



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR November 13th, 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>4</u>        |
| CERTIFICATES OF RESIDENCE CONSTRUCTION     | <u>0</u>        |
| CERTIFICATES OF WATER SERVICE AVAILABILITY | <u>3</u>        |
| <b>TOTAL CERTIFICATES</b>                  | <b><u>7</u></b> |

| <b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b> |                                |                        |
|--|--------------------------------|------------------------|
|  | <b>APPLICANT</b>               | <b>APPLICATION NO.</b> |
| 1.   | ESTRELLA L MEDINA              | 3-5088                 |
| 2.   |                                |                        |
| 3.   |                                |                        |
| 4.   |                                |                        |
| 5.   |                                |                        |
| 6.   |                                |                        |
| 7.   |                                |                        |
|  |                                |                        |
|  | COMM. COURT: NOVEMBER 12, 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: 3-5088

### 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>Rudolf</u><br>Authorized Signature | <u>Rudolf</u><br>Authorized Signature | <u>Rudolf</u><br>Authorized Signature |
| Inspection/Permit No: <u>Factor</u>   | <u>Factor</u>                         | <u>Exstion Sys</u>                    |
| Date Approved: <u>9/23/24</u>         | <u>9/23/24</u>                        | <u>10/24/24</u>                       |

Name: Estrella L Medina

Address: 2904 Naranja Dr.  
Mission, TX  
78574

Phone: 956-458-5648  
956 400-3026

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-54468265  
 Temporary Pole  Permanent Service

regarding the land described as:

LA HOMA GROVES UT NO. 6 LOT 46

on Nov 12, 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 7/16/24);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by Roy Carter);
- 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 Rudolf);
- 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 Rudolf);
- 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 Rudolf);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Roy Carter);

Roy Carter  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge

11/12/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/11/24

ATTEST:

Anton Bragado  
Hidalgo County Clerk

11/13/24  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

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2401 N. Moorefield Rd.  
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956-205-7045

Precinct 1 2/3 4

**Anthony Uresti**  
Director of Planning

Application No: 3-5088

### 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: Estrella L. Medina

Address: 2904 Naranja Dr.

Mission, TX 78574

Phone: 956-458-5648 | 956 400-3026

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

LA HOMA GROVES UT NO. 6 LOT 46

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

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

Estrella Medina  
Requesting Party (Signature)

9/16/24  
Date

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

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

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

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

9/19/2024  
Date

Joy Carter  
County Official

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: February 26, 2016

Grantor: Jose Nazario Parache, Jr. and spouse, Ananias Lisandra Parache

Grantor's Mailing Address: 1417 Wurtele Avenue, Louisville, Kentucky 40208, Jefferson County, Kentucky

Grantee: Estrella L. Medina, a single person

Grantee's Mailing Address: 1913 Endeavor Court, Seabrook, Texas 77586, Harris 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 Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00). The note 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 Forty-Six (46), LA HOMA GROVES SUBDIVISION UNIT NO. 6, an addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 31, Page 89, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

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

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

Landtitle Texas, L.L.C. GF No. 15002161

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 SECURITY SERVICE FEDERAL CREDIT UNION, without recourse on Grantor.

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

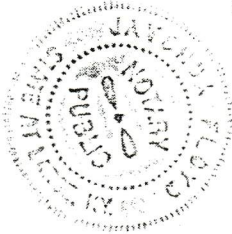
Jose N Parache Jr  
Jose Nazario Parache, Jr.

Ananias Parache  
Ananias Lisandra Parache

(Acknowledgment)

State of Kentucky  
County of Jefferson

This instrument was acknowledged before me on the 26 of February, 2016,  
by Jose Nazario Parache, Jr.

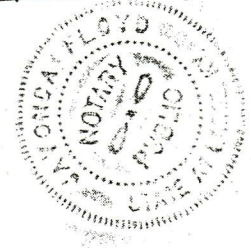


Javonda Floyd  
NOTARY PUBLIC, STATE OF KENTUCKY  
JAVONDA FLOYD  
Commission Expires May 17, 2016

(Acknowledgment)

State of Kentucky  
County of Jefferson

This instrument was acknowledged before me on the 26 of February, 2016,  
by Ananias Lisandra Parache.



Javonda Floyd  
NOTARY PUBLIC, STATE OF KENTUCKY  
JAVONDA FLOYD  
Commission Expires May 17, 2016

AFTER RECORDING RETURN TO:  
Esrella L. Medina  
1913 Endeavor Court  
Seabrook, Texas 77586

PREPARED BY:  
Cynthia I. Martinez  
Attorney at Law  
3700 North 10<sup>th</sup> Street, Suite 102  
McAllen, Texas 78501  
File/GF Number: 15002161



Chapter 232, Texas Local Government Code

12/21/2022 9:55:15 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-5088

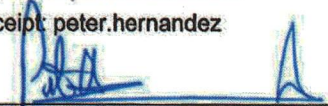
Receipt No.: 027251

L1069-06-000-0046-00

|  |  |  |
|--|--|--|
| Main Office                                      | Precinct No. 1 Substation                              | Precinct No. 3 Substation                      |
| 2818 S Business Hwy 281<br>Edinburg, Texas 78539 | 1900 Joe Stephens Ave. Ste. A<br>Westlaco, Texas 78596 | 2401 N. Moorefield Rd.<br>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                              |

- MEDINA ESTRELLA L
- MISSION , TX 78574
- (956) 400-3026
- (956) 400-3026
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2101Sq.Ft.
- [5] Legal Description: LA HOMA GROVES UT NO. 6 LOT 46
- [6] Location: LA HOMA RD AND 5 MILE RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$85000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 RULES AND REGULATIONS  
 Description: Permit 3-5088  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: peter.hernandez  
 Inspector: peter.hernandez  
 Receipt: peter.hernandez

  
 \_\_\_\_\_  
 Cashier

12/21/2022  
 \_\_\_\_\_  
 Date

[NOTICE]

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

  
 \_\_\_\_\_  
 Signature of Owner or Applicant

12/21/22  
 \_\_\_\_\_  
 Date



[PRINT AGENDA](#)[READING MODE](#)[RETURN TO THE SEARCH PAGE](#)

**CONSENT AGENDA  
HIDALGO COUNTY  
COMMISSIONERS COURT MEETING  
NOVEMBER 12, 2024  
10:00 A.M.**

**NOTICE** is hereby given in accordance with Chapter 551, Texas Government Code, that a **SPECIAL MEETING** of the Commissioners Court will be held in the Commissioners Courtroom of the Courthouse Annex III Building, 100 E. Cano, 1st floor, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

**NOTICE TO THE PUBLIC  
CONSENT AGENDA**

The following items are of a routine or administrative nature. The Commissioners Court has been furnished with background and support on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commissioner, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

1. **AI-97314** **Approval of check register and payment of claims and bills** - (Payments from Juvenile Probation, Adult Probation, LEOSE Fund, DA Motor Vehicle Theft Fund, DA Check Fraud Fund, DA Forfeiture Fund, Sheriff Forfeiture Funds, Constable Forfeiture Funds, HIDTA Forfeiture Funds and VIT Interest Fund are presented for recording purposes only.)
2. **Auditor's Office:**
  - A. **AI-97315** Presentation of Fund Information Report
  - B. **AI-97285** Discussion, consideration and approval to process the City of Mission 2023-2024 TIRZ payment, in the amount of \$4,521,514.19 pursuant to the interlocal agreement between the City of Mission, Hidalgo County, and the Tax Reinvestment Zone No. 1, City of Mission.
  - C. **AI-97141** Pursuant to Local Government Code §115.0035, requesting approval of the attached County Auditor's review/audit letters.
  - D. **AI-97142** Pursuant to Local Government Code §114.044, requesting approval of the attached monthly collection reports.
3. **2024 Intradepartmental transfers:**
  - A. **AI-97212** 2024 - Adult Probation MDWI Court Grant (1289)

- B. AI-97213 2024 - Adult Probation Youthful Offender Court Grant (1289)
- C. AI-97309 2024 - Adult Probation (1289) Youthful Offender Court Grant

4. **Planning Department:**

- A. AI-97358 1. Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)
- 2. Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)

5. **County Treasurer:**

- A. AI-97379 Hidalgo County 2024 3rd Quarter Investment Report

6. **Monthly Fee Reports:**

- A. AI-97360 District Attorney's Office Check Fraud Fees Monthly Report - 2024 October

7. **Human Resources:**

- A. AI-97362 1. Approval of reimbursement in the amount of \$1,636,827.93 to AETNA Insurance Company for claims paid on behalf of Hidalgo County from 10/17/2024 to 10/31/2024:

|                         |                       |
|-------------------------|-----------------------|
| 10/17/2024 - 10/23/2024 | \$770,449.91          |
| 10/24/2024 - 10/30/2024 | \$858,826.83          |
| 10/31/2024              | \$7,551.19            |
| <b>Total</b>            | <b>\$1,636.827.93</b> |

2. Approval of wire transfer to cover claims paid.

- B. AI-97281 Self-Insured (2202):  
Requesting approval of reimbursement of the Hidalgo County Workers' Comp. Claims paying account for claims paid by Tristar Risk Management for the period of 10/16/2024 - 10/31/2024 in the amount of \$63,713.36 and requesting approval of wire transfer.

8. **Health & Human Services:**

- A. AI-97344 Acknowledgment of the request made by the City of San Juan, Texas, for the Hidalgo County Health and Human Services Department to conduct Food Establishment Inspections within its municipal jurisdiction and execution of the same in accordance with chapter 437 of the Texas Health and Safety Code and the Hidalgo County Health and Human Services Department Environmental Health Division Rules for Regulation of Food Establishments in the Unincorporated Areas of Hidalgo County.

