



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA
COMMISSIONERS COURT AGENDA FOR November 26th, 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>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>4</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	TOBAR CONSTRUCTION LLC	1-9484
	COMM. COURT: NOVEMBER 26, 2024	



PLANNING DEPARTMENT

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9484

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / / </u>	<u>11 / 20 / 24</u>

Name: Tobar Construction LLC

Address: 509 E Lorenzana
St Mercedes TX
78570

Phone: 956-246-9145

Water Supplier: City of Mercedes

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

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

regarding the land described as:

Lorenzana Lot 21

on Nov. 26, 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 2-27-1978);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by J. Segun);

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 AJ);

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

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

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

11/26/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/26/24 BMS

[Signature]
Hidalgo County Clerk

12/04/24
Date



PLANNING DEPARTMENT

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Application No: 1-9484

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: Tohar Construction LLC

Address: 509 E Lorenzana St
Mercedes TX 78570

Phone: _____

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

Lorenzana Lot 21

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)

11-19-24
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:

11/20/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-9484
Receipt No.: 035970
L5550-00-000-0021-00

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

TOBAR CONSTRUCTION LLC

1601 ASH AVE
DONNA, TX 78537
(956) 246-9445
(956) 246-9445

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2119Sq.Ft.
- [5] Legal Description: LORENZANA LOT 21
- [6] Location: WASHINGTON ST. & LORENZANA ST .
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$130000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-9484
Price: \$30.00

Total Amount.....\$30.00

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

Cashier Cloning Date 7/22/24

[NOTICE]

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

Signature of Owner or Applicant [Signature]

Date 7.22.24

AFTER RECORDING RETURN TO:
(GF# RGV-24-166)

TRUE TITLE PARTNERS; 2167 South McColl Rd; Edinburg, TX 78539

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 OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 18, 2024

Grantor: JORGE L. LORENZANA, a married man not joined herein by my spouse as this property constitutes no portion of our homestead

Grantee: TOBAR CONSTRUCTION, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: [include county]

1601 Ash Avenue
Donna, Hidalgo County, Texas 78537

Consideration:

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

Property (including any improvements):

Lot Twenty-One (21), LORENZANA SUBDIVISION, an addition to the City of Mercedes, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 74, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

All oil, gas and other minerals as previously recorded in prior instruments, including but not limited to the following:

Reservations of oil, gas and other minerals as shown in instruments recorded in Volume 1545, Page 314, and Volume 1301, Page 152, Deed Records of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this Deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters arising from and existing by reason of Hidalgo County authority; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior 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 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.

This document may be executed in several counterparts, each of which will be considered an original for conveyance purposes.

Jorge Luis Lorenzana

JORGE L. LORENZANA, a married man not joined herein by my spouse as this property constitutes no portion of our homestead

[Acknowledgment on following page]

STATE OF Texas)
)
COUNTY OF Dallas)

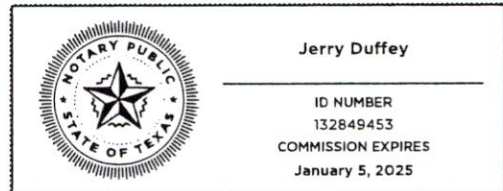
BEFORE ME, Jerry Duffey, a notary public, on this day personally appeared JORGE L. LORENZANA, by means of an interactive two-way audio and video communication, who is known to me [or proved to me on the oath of DRIVER LICENSE _____] [or has provided satisfactory evidence of identity in accordance with Chapter 406, Texas Government Code] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

GIVEN under my hand and seal of office this 18th day of March, 2024.

Notary Seal ELECTRONIC NOTARY PUBLIC
Notarized online using audio-video communication

Digital Certificate


Jerry Duffey



Electronically signed and notarized online using the Proof platform



COUNTY OF HIDALGO COMMERCIAL UTILITY CLEARANCE FORM

Planning Department
956-318-2840

Fire Marshal's Office
956-318-2656

Environmental Health
956-383-0111

Name of Applicant: Maritza I Castillo Date of Submittal: 11/6/24
Address: 3202 SAJAMO RD City: EDINBURG Zip Code: 78542
Legal Description: DEI REY ^{PHASE} III Lot 12
Physical Location: 3202 SAJAMO RD EDINBURG TX

