia Rodriguez

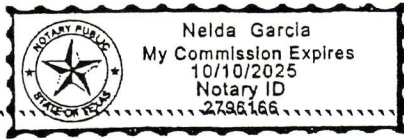
.....  
(Acknowledgment)

THE STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4<sup>th</sup> day of **March 2024**

by **Homero Salinas, Jr.**



Nelda Garcia  
Notary Public, State of Texas

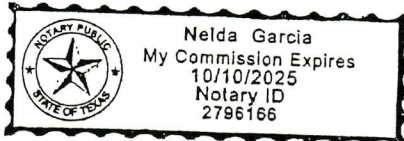
.....  
(Acknowledgment)

THE STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4<sup>th</sup> day of **March 2024**

by **Cecilia Rodriguez.**



Nelda Garcia  
Notary Public, State of Texas

Prepared In The Law Office Of:  
**Elliott & Ritch LLP**  
P.O. Box 630  
125 E. Caffery  
Pharr, Texas 78577  
(956) 787-6261-Voice  
(956) 787-6395-Fax

GF# 919959.NLC

**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:** November 21, 2018

**Grantor:** Fenech Sole, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

Fenech Sole, LLC  
3113 S. 6th Ln.  
McAllen, TX 78503

**Grantee:** Homero Salinas, Sr.; and Homero Salinas, Jr.

**Grantee's Mailing Address:**

Homero Salinas, Sr.  
Homero Salinas, Jr.  
2408 Gardenia Drive  
San Juan, TX 78589

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

**Property (including any improvements):**

A 10.00 acre tract of land, more or less, being the East 330 feet of Lot 10, Block 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, said 10.00-acre tract of land more particularly described by metes and bounds as follows:

COMMENCING at a nail found at the Northeast corner of said Lot 10, Block 47, for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, South, with the East line of said Lot 10, at 25.00 feet pass a ½-inch iron rod found at the South right-of-way line of Minnesota Road, at 1,320.16 feet (map reference: 1,320.00 feet) in all to a ½-inch iron rod found at the Southeast corner of said Lot 10 for the Southeast corner of this tract of land;

THENCE, South 89 degrees 58 minutes 49 seconds West (map reference: West), with the South line of said Lot 10, a distance of 330.00 feet to a ½-inch iron rod set for the Southwest corner of this tract of land;

THENCE, North, at 1295.18 feet pass a ½-inch iron rod set at the South right-of-way line of said Minnesota Road, at 1,320.18 feet (map reference: 1320.00 feet) in all to a nail set at the North line of said Lot 10 for the Northwest corner of this tract of land;

THENCE, North 89 degrees 59 minutes 02 seconds East (map reference: East), with said North line, a distance of 330.00 feet to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 7, 2004, recorded under Clerk's File No. 1335411, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated February 2, 1982, recorded in Volume 412, Page 964, Oil and Gas Records, and dated December 1, 1987, recorded in Volume 2551, Page 561, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated August 14, 1996, recorded under Clerk's File No. 647875, Official Records, Hidalgo County, Texas, and unitized in instrument dated December 11, 1999, recorded under Clerk's File No. 888450, Official Records, said unitization instrument corrected in instrument dated December 11, 1999, recorded under Clerk's File No. 923924, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in an untitled instrument dated June 19, 1911, recorded in Volume 19, Page 201, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated January 3, 1930, recorded in Volume 314, Page 547, Deed Records, Hidalgo County, Texas; and assigned in instrument dated March 28, 2013, recorded under Clerk's File No. 2411901, Official Records, and corrected in instrument dated March 28, 2013, recorded under Clerk's File No. 2499329, Official Records, Hidalgo County, Texas.

Right of Way Easement dated June 18, 1998, recorded under Clerk's File No. 688416, Official Records, Hidalgo County, Texas.

Right of Way Agreement dated November 9, 2000, recorded under Clerk's File No. 957789, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

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

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

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

Subject to the subdivision rules of the County of Hidalgo and any appropriate governing body having jurisdiction.

Standby fees, taxes and assessments by any taxing authority for the year 2019 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, 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.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO THE PROPERTY AS SET FORTH ABOVE) INCLUDING, BUT NOT LIMITED TO, ALL WARRANTIES OR REPRESENTATIONS AS TO ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OR ACCESS,

INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATIONS, (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (iii) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SUCH INSPECTIONS IN ELECTING TO PURCHASE THE PROPERTY. GRANTEE UNDERSTANDS THAT GRANTOR SHALL NOT BE RESPONSIBLE TO GRANTEE FOR ANY ADVERSE PHYSICAL OR ENVIRONMENTAL CONDITIONS THAT ARE (i) REVEALED TO GRANTEE OR (ii) WHICH SHOULD HAVE BEEN REASONABLY DISCOVERED FROM ITS INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AND REVIEW OF THE DOCUMENTS PREVIOUSLY PROVIDED BY GRANTOR. GRANTEE ACCEPTS THE PROPERTY IN ITS CURRENT "AS IS, WHERE IS" CONDITIONS, WITH ALL FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY, GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FOR OR REFERRED TO HEREIN.

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

Fenech Sole, LLC, a Texas limited liability company,



---

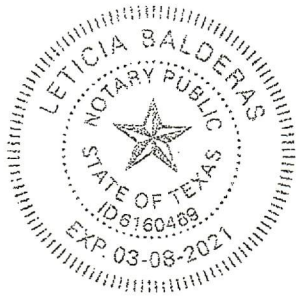
Luis F. Garcia, President

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, a notary public, on this day personally appeared Luis F. Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Luis F. Garcia executed the same as the act of Fenech Sole, LLC, a Texas limited liability company, as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21<sup>st</sup> day of November, 2018.



*Leticia Salderas*  
\_\_\_\_\_  
Notary Public, State of Texas

ACCEPTED AND AGREED TO:

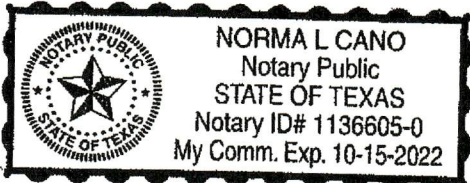
*Homero Salinas*  
Homero Salinas, Sr.

*Homero Salinas*  
Homero Salinas, Jr.

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 21<sup>st</sup>, 2018, by Homero Salinas, Sr..

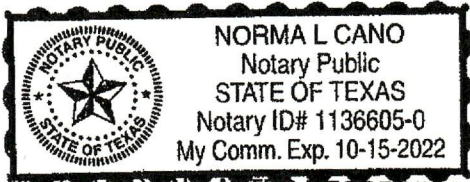


*Norma L Cano*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 21<sup>st</sup>, 2018, by Homero Salinas, Jr..



*Norma L Cano*  
Notary Public, State of Texas

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121