9. **Membership Dues/Certifications:**

- A. AI-97374 Planning Department:  
Requesting approval to pay two (2) TFMA/CFM Memberships for Certified Floodplain Manager for Anthony Uresti and Fernando Garza payable to TFMA in the total amount of







# PLANNING DEPARTMENT

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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-9891

### 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: Silva Medina  
Address: Flores del Sol  
Lote 15  
Phone: 956-313-8862

| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| _____                                | _____                | _____                |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved: _____                 | _____                | _____                |

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000121252  
 Temporary Pole     Permanent Service

regarding the land described as: Flores de Sol Lot 15

on Nov. 12, 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 11-13-1995);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segura);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by AJ);
- 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 AJ);
- 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 H Segura);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Neeloo Singh  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge    11/12/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/12/24

ATTEST: Anton Segura Jr.  
Hidalgo County Clerk    11/13/24  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-9891

### 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: Silvia Medina

Address: Flores del Sol

Lot 15

Phone: 956-313-8862

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

Flores del Sol Lot 15

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

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

Silvia Medina  
Requesting Party (Signature)

10-28-24  
Date

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

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

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

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

11/4/24  
Date

Heald Segon  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-9891  
Receipt No.: 037459  
F4610-00-000-0015-00

- DE LA FUENTE MALDONADO SERGIO & TORRES M. SILVIA
- 3705 FLORES DEL SOL AVE
- ALAMO , TX 78516
- (956) 502-1615
- (956) 502-1615
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 336Sq.Ft.
- [5] Legal Description: FLORES DE SOL LOT 15
- [6] Location: fm 495 & valverde
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 30', Rear 30', Side 6', Side S10', Corner '  
 Special Conditions: must comply with all county setbacks &  
 regulations; south side setback 10 feet  
 Description: Permit 1-9891  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: sonia.diaz  
 Inspector: leo.najera  
 Receipt: sonia.diaz

\_\_\_\_\_  
 Cashier *Sonia Diaz*

\_\_\_\_\_  
 Date *10/25/24*

[NOTICE]

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

*Sergio Maldonado*  
 Signature of Owner or Applicant

*10-25-24*  
 Date

SUPRA NOTE  
3198385

**General Warranty Deed**

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

Date: May 31, 2023

Grantor: **MARIA ELENA GONZALEZ, joined herein pro forma by her husband, JUAN C. LOPEZ**

Grantor's Mailing Address: **3611 S. Wilson St.  
Amarillo, Texas 79118  
Randall County**

Grantee: **SERGIO DE LA FUENTE MALDONADO and wife, SILVIA MEDINA TORRES**

Grantee's Mailing Address: **1109 Nueces St.  
Alamo, Texas 78516  
Hidalgo County**

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

Property (including any improvements):  
**Lot 15, FLORES DE SOL SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:  
Subject To:

None

Exceptions to Conveyance and Warranty:  
Subject To:

**Restrictions as shown in instrument filed for record on February 29, 1996, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 507101, and Restrictions as shown on the map recorded in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Ten foot (10') Utility Easement along the West line of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Swale Easement along the East twenty feet (20') of the West thirty feet (30') of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Ten foot (10.0') utility easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records Hidalgo County, Texas.**

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

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

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

**No building permitted over any easement or lot line, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Thirty foot (30') Minimum Building Setback Line for the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Twenty foot (20') Minimum Building Setback Line for the rear of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Six foot (6') Minimum Building Setback Lines for the sides of the subject land, according to the Map or Plat thereof, filed for record in Volume 30, Page 150, Map Records of Hidalgo County, Texas.**

**Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Fred S. Champion and wife, Hazel Champion, to Fred L. Moore, dated February 4, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 571, Page 440, Deed Records of Hidalgo County, Texas.**

**Mineral interest, together with all rights relative thereto, express or implied, as described in Deed executed by Fred L. Moore to Clara Borchardt, dated December 31, 1947, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 81, Page 397, Oil and Gas Records of Hidalgo County, Texas.**

**Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Carl Cole and wife, Olive Cole, to R. A. Cox, dated September 17, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 670, Page 330, Deed Records of Hidalgo County, Texas.**

**Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.**

**Non-Drilling Stipulations contained in Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.**

**Waiver of Surface Rights contained in Deed from Toni Ann Cox, a/k/a Toni Ann Cox Stonehill, to Jim Merryman, d/b/a Circus Enterprises, dated March 10, 1995, filed for record on April 6, 1995 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 445554.**

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

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

**All ad valorem taxes for the year 2023 and all subsequent years.**

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

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

*Maria Elena Gonzalez*  
MARIA ELENA GONZALEZ

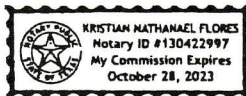
*Juan C. Lopez*  
JUAN C. LOPEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF RANDALL

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2023, by MARIA ELENA GONZALEZ.

(SEAL)



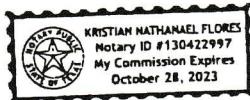
*Kristian Flores*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF RANDALL

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2023, by JUAN C. LOPEZ.

(SEAL)



*Kristian Flores*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Sergio De La Fuente Maldonado and Silvia Medina Torres  
1109 Nueces St.  
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GRW3198385;JS/ct

| <b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b> |                                |                 |
|--|--------------------------------|-----------------|
|  | APPLICANT                      | APPLICATION NO. |
| 1.   | G TRIGOS HOME BUILDER LLC      | 3-6886          |
| 2.   | JESUS ALBERTO RIOS             | 3-6890          |
| 3.   |                                |                 |
| 4.   |                                |                 |
| 5.   |                                |                 |
| 6.   |                                |                 |
| 7.   |                                |                 |
| 8.   |                                |                 |
| 9.   |                                |                 |
| 10.  |                                |                 |
| 11.  |                                |                 |
| 12.  |                                |                 |
| 13.  |                                |                 |
|  |                                |                 |
|  | COMM. COURT: NOVEMBER 12, 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: 3-6884

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

Upon the application of:

Name: G Trigos Home  
Builder, LLC

Address: \_\_\_\_\_

7709 Squire LN  
Mission TX 78572

Phone: (956) 342-7389

| Approved by<br>Environmental Health: | Temporary Service     | Final Service        |
|--------------------------------------|-----------------------|----------------------|
| _____                                | _____                 | <u>[Signature]</u>   |
| Inspection/Permit No:                | Authorized Signature  | Authorized Signature |
| Date Approved:                       | _____ / _____ / _____ | <u>[Signature]</u>   |
|                                      |                       | <u>10 / 30 / 24</u>  |

Water Supplier: Mud#1

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

Account/ESI No.: 100327894  
 Temporary Pole  Permanent Service

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

Squire Estates Lot 80

[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 Nov. 12, 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

[Signature] 11/12/24  
Hidalgo County Judge Date

ATTEST: [Signature] 11/13/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/12/24 [Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct 1 23 4

**Anthony Uresti**  
Director of Planning

Application No: 36886

**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

G Trigos Home Builder LLC

Known to me [or proved to me in the oath of Texas Driver Licence 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:

Squire Estates Lot 80"

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

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

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

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

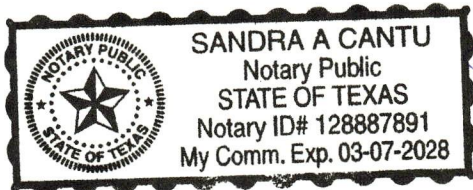
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on October 30, 2024, to certify which, witnesses my hand and seal of office.

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



GF# ASU251

**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**

Date: September 20, 2024

Grantor: CRUZ NOELIA GARZA, a single person

Grantor's Mailing Address (including county): 320 E. Griffin Parkway, Apt. 6  
Mission, Texas 78572  
Hidalgo County, Texas

Grantee: G TRIGOS HOME BUILDER LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 4805 Los Jardines Drive  
Mission, Texas 78574  
Hidalgo County, Texas

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

Property (including any improvements):

Lot 80, SQUIRE ESTATES SUBDIVISION, an addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 28, Page 62, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 310978, OFFICIAL RECORDS, AND IN VOLUME 28, PAGE 62, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated December 20, 1971, recorded in Volume 1306, Page 573, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 4, 1982, recorded in Volume 424, Page 826, Oil and Gas Records, and dated October 20, 1982, recorded in Volume 422, Page 834, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated July 8, 1999, recorded under Clerk's File No. 823327, Official Records; dated February 17, 2000, recorded under Clerk's File No. 861861, Official

Records; dated February 17, 2000, recorded under Clerk's File No. 861862, Official Records, and dated April 5, 2000, recorded under Clerk's File No. 861871, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed herein or not.

All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the public records, whether they are listed herein or not.

Easement and/or other rights, if any, as set forth in Judgment dated July 8, 1958, recorded in Volume 957, Page 378, Deed Records, Hidalgo County, Texas.

Contract, Easement and Use Restriction dated August 20, 1993, recorded under Clerk's File No. 368966, Official Records, Hidalgo County, Texas.

Agreement dated April 2, 1987, recorded in Volume 2424, Page 326, Official Records, Hidalgo County, Texas.

Future Cable Vision (Easement) Permit dated November 10, 2014, recorded under Clerk's File No. 2564837, Official Records, Hidalgo County, Texas.

Said easement transferred to TABCO SERVICES, LLC by Deed dated December 23, 2014, recorded on December 23, 2014, under Clerk's File No. 2573773, Official Records, Hidalgo County, Texas.

Minimum floor elevation; 10.00 foot utility easement along the South side; as per map or plat recorded in Volume 28, Page 62, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2024 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.

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.

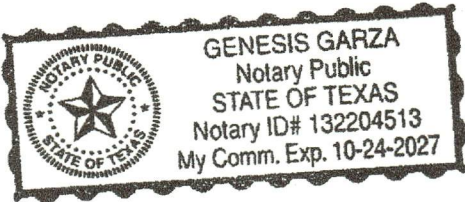
When the context requires, singular nouns and pronouns include the plural.

*Noelia GS*  
\_\_\_\_\_  
CRUZ NOELIA GARZA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 20th of September 2024, by CRUZ NOELIA GARZA.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
G TRIGOS HOME BUILDER LLC  
4805 Los Jardines Drive  
Mission, Texas 78574

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 956251; RG:bc



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

10/30/2024 10:25:07 AM

Permit No.: Permit 3-6886

Receipt No.: 037544

S5520-00-000-0080-00

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

G TRIGOS HOME BUILDER LLC  
 7709 SQUIRE LN  
 MISSION, TX 78572  
 (956) 342-7389  
 (956) 342-7389

- [1] Contractor: GERMAN TRIGOS
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: SQUIRE ESTATES LOT 80
- [6] Location: SHOWER RD AND EXWAY 83
- [7] Sewage: M.U.D.
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$85000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side ', Side W6', Corner 10'  
 Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
 Description: Permit 3-6886  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: sandra.cantu  
 Inspector: roy.cantu  
 Receipt: sandra.cantu

*Sandra Cantu* 10/30/24  
 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.