Applicant's Phone No: _____ Project Description: _____

AEP ESI Account No: 100-327894 _____ (Temporary Service)

AEP ESI Account No: 100-327894 _____ (Final Service)

MVEC Account No: _____ (Temporary Service)

MVEC Account No: _____ (Final Service)

Water Supplier: _____ Approved for Permanent Water Meter

FOR COUNTY USE ONLY	
TEMPORARY SERVICE	FINAL SERVICE
Planning Department: Approved By: _____ Application No.: _____	Approved By: _____ Application No.: _____
Environmental Health: (OSSF Division) Approved By: _____ Application No.: _____	Approved By: _____ Application No.: _____
Environmental Health: (Food Services) Approved By: _____ Application No.: _____	Approved By: _____ Application No.: _____
Fire Marshal's Office: Reviewed By: _____ Application No.: _____	Reviewed By: _____ Application No.: _____

Temp Service Clearance Sent on _____ by _____

Final Service Clearance Sent on _____ by _____



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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281
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956-968-4734

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: _____

UTILITY CHECKLIST & CLEARANCE FORM

Name: _____ Telephone No.: _____ Date: _____

Location: _____

Legal Description: _____

By my signature I am attesting that there is only one single-family detached dwelling on the property described on this certificate and that there have been no alterations and/or additions to any structure on said property that would have caused a violation to the setback requirements. I also further represent that if my request is for non-residential purposes, that I shall not construct, move-in or allow any habitation of any structures whether in existence now or in the future without the consent of Hidalgo County. Any non-compliance with the above mentioned statements made by me shall be interpreted as to provide consent to have my utility services disconnected and to face legal consequences as prescribed by statute.

Signature of Owner: _____ (Person Signing Must be the Name Shown on the Deed or Provide Notarized Affidavit Authorizing Signature on behalf of Owner)

FOR COUNTY USE ONLY

UTILITY CLEARANCE(S) IS/ARE FOR THE FOLLOWING:

- Agricultural Use/Landscaping
- Existing Meter. Requesting Additional Meter
- Platted Lot Prior to 1989
- Individual stating that there was an existing structure.
- Compliance with Texas LGC Subchapter B
- Traveling Water Meter
- Other: _____

Approved By Environmental Health:	Temporary Service	Final Service	Permit No.
_____	_____	_____	_____
Date: _____	Authorized Signature	Authorized Signature	

Water Supplier: North Alamo Water Supply Sharyland Water Supply Military Highway Water Supply

AGUA SUD Other: _____

MVEC Acct. No.: _____ AEP/ESI No.: _____

Request is: Approved NOT Approved

Approved by: _____



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Anthony Uresti
Director of Planning

Application No: _____

HIDALGO COUNTY VERIFICATION CERTIFICATE OF PLAT AND UTILITY STATUS FOR RE-CONNECTION OR RE-LOCATION OF UTILITY SERVICE

Name of Subdivision: _____

Lot: _____ Block: _____ Metes & Bounds legal description: (Please attach metes & bounds exhibit)

Name of Person: _____ Telephone No.: _____

Address: _____

City: _____ State: Texas Zip code: _____

By my signature I am attesting that there is only one single-family detached dwelling on the property described on this certificate and that there have been no alterations and/or additions to any structure on said property that would have caused a violation to the setback requirements. I also further represent that if my request is for non-residential purposes, that I shall not construct, move-in or allow any habitation of any structures whether in existence now or in the future without the consent of Hidalgo County. Any non-compliance with the above mentioned statements made by me shall be interpreted as to provide consent to have my utility services disconnected and to face legal consequences as prescribed by statute.

Signature of Owner: _____ (Person Signing Must be the Name Shown on the Deed or Provide Notarized Affidavit Authorizing Signature on behalf of owner)

FOR COUNTY USE ONLY

Approved by Environmental Health: _____ Inspection/Permit No.: _____ Date: _____

Re-Connection of water meter _____

Disconnect Temporary Pole and Re-locate Electric Meter to new home:

AEP (CPL) ESI No.: 100-327894 _____

Magic Valley Acct. No.: _____

Other: _____

Re-connect Electric Service to: Existing Structure Temporary Pole

AEP (CPL) ESI No.: 100-327894 _____

Magic Valley Acct No.: _____

Other: _____

This form serves to notify that the above Subdivision Plat has satisfied the requirements of the Hidalgo County Certificate of Plat and Utility Status under Texas Local Government Code, Section 232.028 (b). The County has issued the original Certificate and this is only a verification that utility service has been provided to the above listed address and this request is for re-connection or transfer of service.

Hidalgo County Planning Department Authorized Signature

Date

OSSF – Form G: Inspection Report



Permit#: 55513

Owner: FARIAS MICHELLE

Location: 135 ELDORA RD, ALAMO, TX 78516

Legal Description: ALAMO LAND & SUGAR CO

Lot#: 10 Block#: 46 Section/F. Tract#:

Tank Type: CONCRETE

Inside Diameter: 5'

Inside Length of Sides: 5'

Liq. Depths or Dist. From Tank Bottom to Outlet Bottom: 48"

Airspace (approx.): 3"

Gallon Cap. (approx.): 3 x 500gals = 1,500gals

- Commercial
 - Type: EVENT CENTER
- Residential
 - # Bedrooms: _____
 - Sq. Ft., (est.) _____
- Other: _____
- Vacant Lot

Drain Field: Trench: X Bed: _____ Evapotranspiration: _____

Distance from **Private/Public Well**: To Tank: N/A To Drainfield: N/A

Distance from Foundation: To Tank: 20' To Drainfield: 38'

Distance from Property Line: To Tank: 15' To Drainfield: 12'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 400'

Gravel Drainfield (if applicable): Natural: N/A Crushed: N/A Washed: N/A

Amount: N/A Yards or Tons

Gravel Generally Consistent 12" depth throughout field N/A Yes No

Porous Media Uniform (0.72-2.0 inches) N/A Yes No

General Conditions and Workmanship:

Solid Lines from House Schedule 40 with Cleanout N/A Yes No

T's Installed at least 25% of Liquid Level Yes No

Inlet and Outlet Flow Clearly Marked Yes No

Manufacturer's Name, Address, & Tank Capacity Visible Yes No

Port Holes 12" in Diameter Yes No

Septic Tank Sturdy & Water-Tight Yes No

Trench or Bed Bottom Essentially Level Yes No

Perforated Pipe Generally Level throughout Field Yes No

End Caps provided on Drainfield (if not looped) Yes No

Geo-Textile Fabric used for Permeable Soil Barrier Yes No

Installer: JOSE A. GONZALEZ License#: 35502

Remarks: 400' x 4' = 1,600 sq. ft. RISERS INSTALLED

WILL NEED TO PROVIDE PROOF OF CONNECTION WHEN REQ. UTILITIES

APPROVED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 08/21/2024

OSSF – Form H: License to Operate



The license does not become effective until final inspection and approval is made by a Health Inspector.

A 48-hour notice is required for final septic tank inspections.

- COMMERCIAL ■ COM. TYPE: EVENT CENTER
 RESIDENTIAL ■ # OF ROOMS: _____

PERMIT#: 55513

PROPERTY OWNER: FARIAS MICHELLE

SITE LOCATION: 135 ELDORA RD, ALAMO, TX 78516

LEGAL DESCRIPTION

SUBDIVISION: ALAMO LAND & SUGAR CO

LOT#: 10 BLOCK#: 46 SECTION/F.TRACT#: _____

Water Supply System: Public Well Surface

▪ SOIL EVALUATION: _____ CLASS II

▪ # OF TANKS: _____ 3 x 500gals = 1,500gals

▪ DRAIN LINE

▪ Length: _____ 400'

▪ Width: _____ 2'

▪ Depth: _____ 30"

▪ SDR-35 (OR EQUIV. PIPE): _____ SB2 - 8" (GRAVELLESS)

▪ SOLID LINES FROM HOUSE (SCH 40 W/ CLEANOUT): Yes No Vacant Lot

▪ RECOMMENDATIONS/COMMENTS: _____ RISERS INSTALLED

WILL NEED TO PROVIDE PROOF OF CONNECTION WHEN REQ. UTILITIES

APPROVED

RECEIPT #: 55513

DATE ISSUED: 08/21/2024

ISSUED BY: N. TAPANGAN

AMOUNT RECEIVED: \$ 145.00

Cash: \$ _____

Check#: 7973

M.O#: _____

INSTALLER: _____ JOSE A. GONZALEZ _____ LICENSE#: 35502

Recommendations from the Texas Department of Health (based on State Health Dept. guidelines and soil evaluation test results)

- Residence served by OSSF system and public water supply system is **NOT** available:

Min. lot size per dwelling of at least 43, 560 sq. ft.