*[Signature]* 10-30-2024  
 Signature of Owner or Applicant 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: 3-6890

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

Upon the application of:

Name: Jesus Alberto Rios

Address: \_\_\_\_\_

6901 El Lucero LN

Mission, TX 78572

Phone: (956) 295-9279

| Approved by Environmental Health: | Temporary Service    | Final Service        |
|-----------------------------------|----------------------|----------------------|
| <u>[Signature]</u>                | <u>[Signature]</u>   |                      |
| Inspection/Permit No:             | Authorized Signature | Authorized Signature |
| Date Approved:                    | <u>10/31/24</u>      | <u>/ /</u>           |

Water Supplier: mud#1

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

Prairie View Heights Ph1 Lot 51

[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 Nov 12, 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

[Signature]  
Hidalgo County Judge

11/12/24  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

11/13/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/12/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 36890

**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

Jesus Alberto Rios

Known to me [or proved to me in the oath of Driver License-Commercial 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:

Prairie View Heights Ph Lot 51."

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

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

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

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

-OR-

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

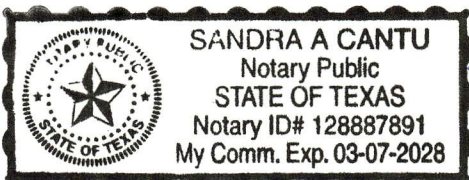
[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on October 31, 2024, to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



The State of Texas,  
County of Hidalgo

} Know All Men by These Presents:

THAT Ruben Lazos, A Single Man  
of the County of Hidalgo State of Texas

493138

for and in consideration  
of the sum of Ten and no/100ths-----  
-----(\$10.00)----- DOLLARS

and other good and valuable consideration  
to it in hand paid by Jesus Alberto Rios

Receipt of which is hereby acknowledged, axxfohbx

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
**JESUS ALBERTO RIOS**  
whose mailing address is 4713 S. 30th Street, McAllen, Texas 78503  
of the County of Hidalgo State of Texas all that certain

Real Estate located in Hidalgo County, described as follows:

All of Lot(s) 50 and 51, Prairie View Heights, Phase I, being a resubdivision of a 76.40  
acre tract of land out of Porcion 80, Hidalgo County, Texas, according to map or plat  
of said Prairie View Heights, Phase I, recorded in Volume 29, Page 55, Map Records,  
Hidalgo County, Texas.

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

**JESUS ALBERTO RIOS**  
heirs and assigns forever and I do hereby bind myself, my  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

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

WITNESS hand at Mission, Texas  
this 12th day December, 19 95

Witness at Request of Grantor:

*Ruben Lazos*  
Ruben Lazos, Grantor

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 12th day of December, 19 95,  
by Ruben Lazos.

My commission expires:  
07-08-96

*Maricela Soliz*  
Notary Public, State of Texas  
Notary's printed name:  
Maricela Soliz  


**Warranty Deed**

FROM

Mr. Ruben Lazos  
RR 11 Box 557-103  
Mission, Texas 78572

TO

Mr. Jesus Alberto Rios  
4713 S. 30th Street  
McAllen, Texas 78503

FILED FOR RECORD

This ..... day of ..... 19 .....

at ..... o'clock ..... M.

County Clerk

By ..... Deputy

RECORDED

19 .....

In ..... County Records

In Book ..... on Page .....

County Clerk

By ..... Deputy

Recording Fee \$ .....

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

WHEN RECORDED RETURN TO

Mr. Jesus Alberto Rios  
4713 S. 30th Street  
McAllen, Texas 78503

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF }

This instrument was acknowledged before me on the ..... day of ..... 19 .....

by .....

My commission expires: .....

Notary Public, State of Texas  
Notary's printed name: .....

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF }

This instrument was acknowledged before me on the ..... day of ..... 19 .....

by .....

My commission expires: .....

Notary Public, State of Texas  
Notary's printed name: .....

(Acknowledgement)

STATE OF TEXAS }  
COUNTY OF }

This instrument was acknowledged before me on the ..... day of ..... 19 .....

by .....

My commission expires: .....

Notary Public, State of Texas  
Notary's printed name: As a  
Recording

Filed for Record in: 49  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Dec 20, 1985 at 11:15A  
Notary's printed name: As a  
Recording

Document Number: 493138  
Total Fees: 9.00

Receipt Number - 11504  
By,  
Estella Guzman



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

10/30/2024 3:50:13 PM

Permit No.: Permit 3-6890  
 Receipt No.: 037555  
 P8115-01-000-0051-00

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

RIOS JESUS ALBERTO  
 4713 S 30TH ST  
 MCALLEN, TX 78503  
 (956) 295-9279  
 (956) 929-0069

- [1] Contractor: SELF *Next Evq-Fernando Torres*
- [2] Water System: M.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2037Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1 LOT 51
- [6] Location: Abram Rd & 2 Mile Rd (Lucero Ln)
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 20', Rear 15', Side 6', Side ', Corner 35'  
 Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.  
 Description: Permit 3-6890  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: sandra.cantu  
 Inspector: isidro.casanova  
 Receipt: sandra.cantu

*Sandra Cantu* 10/30/24  
 Cashier Date

[NOTICE]

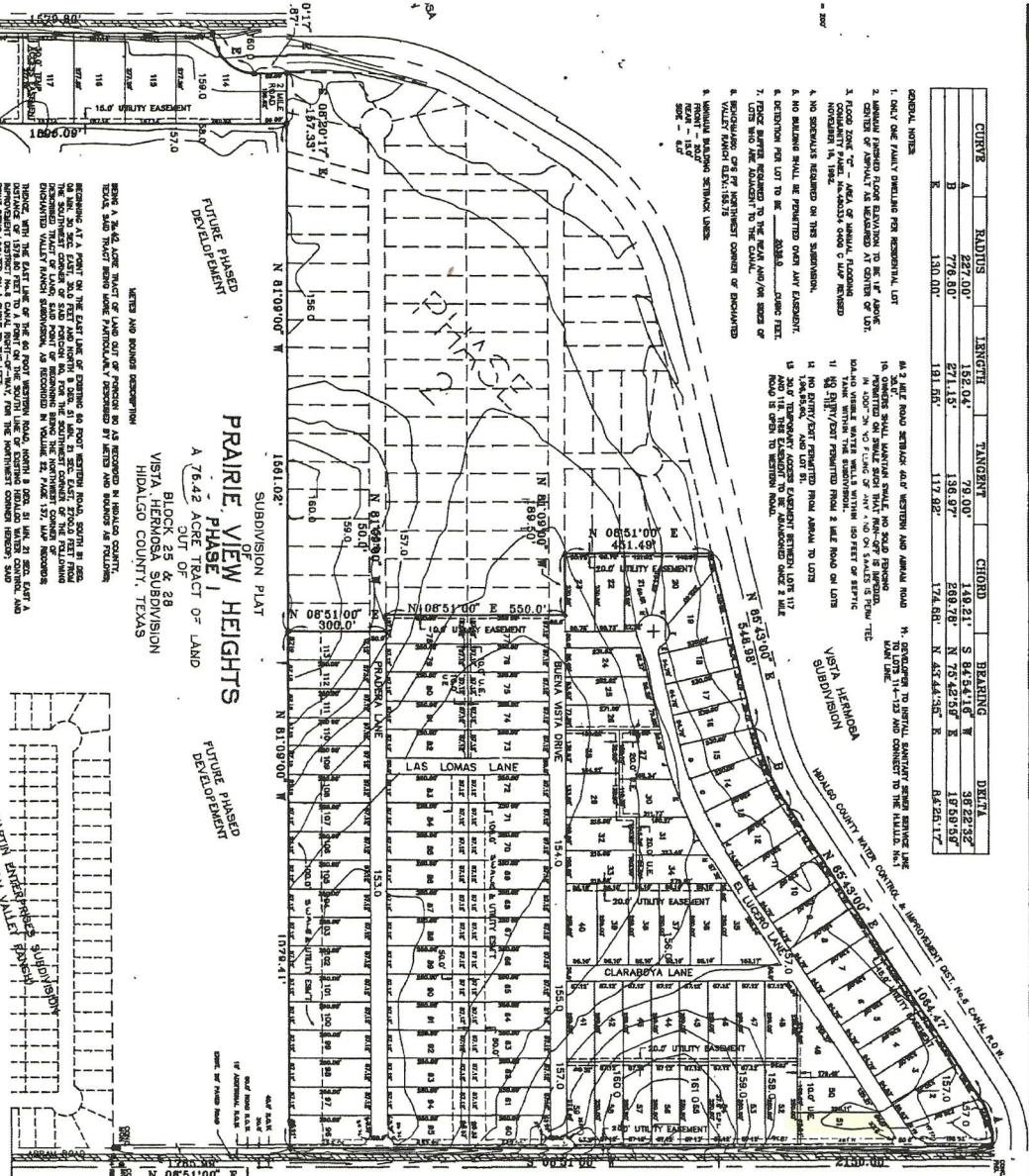
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

*[Signature]*  
 Signature of Owner or Applicant

10/30/24  
 Date

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING      | DELTA      |
|-------|---------|---------|---------|---------|--------------|------------|
| A     | 227.00' | 152.04' | 79.00'  | 149.21' | S 84.4416° W | 36.22-32°  |
| B     | 779.80' | 271.15' | 139.97' | 239.78' | N 75.4245° E | 1.979-59°  |
| C     | 130.00' | 191.56' | 117.82' | 174.88' | N 43.2443° E | 84.261-17° |

GENERAL NOTES:  
 1. ONLY ONE PARTY'S EASEMENT PER RESIDENTIAL LOT.  
 2. EASEMENTS SHALL BE LIMITED TO THE USE OF THE PROPERTY.  
 3. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
 4. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
 5. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
 6. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
 7. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
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 9. EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
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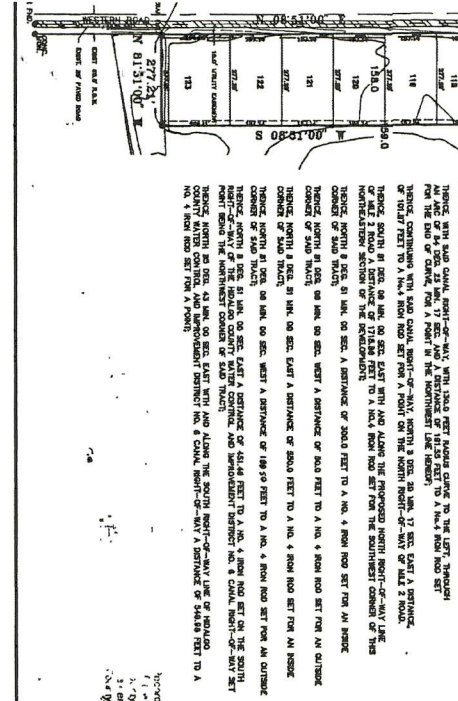


STATE OF TEXAS  
 COUNTY OF HIDALGO  
 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL REQUISITES OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN BY APPROVAL IS REQUIRED.  
 MAYOR CITY OF MISSION  
 STATE OF TEXAS  
 COUNTY OF HIDALGO  
 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL REQUISITES OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN BY APPROVAL IS REQUIRED.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IRREGULAR LOT TABLE

| LOT NO. | AREA              |
|---------|-------------------|
| 1       | 23,583.38 sq. ft. |
| 2       | 23,583.38 sq. ft. |
| 3       | 23,583.38 sq. ft. |
| 4       | 23,583.38 sq. ft. |
| 5       | 23,583.38 sq. ft. |
| 6       | 23,583.38 sq. ft. |
| 7       | 23,583.38 sq. ft. |
| 8       | 23,583.38 sq. ft. |
| 9       | 23,583.38 sq. ft. |
| 10      | 23,583.38 sq. ft. |
| 11      | 23,583.38 sq. ft. |
| 12      | 23,583.38 sq. ft. |
| 13      | 23,583.38 sq. ft. |
| 14      | 23,583.38 sq. ft. |
| 15      | 23,583.38 sq. ft. |
| 16      | 23,583.38 sq. ft. |
| 17      | 23,583.38 sq. ft. |
| 18      | 23,583.38 sq. ft. |
| 19      | 23,583.38 sq. ft. |
| 20      | 23,583.38 sq. ft. |
| 21      | 23,583.38 sq. ft. |
| 22      | 23,583.38 sq. ft. |
| 23      | 23,583.38 sq. ft. |
| 24      | 23,583.38 sq. ft. |
| 25      | 23,583.38 sq. ft. |
| 26      | 23,583.38 sq. ft. |
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| 90      | 23,583.38 sq. ft. |
| 91      | 23,583.38 sq. ft. |
| 92      | 23,583.38 sq. ft. |
| 93      | 23,583.38 sq. ft. |
| 94      | 23,583.38 sq. ft. |
| 95      | 23,583.38 sq. ft. |
| 96      | 23,583.38 sq. ft. |
| 97      | 23,583.38 sq. ft. |
| 98      | 23,583.38 sq. ft. |
| 99      | 23,583.38 sq. ft. |
| 100     | 23,583.38 sq. ft. |

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL REQUISITES OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN BY APPROVAL IS REQUIRED.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



PRairie View Heights  
 A 76.42 Acre Tract of Land  
 Block 25 & 28  
 Vista Hermosa Subdivision  
 Hidalgo County, Texas

CHANGING DATA TABLE

| LOT | AREA      | PERCENT | DELTA |
|-----|-----------|---------|-------|
| 1   | 23,583.38 | 100.00  | 0.00  |
| 2   | 23,583.38 | 100.00  | 0.00  |
| 3   | 23,583.38 | 100.00  | 0.00  |
| 4   | 23,583.38 | 100.00  | 0.00  |
| 5   | 23,583.38 | 100.00  | 0.00  |
| 6   | 23,583.38 | 100.00  | 0.00  |
| 7   | 23,583.38 | 100.00  | 0.00  |
| 8   | 23,583.38 | 100.00  | 0.00  |
| 9   | 23,583.38 | 100.00  | 0.00  |
| 10  | 23,583.38 | 100.00  | 0.00  |
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| 12  | 23,583.38 | 100.00  | 0.00  |
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| 15  | 23,583.38 | 100.00  | 0.00  |
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| 21  | 23,583.38 | 100.00  | 0.00  |
| 22  | 23,583.38 | 100.00  | 0.00  |
| 23  | 23,583.38 | 100.00  | 0.00  |
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| 25  | 23,583.38 | 100.00  | 0.00  |
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| 95  | 23,583.38 | 100.00  | 0.00  |
| 96  | 23,583.38 | 100.00  | 0.00  |
| 97  | 23,583.38 | 100.00  | 0.00  |
| 98  | 23,583.38 | 100.00  | 0.00  |
| 99  | 23,583.38 | 100.00  | 0.00  |
| 100 | 23,583.38 | 100.00  | 0.00  |

PRairie View Heights  
 A 76.42 Acre Tract of Land  
 Block 25 & 28  
 Vista Hermosa Subdivision  
 Hidalgo County, Texas

CHANGING DATA TABLE

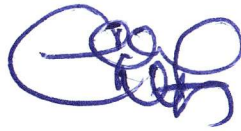
DATE: 11/18/93  
 ATTEN: [Signature]  
 PRESIDENT: [Signature]

SECRETARY: [Signature]

PRairie View Engineering  
 Civil, Structural and Industrial Engineering  
 Construction Management  
 9120 NORTH 29th STREET  
 McAllen, Texas 78504  
 (210) 688-8904

NOV. 2024

| <b>SUBMITTAL DATE</b> | <b>FOR APPROVAL BY C.COURT ON</b> |                               |            |              |                |                |  | <b>ROUTING STAFF</b> | <b>RETURNED DATE</b> | <b>RECEIVED BY STAFF</b> |
|-----------------------|-----------------------------------|-------------------------------|------------|--------------|----------------|----------------|--|----------------------|----------------------|--------------------------|
|                       | <b>11/6/24</b>                    | <b>11/12/2024</b>             |            |              |                |                |  |                      |                      |                          |
|                       | <b>APPLICANT</b>                  | <b>LEGAL DESCRIPTION</b>      | <b>LOT</b> | <b>BLOCK</b> | <b>PERMIT#</b> | <b>REQUEST</b> |  |                      | <b>BY C.COURT</b>    |                          |
| 10/28/2024            | ELOY PALMA                        | EVERGREEN VALLEY ESTATES PH 2 | 174        |              | 4-8191         | LIGHT          |  | AA                   |                      |                          |
| 10/28/2024            | ARNULFO RIOS<br>JUAN MARTINEZ &   | ANTELOPE ACRES                | 5          |              | 4-1816         | UTILITIES      |  | AA                   |                      |                          |
| 10/29/2024            | PALMIRA REYES                     | DEL RULE                      | 7 TR 96    |              | 4-8945         | LIGHT          |  | AA                   |                      |                          |



11/6/24



# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Rev. 12-21-23

RECEIVED  
By: *[Signature]*

OCT 25 2024

Precinct 1 2 3 4  
Hidalgo County

**Anthony Uresti**  
Director of Planning

Application No: 4-8191

### 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<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   |                                       |
| Date Approved:                       | / /                                       | 10 / 28 / 24                          |

Name: Eloy Palma

Address: 110 W San Miguel  
Alamo TX. 78516

Water Supplier: N/A

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

Phone: 438 2872

Account/ESI No.: 1000121290  
 Temporary Pole  Permanent Service

regarding the land described as:

Evergreen Valley Estates Ph. 2 lot 174

on Nov. 12, 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 3/15/25);
- 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]);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge  
Date 11/12/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/12/24 [Signature]

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 11/13/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
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281  
Edinburg, Texas 78539  
956-318-2840

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Weslaco, TX 78596  
956-968-4734

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8191

### 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: Elot Palma

Address: 22615 Uresti Rd.  
Edinburg, Texas

Phone: 956 - 438 - 2872

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

Evergreen Valley Estates Phase II, Lot 174

**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)

10-28-24  
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:

11/6/24  
Date

[Signature]  
County Official



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 4-8191
Receipt No.: 033473
E8250-02-000-0174-00

PALMA ELOY & ESTER
110 SAN MIGUEL DR
ALAMO, TX 78516
(956) 438-2872
(956) 438-2872

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2325Sq.Ft.
[5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 174
[6] Location: uresti rd and davis
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$200000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-8191
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda

Cashier [Signature] Date 02/09/24

10# 6097688

[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 [Signature]

Date 02-09-24

RELEASE OF LIEN

DATE: June 10, 2013

NOTE:

Date: September 3, 2005

Original Amount: Forty-Two Thousand Four Hundred Fifty Dollars and No/100's (\$42,450.00)

Maker: Eloy Palma & Ester M. Palma

Payee: Evergreen Valley, Inc., a Texas Corporation

Holder of Note and Lien: Evergreen Valley, Inc., a Texas Corporation

Holder's Mailing Address: 3714 S. Expressway 281  
Edinburg, Texas 78542

2421480

Note and Lien are described  
In the following document:

Deed of Trust dated September 3, 2005, executed by Eloy Palma & Ester M. Palma recorded under Document Number 1526573 of the Official Records of Hidalgo County, Texas, securing the payment of a note in the amount of Forty-Two Thousand Four Hundred Fifty Dollars and No/100's (\$42,450.00) payable to the order of Evergreen Valley, Inc., a Texas Corporation.

Property to be released from lien:

All of Lot(s) 174, Evergreen Valley Estates Subdivision, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

Holder of the note acknowledges its payment and releases from the lien(s) and from all liens held by Holder of the note and lien without regard to how they were created or evidenced.

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

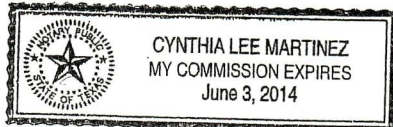
Evergreen Valley Inc., a Texas Corporation

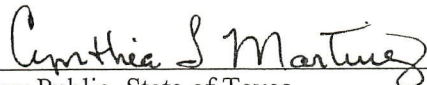
  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of June 2013, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation on behalf of said Texas Corporation.

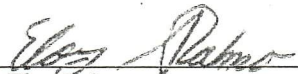


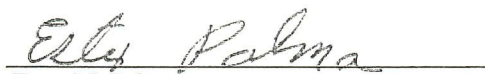
  
Notary Public, State of Texas

After recording, mail to:  
Evergreen Valley, Inc  
3714 S. Expressway 281  
Edinburg, Texas 78542

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

If any installment becomes overdue for more than ten days, \$20.00 will be charged by Payee in order to defray the expense of handling the delinquent payment; provided however, the amount of a late payment fee shall be reduced, if necessary, so that the total of the interest calculated at the rate set out above and the late payment fee shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law.