- Residence served by OSSF system and public water supply system is **available**:

Min. lot size per dwelling of 21, 780 sq. ft.

NOV. 2024

<i>SUBMITTAL</i>	<i>FOR APPROVAL BY</i>							<i>RETURNED</i>	<i>RECEIVED BY</i>
<i>DATE</i>	<i>C.COURT ON</i>							<i>DATE</i>	<i>STAFF</i>
<i>11/20/24</i>	<i>11/26/2024</i>	<i>APPLICANT</i>	<i>LEGAL DESCRIPTION</i>	<i>LOT</i>	<i>BLOCK</i>	<i>PERMIT#</i>	<i>REQUEST</i>	<i>ROUTING</i>	<i>BY C.COURT</i>
								<i>STAFF</i>	
		PREMIER CONSTRUCTION AND DEVELOPMENT LLC	PUEBLO ESTATES PH 1 EVERGREEN VALLEY	39		4-8716	WATER	AA	
11/14/2024		EDUARDO GUZMAN	ESTATES PH 2	149		4-8618	WATER	AA	
11/7/2024		CHRISTOPHER PUENTE	RAMSEYER GARDENS #1	21		4-8412	UTILITIES	AA	



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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-87140

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>11 / 26 / 24</u>

Name: Premier Construction and Development LLC

Address: 6043 Reymundo St.
Edinburg, TX 78542

Water Supplier: North Alamo Water Supply Co.

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

Phone: 956-354-5298

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

regarding the land described as: Pueblo Estates Ph. 1 lot 39

on NOV. 26, 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 12/1/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Cuatrecasas
Hidalgo County Judge
Date 11/26/24

APPROVED BY
COMMISSIONERS COURT
ON: 11/26/24 [Signature]

[Signature]
ATTEST:
Hidalgo County Clerk
Date 12/04/24



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8714

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: Premier Construction and Development LLC

Address: 6043 Reynaldo Street
Edinburg, TX 78542

Phone: 956-354-5298

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

Pueblo Estates ^{Ph.1} Subdivision, LOT 39

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)

11/20/24
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:

11/20/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8716
Receipt No.: 036312
P9286-01-000-0039-00

- PREMIER CONSTRUCTION AND DEVELOPMENTS LLC
3613 NORTE DAME AVE
MCALLEN , TX 78504
(956) 354-5298
(956) 354-5298
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 01 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1395Sq.Ft.
 - [5] Legal Description: PUEBLO ESTATES PH 1 LOT 39
 - [6] Location: N DOOLITTLE RD & E RAMSEYER RD (REYMUNDO ST)
 - [7] Sewage: City of Edinburg
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$80000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 23', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-8716
Price: \$30.00

Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: angel.delacerda
Receipt: melissa.lopez

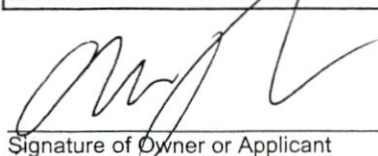

Cashier

8/12/24
Date

ID# 700740

[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

8/12/24
Date

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

WARRANTY DEED

Date: May 1, 2024

Grantor: **ULISES RIOS, conveying sole and separate property**

16104 Buffalo St., Edinburg, Hidalgo County, Texas 78542

Grantee: **PREMIER CONSTRUCTION AND DEVELOPMENT, LLC, a Texas
Limited Liability Company**

3613 Notre Dame Ave., McAllen, Hidalgo County, Texas 78504

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Thirty-nine (39), PUEBLO ESTATES SUBDIVISION UNIT NO. 1, as shown by the map or plat thereof recorded in Volume 49, Pages 78-80, 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.