  
\_\_\_\_\_  
Eloy Palma

  
\_\_\_\_\_  
Ester M. Palma

*Final fee*

*JUNE 10, 2013*

*Heberto*

*Secretary*

- 12 The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase II, as shown on the plat thereof, recorded in Volume 47, Pages 85-97, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

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

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

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

Evergreen Valley Inc., a Texas Corporation

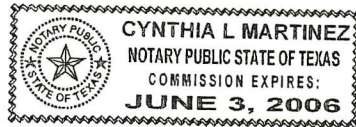
BY: *Herb Scurlock III*  
Herb Scurlock III, Secretary

**(Acknowledgment)**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the September 3, 2005, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

*Cynthia L. Martinez*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78539

Special Warranty Deed  
Page 2

Filed for Record in:  
Hidalgo County  
by J. D. Salinas III  
County Clerk

On: Sep 29, 2005 at 04:32P

As a Recording

Document Number: 1526572  
Total Fees: 16.00

Receipt Number - 709924  
By,  
Anna Maria Muniz, Deputy



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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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 4

**Anthony Uresti**  
Director of Planning

Application No: 4-1810

### 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<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   |                                       |
| Date Approved:                       | <u>1 / 1</u>                              | <u>10/28/24</u>                       |

Name: ARNULFO RIOS

Address: 108 MARIA LANE  
SAN JUAN TEX 78589

Phone: (956) 560-4861

Water Supplier: NORTH ALAMO WATER

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

Account/ESI No.: 140106001  
 Temporary Pole  Permanent Service

regarding the land described as:

ANTELOPE ACRES LOT # 5

on Nov. 12, 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 10/14/24);
- 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 MRamirez);
- 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 MRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

11/12/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

11/13/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/12/24 [Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-1816

### 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: ARNULFO RIOS / MARIA O RIOS

Address: 7120 . FM. 2812

Phone: (956) 560-4861

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

ANTELOPE ACRES. LOT # 5

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

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

Arnulfo Rios  
Requesting Party (Signature)

10/28/2024  
Date

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

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

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

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

11/6/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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 4-1816  
Receipt No.: 007249  
A5420-00-000-0005-00

RIOS ARNULFO & MARIA ORALIA

108 MARIA LN  
SAN JUAN, TX 78589  
(956) 560-4861  
(956) 460-4861

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: ANTELOPE ACRES LOT 5
- [6] Location: FM 2812 & BRUSHLINE
- [7] Sewage: N/A
- [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 50', Rear 45', Side 10', Side 10', Corner '  
 Special Conditions: MUST COMPLI WITH  
 Description: Permit 4-1816  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: maria.cerda  
 Inspector: aaron.hernandez  
 Receipt: maria.cerda

  
 Cashier  
04-26-19  
 Date

*Prop. 10# 566406*

[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

4/26/2019  
 Date

**WARRANTY DEED**

THE STATE OF TEXAS,  
COUNTY OF HIDALGO,

KNOW ALL MEN BY THESE PRESENTS, That We, Noel Cantu and Florinda H. Cantu, of 612 Cedarwood Drive, Rio Grande City, the County of Starr and State of Texas, for and in consideration of the sum of Two Thousand Five Hundred Dollars (\$2,500), to me in hand paid by Arnulfo Rios and Maria O. Rios, the receipt of which is hereby acknowledged and confessed, have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said Arnulfo Rios and Maria O. Rios of 108 Maria Lane, San Juan, County of Hidalgo and State of Texas, all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being more fully described as follows, to-wit:

Lot #6, A Subdivision in Lot 3 & 4, Block #27, Santa Cruz #2.


SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.


SUBJECT to easements of record and all visible easements.

SUBJECT to Hidalgo Planning and Zoning Restrictions.

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 Arnulfo Rios and Maria O. Rios, their heirs and assigns forever; and We do hereby bind ourselves, our heirs, executors, and administrators to Warrant and Forever Defend, all singular aforementioned premises, unto the said Arnulfo Rios and Maria O. Rios, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand this the 22<sup>nd</sup> day of May 2013

  
\_\_\_\_\_  
Noel Cantu

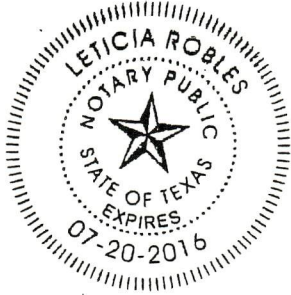
  
\_\_\_\_\_  
Florinda H. Cantu

**COPY**

Acknowledgement

THE STATE OF TEXAS,  
COUNTY OF Starr,

This instrument was acknowledged before me on the 22<sup>nd</sup> day of May,  
2013, by Noel Cantu



*[Handwritten Signature]*

Notary Public, State of Texas.  
My Commission Expires 07/20/2016  
Notary Print Name: Leticia Robles

Acknowledgement

THE STATE OF TEXAS,  
COUNTY OF Starr,

This instrument was acknowledged before me on the 22<sup>nd</sup> day of May,  
2013 by Florinda H. Cantu



*[Handwritten Signature]*

Notary Public, State of Texas.  
My Commission Expires 07/20/2016  
Notary Print Name: Leticia Robles

# ANTELOPE ACRES SUBDIVISION

BEING A RESUBDIVISION OUT OF LOTS 3 AND 4, BLOCK 10, SANTA CRUZ GARDENS UNIT #2, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 14 day of Feb 1996  
JOSE ELOY PULIDO, County Clerk  
Hidalgo County, Texas  
By: Antonio Pulido Deputy

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ANTELOPE ACRES TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Sandra J. Womack  
OWNER AND DEVELOPER  
SANDRA J. WOMACK, 24  
S. DAVIS ENTERPRISE  
P.O. BOX 1671  
M. ALLEN, TX 78004

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA J. WOMACK 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF January, 1996.



Betty Salinas  
NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH NECESSARY FACILITIES. THERE WILL BE NO BUILDINGS ALLOWED ON TOP OF A DISTRICT IRRIGATION LINE. THERE WILL BE A FIFTEEN (15) FOOT EASEMENT ON BOTH SIDES OF IRRIGATION LINE OR CANAL.

DATED THIS THE 12 DAY OF January, A.D. 1996.

Raul P. Flores SECRETARY  
Angeli Dwyer PRESIDENT

I, THE UNDERSIGNED, RAUL P. FLORES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE COUNTY OF HIDALGO SUBDIVISION ORDINANCES.



Raul P. Flores  
RAUL P. FLORES, R.P.E. #39278  
1700 N. GULF ST.  
M. ALLEN, TEXAS 78004  
(214) 486-2496

Filed for Record in  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk  
On: Oct 15, 1996 at 08:07 AM

STATE OF TEXAS  
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Receipt Number - 57092  
By: Bea Cruz

William A. Mangum  
REGISTERED PROFESSIONAL LAND SURVEYOR  
WILLIAM A. MANGUM, R.P.L.S. #465



City: Alcy  
By: 4-1-96  
Hidalgo County Health Dept.

APPROVED:  
Vera Walker 3-26-96  
HIDALGO COUNTY ROW DEPT.  
and C

OCT. 03, 1995

DATE OF PREPARATION: FEB. 15, 1996 - REVISED

APPROVED FOR RECORDING  
HIDALGO CO. PLANNING DEPT.  
BY: Emily Rouse  
DATE: 10-14-96

### METES & BOUNDS DESCRIPTION - ANTELOPE ACRES SUBDIVISION

5.23 Acre Tract of land out of Lots 3 & 4, Block 10, Santa Cruz Gardens Subdivision Unit #2, as recorded in Volume 8, Page 28 of the Map and Deed Records of Hidalgo County, Santa Cruz Gardens Subdivision Unit #2 being a resubdivision of the Santa Cruz Ranch; said 4.70 Acre tract of land being more particularly described by metes & bounds as follows:

BEGINNING at a point in the West Lot Line of Lot 3, said point of beginning also being N 08°23'00"E and a total distance of 549.17 feet from the Southwest Corner of said Lot 3, said point of beginning also being the Southwest Corner of the herein described tract:

THENCE N 08°23' E, a total distance of 483.34 feet to a 1/2" iron rod set in the West Line of said Lot 3 and at the beginning of a curve to the right for the Northeast Corner of this tract:

THENCE along said curve having a radius of 1759.12 feet, an internal angle of 18° 26' 10.6", and an Arc of 563.82 feet to a 1/2" iron rod set for an exterior corner of this tract:

THENCE S 34°54'08" E, a distance of 72.41 feet to a 1/2" iron rod set for an exterior corner of this tract:

THENCE S 81°37'00" E, a total distance of 30 feet to a 1/2" iron rod set for the Northeast Corner of this tract:

THENCE S 08° 43'13" W, a total distance of 190.08 feet to a 1/2" iron rod set for the Southeast Corner of this tract:

THENCE N 81°37'00" W, a total distance of 146.55 feet to a point for an interior point of this tract.

THENCE S 08°23' E, a distance of 110.15 feet to a point for the southeast corner of this tract.

THENCE N 81°37' W, a total distance of 478.95 feet to the place of beginning, said tract of land containing 5.23 acres more or less.