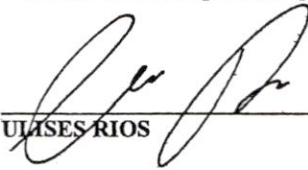
Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to 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 and all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

NOTICE

AT THE REQUEST OF GRANTOR AND/OR GRANTEE HEREIN NAMED, NO TITLE EXAMINATION OR TITLE POLICY WAS REQUIRED WITH THE PREPARATION OF THIS INSTRUMENT, NOR WAS ANY MADE. THE PREPARER OF THIS INSTRUMENT HAS MADE NO EXAMINATION AS TO TITLE OF THE PROPERTY CONVEYED HEREBY OR THE ACCURACY OF THE LEGAL DESCRIPTION THEREOF AND NO OPINION IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED. THE PREPARER OF THIS INSTRUMENT HAS DRAWN SAME AT THE REQUEST OF PARTIES HEREIN NAMED, RELIED ON THE INFORMATION PROVIDED BY SAID PARTIES, AND HAS NOT ACTED IN ANY CAPACITY INVOLVING OR REPRESENTING EITHER PARTY OR ANY TITLE COMPANY. THE PREPARER OF THIS INSTRUMENT HAS NOT HANDLED, ESCROWED, OR DISBURSED FUNDS IN CONNECTION WITH THIS TRANSACTION.

THE PREPARER HAS MADE NO EXAMINATION AS TO PAYMENT OF TAXES AND NO OPINION AND NO ADVICE IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED. THE PREPARER HAS MADE NO STATE OR FEDERAL TAX LIEN SEARCH OR ABSTRACT OF JUDGMENT LIEN SEARCH OF THE SELLER OR BUYER OR ANY PREDECESSOR IN TITLE AND NO OPINION IS GIVEN OR INCLUDED IN THE SERVICES HERE RENDERED. THE PREPARER OF THIS INSTRUMENT DOES NOT REPRESENT THAT THIS CONVEYANCE IS BEING MADE IN CONFORMITY WITH ANY SUBDIVISION OR ZONING ORDINANCE OF THE COUNTY OR CITY HAVING JURISDICTION OR EXTRATERRITORIAL JURISDICTION OF THE PROPERTY CONVEYED HEREBY.

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



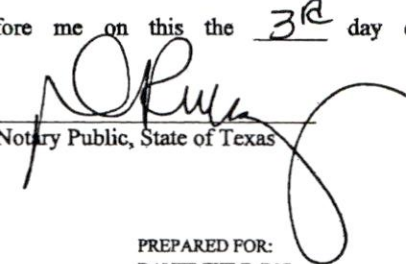
ULISES RIOS

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on this the 3rd day of May, 2024, by ULISES RIOS.





Notary Public, State of Texas

AFTER RECORDING IN COUNTY CLERK'S OFFICE
PREMIER CONSTRUCTION AND DEVELOPMENT, LLC
3613 Notre Dame Ave.
McAllen, Texas 78504

PREPARED FOR:
DANTE TITLE, INC.
1012 Martin Ave., Suite A
McAllen, Texas 78504
File: Rios-Premier-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.
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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: 4-2018

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	Temporary Service	Final Service
Environmental Health: <u>FOR WATER ONLY, NO SEPTICS YET.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>PENDING.</u>
Date Approved:	<u>1 / 1</u>	<u>11/14/24</u>

Name: Eduardo Guzman

Address: 3505 N. Amaretto
DR. Pharr TX. 78577

Water Supplier: North Alamo Water Supply

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

Phone: (956) 605-5211

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

regarding the land described as:

Evergreen Valley Estates Phase 2 LOT #149.

on NOV. 26, 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 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 11/26/24 BNS

ATTEST:

Hidalgo County Clerk

Date

[Signature]
Richard F. Carter
[Signature]
11/26/24
12/04/24



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-2018

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: Eduardo Guzman

Address: 3505 N Amaretto DR.
Pharr TX. 78577

Phone: (956) 605-5211

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

Evergreen Valley States Phase 2 LOT #149

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)

11-14-2024
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/20/24
Date

[Signature]
County Official

Capital Title
GF# 19-414227-ED

AFTER RECORDING MAIL TO:

Eduardo Guzman
3505 Amaretto Drive
Pharr, TX 78577

Prepared By:

Robertson Anschutz Vettters, LLC
1500 CityWest Boulevard, Ste. 700
Houston, TX 77042

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.