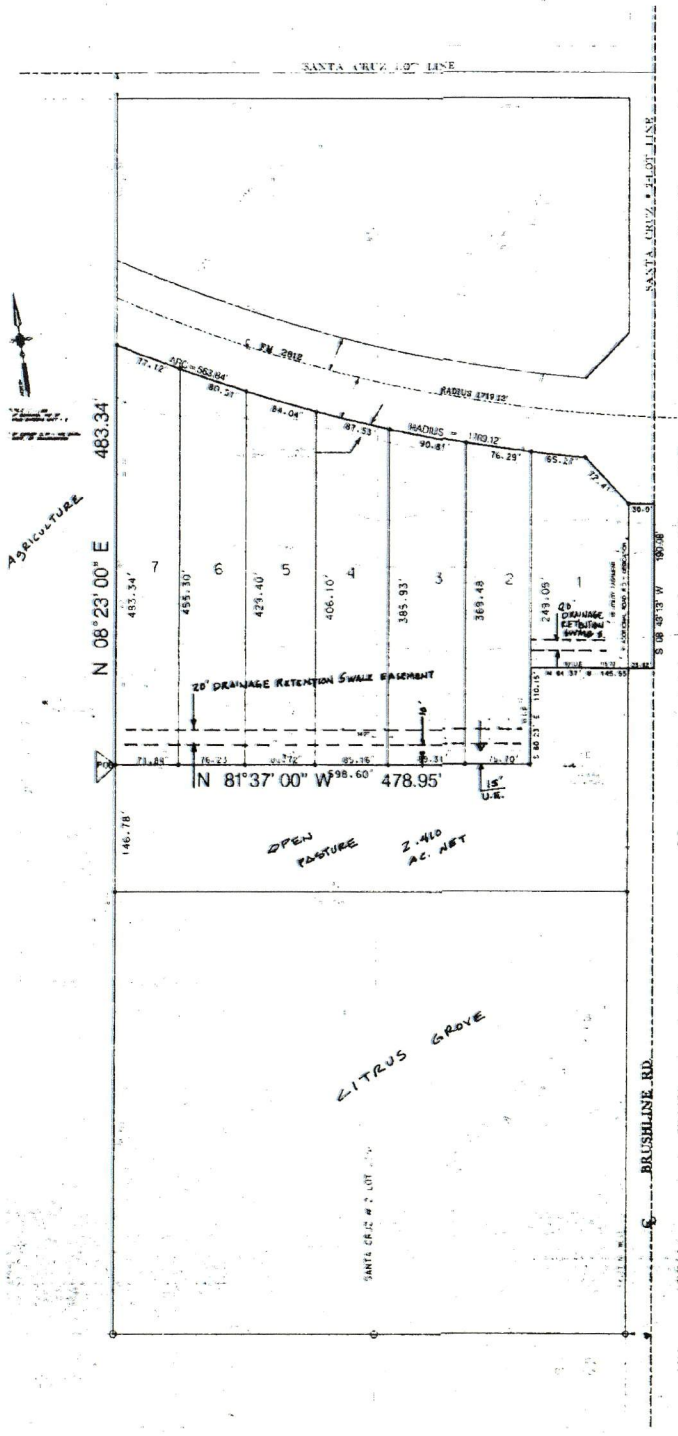
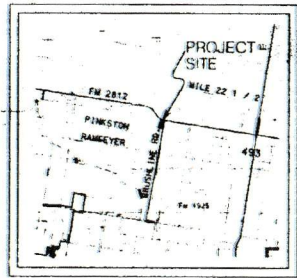
- ### NOTES
- SETBACK LINES:  
FRONT - 30'  
REAR - 30'  
SIDE - 10'
  - FINISHED FLOOR ELEVATION IS TO BE 18" ABOVE NATURAL GROUND
  - ONE SINGLE - FAMILY DWELLING PER LOT
  - FLOOD ZONE DATA:  
THIS PROJECT FALLS WITHIN FLOOD ZONE "C" - MINIMAL FLOODING  
C.P.N. # 480334 0325 C  
MAP REVISED NOVEMBER 16, 1992
  - CULVERT PIPES SHALL BE PROVIDED FOR EACH DRIVEWAY
  - NO VISIBLE WATER WELLS WITHIN 150 FEET OF THIS PLAT.
  - NO SIDEWALK REQUIRED ON THIS PLAT
  - NOT A 1/4" ACRES TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS
  - DEADLINE FOR SUBMITTING EASEMENTS ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS
  - NO BUILDING PERMITTED OVER ANY EASEMENT

480 RANCH  
(MAYFAIR MINERALS INC)

Recorded in Volume 31 Page 153B  
the map records of Hidalgo County, Texas  
Warden and Hunt, Inc.

| LOT ACREAGE |            |                |
|-------------|------------|----------------|
| LOT         | ACREAGE    | SQUARE-FOOTAGE |
| 1           | 0.62 (NET) | 32,815         |
| 2           | 0.633      | 27,580         |
| 3           | 0.774      | 33,729         |
| 4           | 0.770      | 33,554         |
| 5           | 0.770      | 33,559         |
| 6           | 0.771      | 33,567         |
| 7           | 0.771      | 33,572         |

| CORNER CLIP DATA |          |                 |
|------------------|----------|-----------------|
| LINE             | DISTANCE | BEARING         |
| 1                | 72.41    | S 34° 54' 08" E |
| 2                | 30.00    | S 81° 37' 00" E |



**FLORES ENGINEERS**  
ENGINEERS • SURVEYORS  
3008 N. GULF ST. M. ALLEN, TX 78001  
(214) 486-2496 FAX (214) 486-2544  
1011 W. WASHINGTON ST. WACO, TX 76798  
810 GRANDE CIE. #212 78783  
(214) 667-8801

19/03/95 R.F. R.F. C. DAVIS 1-1009  
93-206 HIDALGO COUNTY, TEXAS 1 OF 2



# 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: 4-8945

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

Upon the application of:

Name: Juan G. Martinez  
Palmyra Reyes

Address: 32567 N. Expressway 281  
Edinburg, Texas  
78541

Phone: 956-222 3517

| Approved by Environmental Health: | Temporary Service    | Final Service        |
|-----------------------------------|----------------------|----------------------|
|                                   | Authorized Signature | Authorized Signature |
| Inspection/Permit No:             |                      | <u>55592</u>         |
| Date Approved:                    | <u>1 / 1</u>         | <u>10/29/2024</u>    |

Water Supplier: N/A

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 1000106417  
 Temporary Pole      Permanent Service

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

Dcl Tule SH 3-512.92AC-E15,21AC-5103,51AC Survey  
7 TR 96.1.66AC GR 1.615AC 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 Nov 12, 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

[Signature]  
Hidalgo County Judge     11/12/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk     11/13/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
11/12/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No:

4-8945

**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

Juan G. Martinez & Palmira Reyes

Known to me [or proved to me in the oath of Palmira Reyes or through D-A (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:

D-1 Tule SH 3-512.92AC - E 15.21AC - S103.51AC Survey 7 TR 96.1.66AC  
GR 1.615AC NET

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

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

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

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

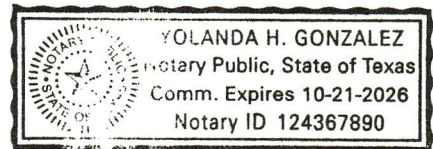
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on October 29, 2024, to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

10/7/2024 12:44:06 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8945  
Receipt No.: 037168  
D3200-00-096-0007-50

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

- MARTINEZ JUAN G & PALMIRA REYES
- 905 E VETERANS BLVD
- PALMVIEW , TX 78572
- (956) 222-3517
- (956) 222-3517
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 780Sq.Ft.
- [5] Legal Description: DEL TULE SH 3-S12.92AC-E15.21AC-S103.51AC SURVEY 7 TR 96 1.66AC GR 1.615AC NET
- [6] Location: HWY 281 & REDGATE                      WOODFRAME
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 4-8945  
Price: \$30.00

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

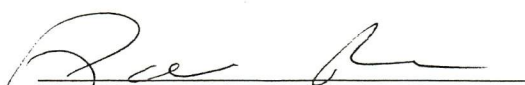
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50  
Change Due: \$20.00  
Application: maria.cerda  
Inspector: aaron.hernandez  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

10/07/24  
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

10/7/24  
Date

## 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 30, 2023

Grantor: JORGE LUIS LOPEZ and wife, LLOLANDA CASTRO LOPEZ A/K/A  
LLOLANDA LOPEZ

Grantor's Mailing Address: 101 Pennzoil Loop  
Edinburg, Texas 78542  
Hidalgo County

Grantee: JUAN GONZALEZ MARTINEZ and wife, PALMIRA REYES

Grantee's Mailing Address: <sup>905</sup>605 W. Veterans Blvd.  
Palmview, Texas 78572  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00)**. 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 JORDAN KING, Trustee.

Property (including any improvements):

**TRACT 1:**

A tract of land containing 4.69 acres, more or less, out of the East 15.51 acres, less the North 100 feet, being a 4.69 acre tract of land out of the Juan Gonzalez Tract of the JOHN B. PUCKETT RANCH, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 30, Map Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the South line of said Juan Gonzalez Tract and the West right of way line of U.S. Expressway for the Southeast corner hereof and PLACE OF BEGINNING;

Thence with the South line of said Gonzalez Tract, the centerline of a caliche road, North 81 degrees 00 minutes 30 seconds West 1068.34 feet to the Southwest corner hereof;

Thence with the West line of said 15.51 acres, North 8 degrees 51 minutes 49 seconds East, at 20.00 feet set a one-half (1/2) inch diameter iron rod at the North right of way of said caliche road, at 196.10 feet in all (Deed: North 7 degrees 00 minutes 30 seconds East) to a one-half (1/2) inch diameter iron pipe found for the Northwest corner hereof;

Thence South 80 degrees 28 minutes 39 seconds East 1068.90 feet to a one-half (1/2) inch diameter iron pipe found for the Northeast corner hereof;

Thence with the West right of way of said Expressway, South 9 degrees 00 minutes 53 seconds West, at 166.20 feet set a one-half (1/2) inch diameter iron rod at the North right of way of said caliche road, at 186.20 feet in all (Deed: South 7 degrees 05 minutes 30 seconds West) to the PLACE OF BEGINNING containing four and sixty-nine hundredths (4.69) acres more or less.

Said tract being also known as Shares 6, 7, and 8, of the Partition of the East 15.51 acres, less the North 100 feet out of the Juan Gonzalez Tract of the JOHN B. PUCKETT RANCH, Hidalgo County, Texas. Said Partition being recorded in Volume 1503, Page 17, Deed Records of Hidalgo County, Texas, and being the same property conveyed to Maria Catalina Espinosa in Warranty Deed with Vendor's Lien dated June 18, 1999, filed June 22, 1999, under Document No. 784770.