THAT **Juan Solis and Margarita Solis-Dominguez, aka Margarita D. Solis, husband and wife**, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Eduardo Guzman, a married man**, hereinafter called "Grantee", whose mailing address is **3505 Amaretto Drive, Pharr, TX 78577**, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **Twenty-Eight Thousand Dollars (\$28,000.00)**, of even date herewith, payable to the order of **Security Service Federal Credit Union**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to **Ruth W. Garner, Trustee**, Grantor has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY**, unto said Grantee, the following described Property located in **HIDALGO County, Texas**, to-wit:

Lot 149, EVERGREEN VALLEY ESTATES, PHASE II, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.



Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

****THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK****



This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: May 23, 2019

Juan Solis

Juan Solis

Margarita Solis-Dominguez

Margarita Solis-Dominguez



State of Texas

County of Hidalgo

This instrument was acknowledged before me on [Date] May 23, 2019
by **Juan Solis and Margarita Solis-Dominguez.**

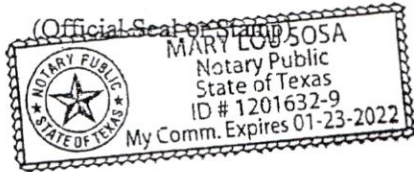
Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

- This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Mary Lou Soosa
Notary Public (Signature of Notarial Officer)

(Printed Name of Notarial Officer)

My commission expires: _____





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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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: 4-8412

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

Upon the application of:

Name: Christopher Puente

Address: 2944 Rio Red
Cir. S Edinburg
TX, 78541

Phone: 956-360-2066

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>11 / 08 / 24</u>

Water Supplier: Sharyland water

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

Account/ESI No.: 10032789429863422
 Temporary Pole Permanent Service

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

The west 70 feet of the east 270 feet of the south 125 feet of the
north 5 acres of Lot 21, Ramseyer Gardens Subdivision

[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-26, 2024, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available
within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the
water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz 11/26/24
Hidalgo County Judge Date

[Signature] 12/04/24
ATTEST: Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
CN: 11/26/24 BMS



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: 4-8412

**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

Christopher Scott Puente

Known to me [or proved to me in the oath of _____ or through
ID# _____ (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:

2944 Rio Red Cir S Edinburg, Texas 78541
Ramsayer Garden #1 W101 - E210 - S1251 - N1501 Lot 21 0.20 AC
[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]

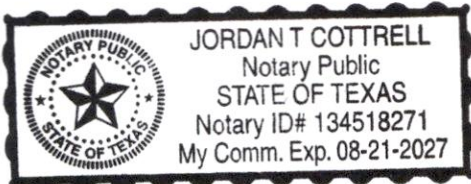
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 7, 2024, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8412
Receipt No.: 034704
R0800-01-000-0021-18

PUENTE CHRISTOPHER SCOTT
7107 N 12TH LANE APT.4
MCALLEN, TX 78501
(956) 360-2066
(956) 212-3859

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2459Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS #1 W70'-E270'-
S125'-N150' LOT 21 0.20AC
[6] Location: RIO GRANDE CARE RD & RIO RED LN
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$225000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACK AND REGULATIONS
Description: Permit 4-8412
Price: \$30.00

Total Amount.....\$30.00

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

Handwritten signature of Melissa Lopez and date 4/24/24
Cashier Date

ID#aley 331

[NOTICE]

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

Handwritten signature of Christopher Scott
Signature of Owner or Applicant

4-29-24
Date

Gift 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: February 8, 2024

Grantor: RICARDO PUENTE and wife, ELIZABETH PUENTE A/K/A ELIZABETH A. PUENTE

Grantor's Mailing Address: 2966 Rio Red Cir.
Edinburg, Texas 78541
Hidalgo County

Grantee: CHRISTOPHER SCOTT PUENTE, a single person

Grantee's Mailing Address: 7107 N. 12th Lane, Apt. 4
McAllen, Texas 78501
Hidalgo County

Consideration: A gift of the property herein conveyed for the love and affection we hold for our son.

Property (including any improvements):

The West 70 feet of the East 270 feet of the South 125 feet of the North 5 acres of Lot 21, of RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions shown in instrument recorded in Volume 2299 Page 60, Official Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Trunkline Gas Supply Company, by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Central Power and Light Company, by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Official Records of Hidalgo County, Texas.

Easement granted to Southwestern Bell, by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.

Easements and setback lines as set out in Deed from Citrus City Lake Development Corporation, to Ricardo Puente and wife, Elizabeth A. Puente, dated May 13, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2299, Page 60, Official Records of Hidalgo County, Texas.

Utility Easements, and Road Easement, as depicted by plat of Lake view Subdivisions A and B, located in Correction Deed from Citrus City Lake Development Corporation, to William Gordon McGee and wife, Jean E. McGee, dated July 20, 1993, filed for record on October 5, 1993 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 346632.

Easements and conditions as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15. Easements, or claims of easements, which are not of public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated May 18, 2005, filed for record on July 27, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1501846, 1501847, 1501848, 1501849, 1501850, 1501851, 1501852, 1501853, 1501854, 1501855, and 1501856.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated May 19, 2005, filed for record on August 18, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1510676, 1510677, 1510678, and 1510679.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from to Metano Energy, LP, dated June 7, 2005, filed for record on September 21, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1523281, 1523282, 1523283, dated September 13, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 7, 2005, under Clerk's File No. 1553186, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 2005, under Clerk's File No. 1561002, 1561003, 1561004, 1561005, 1561006, and 1561007.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated December 6, 2005, filed for record on January 18, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1568310, 1568311, 1568312, 1568313, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 2, 2006, under Clerk's File Nos. 1573792, 1573793, 1573794, 1573795, 1573796, 1573798, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 8, 2006, under Clerk's File Nos. 1587752, 1587753, 1587754, 1587755, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 23, 2006, under Clerk's File Nos. 1593547, and 1593548.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, in favor of Metano Energy, LP, dated January 10, 2006, filed for record on April 20, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document Nos. 1604808, 1604810, 1604811, 1604812, 1604813, 1604814, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 28, 2007, under Clerk's File No. 1799551.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from Citrus City Lake Development Corporation, to Ricardo Puente and wife, Elizabeth A. Puente, dated May 13, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2299, Page 60, Official Records of Hidalgo County, Texas.

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

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

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.

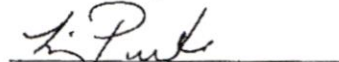
Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2024 and all subsequent years.

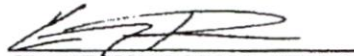
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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


RICARDO PUENTE


ELIZABETH PUENTE A/K/A
ELIZABETH A. PUENTE

ACCEPTED BY:

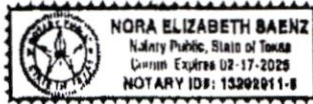

CHRISTOPHER SCOTT PUENTE

(Acknowledgment)

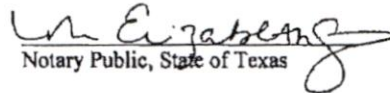
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by RICARDO PUENTE.

(SEAL)



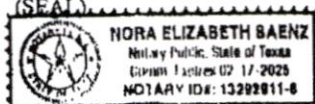
(Acknowledgment)


Notary Public, State of Texas

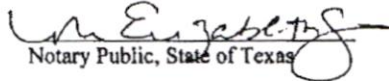
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by ELIZABETH PUENTE A/K/A ELIZABETH A. PUENTE.

(SEAL)



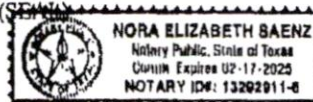
(Acknowledgment)

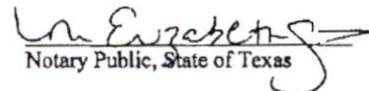

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2024,
by CHRISTOPHER SCOTT PUENTE.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Christopher Scott Puente
7107 N. 12th Lane, Apt. 4
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF:3200565;NS/ah

The State of Texas,
County of HIDALGO

167714
Know All Men by These Presents:

20
90

That CITRUS CITY LAKE DEVELOPMENT CORPORATION
a Corporation, duly organized and existing under the Laws of the State of Texas
for and in consideration of the sum of TEN AND NO/100ths (\$10.00)-----
-----DOLLARS

to it paid, and secured to be paid, by RICARDO PUENTE and wife, ELIZABETH A. PUENTE
Rt. 4, Box 340-A Edinburg, Texas 78539 as follows:

One Installment Vendor's Lien Note in the original amount of \$4,000.00 dated
May 13, 1986, due and payable in 240 monthly installments of \$44.04 each,
including interest at the rate of 12% per annum from date until maturity;
with the first installment to become due and payable on or before the 1st day
July, 1986, and a like installment to become due and payable on or before the
1st day of each and every succeeding month thereafter until the entire
principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said
Ricardo Puente and wife, Elizabeth A. Puente
of the County of Hidalgo State of Texas all that certain

lot, tract or parcel of land situated in the County of Hidalgo, State of Texas,
more fully described as follows, to-wit:

The West 70 feet of the East 270 feet of the South 125 feet of the North
five acres of Lot 21, Ramseyer Gardens Subdivision, Hidalgo County, Texas.
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 property restrictions attached hereto.
SUBJECT to Lien of Record.