**TRACT 2:**

Being a 3.044 acre (132,609 S.F.) tract of land situated in the SAN SALVADOR DEL TULE GRANT, same being Shares 4 and 5, out of the East 15.51 acres, less the North 100 feet of the Juan Gonzalez 33.51 acre tract of the JOHN B. PUCKETT RANCH SUBDIVISION, as recorded in Volume 6, Page 30, of the Hidalgo County Map Records (H.C.M.R.), Texas, said Shares 4 and 5 also shown in the Villarreal Partition, as recorded in Volume 1503, Page 17, of the Hidalgo County Deed Records, said Shares 4 and 5 conveyed to Roberto Villarreal, et ux, as respectively recorded in Document Nos. 804875 and 801775, of the Hidalgo County Official Records (H.C.O.R.), Texas, said 3.044 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the existing West right of way of US 281 (r.o.w. width varies) and the North right of way line of Red Gate Rd., same being the Southeast corner of that called 4.69 acre tract conveyed to Jorge L. Lopez, as recorded in Document No. 1717401 (H.C.O.R.), Texas;

THENCE, North, 09 degrees 16 minutes 58 seconds East, along the existing West right of way line of said US 281, a distance of 166.27 feet to the POINT OF BEGINNING, for the Southeast corner of the herein described tract;

THENCE, North, 80 degrees 17 minutes 36 seconds West, along the common line of said 4.69 acre tract and aforementioned Share No. 5, a distance of 1068.94 feet to a 1/2-iron pipe found in the East line of that certain 8.00 acre tract conveyed to Samuel Sanchez, as recorded in Document No. 1152762(H.C.O.R.),Texas, same being the common corner of said 4.69 acre tract and said Share No. 5, for the Southwest corner of the herein described tract;

THENCE, North, 09 degrees 12 minutes 32 seconds East, along the common line of said Share No. 5 and said 8.00 acre tract, a distance of 61.41 feet pass a 3/8-inch iron found at the common corner of Shares 5 and 4, continuing for a total distance of 123.80 feet to a ½-iron pipe found at the common corner of said Share 4 and Share 3, conveyed to Lydia and Nino, as recorded in Document No. 2725548 (O.R.H.C.), Texas, for the Northwest corner of the herein described tract;

THENCE, South, 80 degrees 19 minutes 13 seconds East, along the common line of said Shares 4 and 3, a distance of 1069.10 feet to a 5/8-inch iron rod with plastic cap stamped "JMC Surveying" set in the existing West right of way line of said US 281, same being the common corner of Shares 4 and 3, for the Northeast corner of the herein described tract;

THENCE, South, 09 degrees 16 minutes 56 seconds West, along the existing West right of way line of said US 281, at a distance of 62.21 feet pass a 1-inch iron pipe found for the common corner of said Shares No. 4 and 5, continuing for a total distance of 124.30 feet to the POINT OF BEGINNING, containing an area of 3.044 acres (132,609 S.F.), more or less.

**TRACT 3:**

Share No. Three (3), a 1.533-acre tract of land out of the East 15.51 acre tract of land, less the North 100 feet, of the Juan Gonzalez Tract, JOHN B. PUCKETT RANCH, Hidalgo County, Texas, according to the map recorded in Volume 6, Page 30, Map Records in the office of the County Clerk of Hidalgo County, Texas; Share No. Three (3) being that of the partition deed dated October 2, 1976, recorded in Volume 1503, Page 17 of the Deed Records of Hidalgo County, Texas and more particularly described as follows:

found in the existing West right of way line of said US Highway #281, same being the common corner of Shares 3 and 2, for the Northeast corner of this tract;

Thence, South 9 degrees 13 minutes 32 seconds West (S 09°05'30" W, Vol. 322 Pg. 186), (S 07°05'30" W, Vol. 1503 Pg. 17), along the existing West right of way line of said US Highway #281. A distance of 62.61 feet a 5/8-inch iron rod with plastic cap stamped "JMC Surveying" found, being the Northeast corner of Share 4, conveyed to Jorge Luis Lopez, as recorded in Document No. 2831732 (HCDR), Texas, for the Southeast corner of this tract;

Thence, North 80 degrees 21 minutes 06 seconds West, along the common line of said Share No. 4 and 3, a distance of 1068.91 feet to the POINT OF BEGINNING, containing an area of 1.533 acres (66,776 S.F.), more or less.

Reservations from Conveyance:

**Subject To: None**

Exceptions to Conveyance and Warranty:

**Subject To:**

**Right of way easement granted to O.L. Cone, by Magdalena G. De Gonzalez and Juan H. Gonzalez, dated October 6, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 336, Page 36, Deed Records of Hidalgo County, Texas.**

**Right of way easement granted to North Alamo Water Supply Corporation, by Irene V. Alaniz, Aida Villarreal, Aurora V. Medina, Dora V. Lopez, Sara V. Hernandez, Guadalupe V. Mendoza, Eleuterio Villarreal, Jr., and Anita Villarreal, dated February 2, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1411, Page 291, Deed Records of Hidalgo County, Texas.**

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 6, Page 30, Map Records of Hidalgo County, Texas.**

**Easements and Conditions as shown on the plat by instrument filed for record on October 13, 1976 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1503, Page 17, Deed Records of Hidalgo County, Texas.**

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

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eleuterio Villarreal, et al, to Aluminium Company of America , dated June 21, 1960, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 254, Page 334, Oil and Gas Records of Hidalgo County, Texas.**

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eleuterio Villarreal, et al to Hale Schaleben, dated March 4, 1963, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 275, Page 510, Oil and Gas Records of Hidalgo County, Texas.**

**Except to any conflicts that may arise due to subject property fronting a controlled access highway.**

**Any unrecorded leases or rental agreements, written or oral, together with the rights of any**

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

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.

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

  
\_\_\_\_\_  
JORGE LUIS LOPEZ

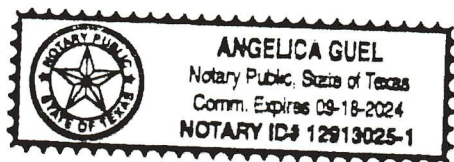
  
\_\_\_\_\_  
LLOLANDA CASTRO LOPEZ  
A/K/A LLOLANDA LOPEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31st day of May, 2023, by  
JORGE LUIS LOPEZ.

(SEAL)



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

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of <sup>June</sup> ~~May~~, 2023, by  
LLOLANDA CASTRO LOPEZ A/K/A LLOLANDA LOPEZ.

2812:

1153  
CHS

THE STATE OF TEXAS I  
COUNTY OF HIDALGO I

KNOW ALL MEN BY THESE PRESENTS:

That whereas, we, AIDA VILLARREAL MECHLER of Hidalgo County, Texas, SARA VILLARREAL HERNANDEZ of Bexar County, Texas, ANITA VILLARRRAL OCHOA of Hidalgo County, Texas, ELEUTERIO VILLARREAL, JR., of Washington County, Oregon, GUADALUPE VILLARREAL MENDOZA of Hidalgo County, Texas, DORA VILLARREAL LOPEZ of Hidalgo County, Texas, AURORA VILLARREAL MEDINA of Hidalgo County, Texas, and IRENE VILLARREAL ALANIZ of Hidalgo County, Texas, have and hold in common the lands hereinafter mentioned and described, and all improvements thereon, to-wit:

The East 15.51 acre tract of land, less the North 100 feet, of the Juan Gonzalez Tract, John B. Puckett Ranch, Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, and more particularly described as follows, to-wit:

BEGINNING at the intersection of the West right-of-way line of U.S. Highway #281 with the South Boundary line of Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southeast corner of this tract;

THENCE: North 81° 00' 1/2" West for a distance of 1,168.4 feet to a point in the South boundary line of said Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE: North 7° 05' 00' 1/2" East for a distance of 506.9 feet to a point, for the Northwest corner of this tract;

THENCE: South 80° 30' East for a distance of 1,168.4 feet to a point on the West right-of-way line of U.S. Highway #281, for the Northeast corner hereof;

THENCE: South 7° 05' 00' 1/2" West for a distance of 496.9 feet along the said West right-of-way line of U.S. Highway #281, to the point of beginning;

And being the same 12.92 acres of land, more or less, out of the 33.51 acre tract in Lot or Share 7 of the John B. Puckett Subdivision of Tract 96 of the Partition of the San Salvador Del Tule Grant in Hidalgo County, Texas, according to the map of said John B. Puckett Subdivision which is recorded in Volume 6, page 30, of the Map Records of Hidalgo County, Texas, said 33.51 acres being that portion of the South 103.50 acres of said Lot or Share 7 which lies East of the East line of the Southern Pacific Railroad Company right-of-way and which tract is described by metes and bounds in that certain deed from Agnes Puckett to Magdalena G. de Gonzalez dated December 16, 1929, which is recorded in Volume 322, Page 186, Deed Records of Hidalgo County, Texas, which tract was subsequently conveyed by the said Magdalena G. de Gonzalez and husband to Ruben G. Gonzalez by deed which is recorded in Volume 504, Page 586, Deed Records of Hidalgo County,

Texas, and being the same tract which was conveyed by Ruben G. Gonzalez and wife, Hilda C. Gonzalez, to Eleuterio Villarreal by that certain deed dated January 12, 1943, which is recorded in Volume 504, Page 587, Deed Records of Hidalgo County, Texas, it being agreed and understood that the 12.92 acres conveyed hereby consists of all of the East 15.51 acres of said 33.51 acre tract Save and Except a strip of land 100 feet wide off of the North side of said 15.51 acre tract, which 100 foot strip contains 2.59 acres, more or less, the North line of said 12.92 acre tract being a line parallel to the North line of the 33.51 acre tract and the West line of said 12.92 acre tract being a line parallel to the East line of said 33.51 acre tract.