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

RICHARDO PUENTE and wife, ELIZABETH A. PUENTE, their
heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,
to Warrant and Forever Defend, all and singular the said premises unto the said

RICHARDO PUENTE and wife, ELIZABETH A. PUENTE, their
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above
described property, premises and improvements, until the above described note , and all interest
thereon are fully paid according to its face and tenor, effect and reading, when this deed
shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly
authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 13th day of May A. D. 19 86

Attest:
William Rathme
William (Sgt) Rathme Secretary

CITRUS CITY LAKE DEVELOPMENT CORPORATION
By *Curtis C. Davis*
Curtis C. Davis, President

Mailing address of grantee:

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Name: Ricardo and Elizabeth A. Puento
Address: Rt. 4, Box 340-A
Edinburg, Texas 78539

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of May 19 86,
by Curtis C. Davis, President
of Citrus City Lake Development Corporation
a Texas corporation on behalf of said corporation

My commission expires

BETTY LATER
Notary Public In and For
Hidalgo County Texas
My Commission Expires 10/21/89

Notary Public State of Texas
Notary's printed name Betty Later

154

Warranty Deed
(BY CORPORATION)
WITH VENDOR'S LIEN
FROM

TO

FILED FOR RECORD

This day of A.D. 19

at o'clock M.

.....
County Clerk.

By Deputy

RECORDED

..... A.D. 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

The Odess Company, Dallas, TX 75238

THE N/5 ACRES OF LOT 21, AND ALL OF LOTS 22 AND 23
RAMSEYER GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS,
to be known as LAKEVIEW SUBDIVISION

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 720 square feet or more of enclosed floor space devoted to living purposes exclusive of roofed and un-roofed porches, terraces, garages, carports and other out-buildings. Each residence shall have a hard surfaced driveway with properly installed drainage culvert, a covered patio a minimum of 10x20, a covered carport a minimum of 10 x 20, and the dwelling must be skirted, tied-down and hooked up to the water sytem and the county approved sewage system..
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimensions shall govern for front, side and rear set backs on all tracts. Ground-level improvements such as driveways, and fences are excluded from the scope of this paragraph.
 - A. Fifteen (15) feet from the road and utility easement along the front of each tract, or forty (40) feet from the road centerline, whichever is greater.
 - B. Six (6) feet from each side line.
 - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic system approved by the Hidalgo County Health Department.
5. No Stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside dwellings, and no building or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or other motor vehicles may be parked or stored on the private street or easement facing the street.
6. No trash, ashes, garbage or other refuse shall be dumped or stored on any portion of the above described property, including the lake.
7. Maintenance of the lake, the pressurized irrigation system, and the road running through the tract shall be the responsibility of the individual tract owners, and costs shall be pro-rated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his responsibility and will be kept neat and clean.
8. The tract owners may form an organization to provide for the maintenance of the lake, pressurized irrigation system, and the road, for the collection of the monies therefor, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.

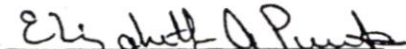
11. No tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than one family.

12. No fence of any kind, and no recreational or exercise equipment (such as a swing set, merry-go-round, gymnasium equipment, etc.), and no clothes line or similar device will be permitted on any tract between the road frontage and the residence. Any variation from this restriction, for example, in the case of a corner lot, shall require written approval from Citrus City Lake Development Corporation or the owners of a majority of the lots within Lakeview Subdivision.

CITRUS CITY LAKE DEVELOPMENT CORPORATION

APPROVED AND ACCEPTED:


Ricardo Puente


Elizabeth A. Puente

E. J. M. - Citrus City La. 64

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FILED FOR RECORD
'86 JUN 6 AM 10 11
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

167711