WHEREAS the said parties are desirous of making a partition of said property in accordance with the survey attached hereto and marked as Exhibit "1", and which survey is referred to in this deed for the purposes of identifying the share of the above described tract of land belonging to each of the said parties, and for all other pertinent purposes;

NOW, THEREFORE, in consideration of the premises and to effect such partition, it is hereby covenanted, granted, concluded, and agreed by and between said parties, and each of them covenants, grants, concludes and agrees, for himself, themselves, his, her, and their heirs and assigns, that a partition of said lands, with reference to the attached survey marked as Exhibit "1", be made as follows, to-wit:

No. 1. Aida Villarreal Mechler shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 1 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Aida Villarreal Mechler the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Aida Villarreal Mechler, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Aida Villarreal Mechler, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 2. Sara Villarreal Hernandez shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands, and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 2 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Sara Villarreal Hernandez the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Sara Villarreal Hernandez, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Sara Villarreal Hernandez, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 3. Anita Villarreal Ochoa shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 3 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Anita Villarreal Ochoa the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Anita Villarreal Ochoa, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Anita Villarreal Ochoa, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 4. Eleuterio Villarreal, Jr., shall from henceforth have, hold, possess, and enjoy, in severalty, by himself and to him and his heirs and assigns, for his part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto,

all that tract of land identified as Share 4 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Eleuterio Villarreal, Jr., the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Eleuterio Villarreal, Jr., his heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Eleuterio Villarreal, Jr., his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 5. Guadalupe Villarreal Mendoza shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 5 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Guadalupe Villarreal Mendoza the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Guadalupe Villarreal Mendoza, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Guadalupe Villarreal Mendoza, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 6. Dora Villarreal Lopez shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 6 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Dora Villarreal Lopez the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Dora Villarreal Lopez, her heirs and

assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Dora Villarreal Lopez, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 7. Aurora Villarreal Medina shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 7 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Aurora Villarreal Medina the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Aurora Villarreal Medina, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Aurora Villarreal Medina, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 8. Irene Villarreal Alaniz shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 8 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Irene Villarreal Alaniz the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Irene Villarreal Alaniz, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Irene Villarreal Alaniz, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Further, each party hereto expressly releases the others from any claims and liens that might result by reason of the failure of the title, error in location, shortage in area, or decline in value of the properties exchanged and conveyed hereby, except, however, that this release in nowise releases the covenants of warranty herein contained.

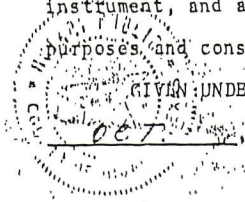
EXECUTED on this the \_\_\_\_ day of September, 1976.

|  |  |
|--|--|
| <u><i>Aida Villarreal Mechlér</i></u><br>Aida Villarreal Mechlér           | <u><i>Sara Villarreal Hernandez</i></u><br>Sara Villarreal Hernandez |
| <u><i>Anita Villarreal Ochoa</i></u><br>Anita Villarreal Ochoa             | <u><i>Eleuterio Villarreal, Jr.</i></u><br>Eleuterio Villarreal, Jr. |
| <u><i>Guadalupe Villarreal Mendoza</i></u><br>Guadalupe Villarreal Mendoza | <u><i>Jora Villarreal Lopez</i></u><br>Jora Villarreal Lopez         |
| <u><i>Aurora Villarreal Medina</i></u><br>Aurora Villarreal Medina         | <u><i>Irene Villarreal Alaniz</i></u><br>Irene Villarreal Alaniz     |

THE STATE OF TEXAS I  
COUNTY OF HIDALGO I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AIDA VILLARREAL MECHLER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



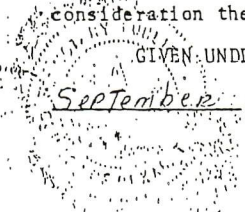
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of October, 1976.

Aida Villarreal  
Notary Public in and for Hidalgo  
County, Texas

THE STATE OF TEXAS I  
COUNTY OF BEXAR I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SARA VILLARREAL HERNANDEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of September, 1976.

Margaret R Lopez  
Notary Public in and for Bexar County,  
Texas  
MARGARET R. LOPEZ,  
Notary Public, Bexar County, Texas

THE STATE OF TEXAS I  
COUNTY OF HIDALGO I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ANITA VILLARREAL OCHOA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 1976.



R. O. Villanui  
Notary Public in and for Hidalgo  
County, Texas

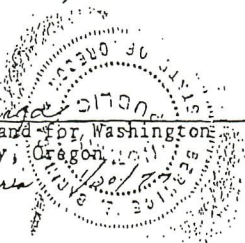
THE STATE OF OREGON    I  
                                  I  
COUNTY OF WASHINGTON   I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELEUTERIO VILLARREAL, Jr., 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 27<sup>th</sup> day of September, 1976.

Sernice L. Lawrence  
Notary Public in and for Washington  
County, Oregon  
*Commission expires 11/15/1978*



THE STATE OF TEXAS    I  
                                  I  
COUNTY OF HIDALGO    I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GUADALUPE VILLARREAL MENDOZA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of Sept., 1976.



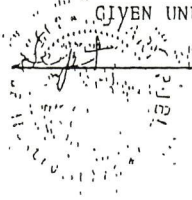
Carlton V. Gonzalez  
Notary Public in and for Hidalgo  
County, Texas

CARLTON V. GONZALEZ, NOTARY PUBLIC  
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS |  
COUNTY OF HIDALGO | ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DORA VILLARREAL LOPEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of Sept, 1976.

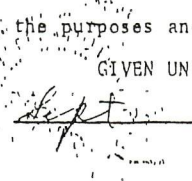


Margarita Hinojosa  
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS |  
COUNTY OF HIDALGO | ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AURORA VILLARREAL MEDINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of Sept, 1976.



Margarita Hinojosa  
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS }  
COUNTY OF HIDALGO }

ACKNOWLEDGMENT

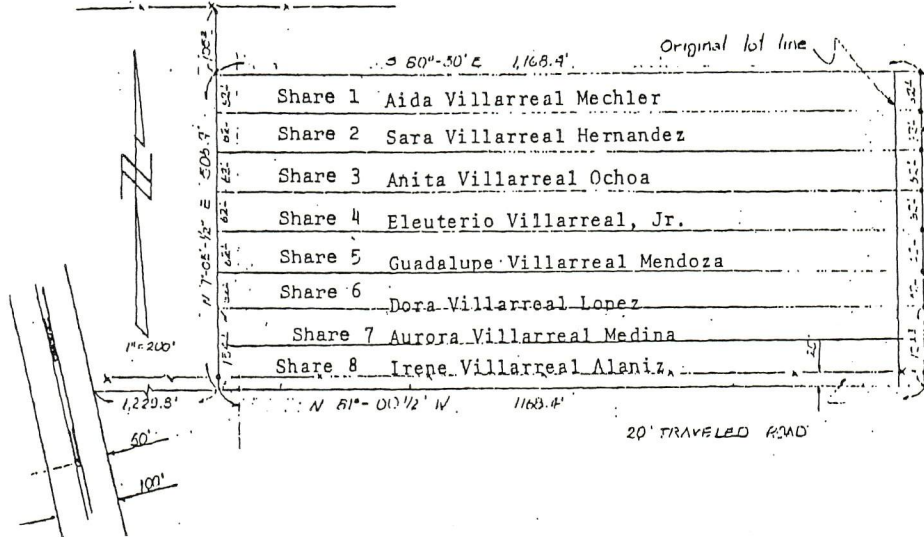
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared IRENE VILLARREAL ALANIZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17<sup>th</sup> day of September, 1976.



R. O. Villarreal  
Notary Public in and for Hidalgo  
County, Texas

EAST 15.51 AC. LESS NORTH 100 FEET  
 JUAN GONZALEZ TRACT



PLAT  
 Showing  
 SURVEY OF EAST 15.51 ACRES, LESS THE NORTH 100 FEET,  
 OF THE JUAN GONZALEZ TRACT, JOHN B. PUCKETT RANCH,  
 OF TRACT 96, SAN SALVADOR DEL TULE GRANT,  
 HIDALGO COUNTY, TEXAS

I, Charles L. Melden, Civil Engineer and Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction.

*Charles L. Melden*

CHARLES L. MELDEN  
 Civil Engineer and Surveyor  
 Edinburg, Texas

Surveyed: June 28, 1973

T129-P46



EXHIBIT 1

28122

FILED FOR RECORD THIS DATE  
At 11:34 ~~October~~ *9* M.  
OCT 18 1976  
SANTOS SALDANA  
County Clerk ~~for~~ *for* County, Texas  
By *[Signature]* Deputy

*Chgo + Ret.*  
*A. C. "Tony" Garcia*  
*418 S. Cay*  
*Abil. Tx.*  
*78577*

The State of Texas,  
County of HIDALGO

23814

Know All Men by These Presents:

That I, ELEUTERIO VILLARREAL, JR.,

of the County of \_\_\_\_\_ State of Texas for and in consideration  
of the sum of --Ten and No/100 (\$10.00)-----  
and other good and valuable cash considerations DOLLARS  
to me paid, ~~accepted~~ by DORA VILLARREAL LOPEZ, 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  
DORA VILLARREAL LOPEZ

of the County of Hidalgo State of Texas all that certain  
piece, parcel or tract of land described as follows, to-wit:

Share No, Four (4) out of the East 15.51 acre tract of land, less the  
North 100 feet, of the Juan Gonzales Tract, John B. Puckett Ranch,  
Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas,  
and more particularly described as follows, to-wit:

BEGINNING at the intersection of the West right-of-way line of  
U. S. Highway #281 with the South Boundary line of Tract 96,  
San Salvador Del Tule Grant, Hidalgo County, Texas, for the  
Southeast corner of this tract;

THENCE, North 81° 00' 1/2" West for a distance of 1,168.4 feet  
to a point in the South boundary line of said Tract 96, San Salvador  
Del Tule Grant, Hidalgo County, Texas, for the Southwest corner hereof;

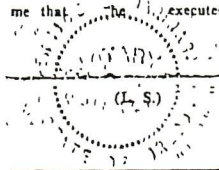


OREGON } SINGLE ACKNOWLEDGMENT  
THE STATE OF TEXAS }

COUNTY OF Washington }  
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eleuterio Villarreal, Jr.

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 27th day of April, A. D. 1978



*Eleuterio Villarreal, Jr.*  
Notary Public in and for State of Oregon County Texas

SINGLE ACKNOWLEDGMENT *Com. Ex. pers. Act 13, 1980*

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.

WITNES 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.

23814

180

**Warranty Deed**

XXXXXXXXXXXXXXXXXXXX

FROM

ELEUTERIO VILLARREAL, JR.

TO

DORA VILLARREAL LOPEZ

FILED FOR RECORD

This..... day of ....., A. D. 19.....

at..... o'clock..... M.

County Clerk

By..... Deputy

RECORDED

FILED FOR RECORD THIS DATE

At 2:30 o'clock 2 M. A. D. 19.....

In..... County Records

JUL 17 1978

In Book..... on Page.....

SANTOS SALDANA

County Clerk, Hidalgo County, Texas

By..... Deputy

By..... Deputy

Recording Fee \$ 05.71

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

*Dora V. Lopez*  
*Et. 3, 12493-C*  
*Edinburg, TX*

THE ODEE COMPANY, PUBLISHERS, DALLAS