



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA
COMMISSIONERS COURT AGENDA FOR February 4th, 2025

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 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: 4-5114

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
Name: <u>Mario Alberto Castro Jr.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>EX-87</u>
Date Approved:	<u>/ /</u>	<u>1 / 23 / 25</u>

Address: 14519 Mile 20 Rd.
Edcouch, TX 78538

Water Supplier: North Alamo Water Supply

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

Phone: (956) 607-6004

Account/ESI No.: 10032789431356533
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Evergreen Valley Estates PH3 Lot 83

on Feb. 04, 2025, 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 3/11/07);
- 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

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/4/25



PLANNING DEPARTMENT

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Rev. 12-21-23

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-5114

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: Mario Alberto Castro Jr.

Address: 14519 Mile 20 Rd.

Edcouch, TX 78538

Phone: (956)607-6004

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

Evergreen Valley Estates PH3 Lot 83

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)

01/23/2025
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:

01/29/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-5114
Receipt No.: 019703
E8250-03-000-0083-00

CASTRO MARIO ALBERTO JR
3409 SOLERA RD
EDINBURG, TX 78541
(956) 607-6004
(956) 607-6004

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2917Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 83
- [6] Location: MILE 20 AND SKINNER RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 70', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-5114
Price: \$30.00

Total Amount.....\$30.00

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

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 of Owner or Applicant

Date

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 25, 2014

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
3714 S. Exp. 281
Edinburg, Texas 78542

2503228

Grantee: Mario Alberto Castro Jr.
Grantee's Phone Number: (956) 373-1648
Grantee's Mailing Address (including county):
Morroco Sub Lot 25 FM 493
La Blanca, Texas 78558
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-One Thousand Four Hundred Fifty No/100's (\$41,450.00) Dollars, and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 83, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
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;

11.0

13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, 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.

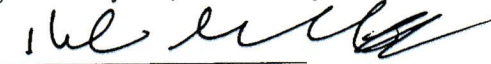
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

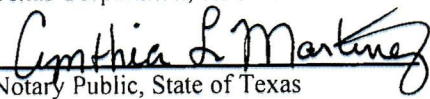
Evergreen Valley Inc., a Texas Corporation

BY: 
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas
County of Hidalgo


This instrument was acknowledged before me on the 2/25/2014, 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 RETURN TO:
Evergreen Valley Inc.
3714 S. Exp. 281
Edinburg, Texas 78542
Special Warranty Deed
Page 2

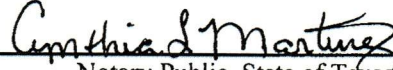
AC


Mario Alberto Castro Jr.

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 2/25/2014, by Mario Alberto Castro Jr.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley, Inc.
3714 S. Exp. 281
Edinburg, Texas 78542



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No:

4-9012

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: Edoardo Gonzalez
CLODOE NAME

Address: Lot 154 Evergreen
Valley Estates Phase II
15439 E Davis Rd Edinburg TX

Phone: 956 1545-2816

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>01/28/25</u>

*only approving light service,
Pending OSSF*

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789468687141
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen valley Estate Ph 2 lot 154

on Feb. 4, 2025, 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 3/16/25);
- 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

Ricardo F. Lopez
Hidalgo County Judge 2/4/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 2/4/25

ATTEST: [Signature]
Hidalgo County Clerk 2/06/25
Date



PLANNING DEPARTMENT

Rev. 12-21-23

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9012

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: Edgardo Gonzalez

Address: lot 154 Evergreen Valley Estates Phase II
15439 E Davis RD, Edinburg T.X 78542

Phone: (956) 545-2816

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

Evergreen valley Estates Ph. 2 lot 154

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edgardo Gonzalez
Requesting Party (Signature)

1-28-25
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:

1/29/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9012

Receipt No.: 037430

E8250-02-000-0154-00

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

DDE HOMES LLC
4010 SHERMAN ST
EDINBURG, TX 78542
(956) 454-2816
(956) 545-2816

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 154
- [6] Location: DAVIS RD & URESTI RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$185000
- [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 4-9012
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: israel.lozoya
Receipt: alex.antons



Cashier

10/24/24
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

10-24-24
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: October 8, 2024

GRANTOR: Sergio Ruiz, Jr.

GRANTOR'S MAILING ADDRESS:

Sergio Ruiz, Jr.
318 W. San Angelo Street
Alamo, Texas 78516

GRANTEE: DDE Homes, LLC, a Texas Limited Liability Company

GRANTEE'S MAILING ADDRESS:

DDE Homes, LLC
4010 Sherman Street
Edinburg, Texas 78542

PROPERTY (legal description):

Lot 154, **EVERGREEN VALLEY ESTATES, PHASE II**, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

CONSIDERATION:

This conveyance is made for the following consideration, the receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to the following exceptions:

- a. Mineral and/or royalty grant and/or reservation in instrument dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records, Hidalgo County, Texas.
- b. Oil, Gas and Mineral Lease dated October 18, 1935, recorded in Volume 15, Page 1 and amended in instrument dated April 2, 1936, recorded in Volume 15, Page 135, Oil and Gas Records, Hidalgo County, Texas.
- c. Oil, Gas and Mineral Lease dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas.

- d. Oil, Gas and Mineral Lease dated July 24, 1939, recorded in Volume 63, Page 229, Oil and Gas Records, and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- e. Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas.
- f. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420798, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- g. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File No. 420799 and dated August 22, 1994, recorded under Clerk's File No. 420800, Official Records and utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
- h. Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612 and extended in instruments dated May 15, 1996, recorded under Clerk's File No. 530034 and dated May 15, 1996, recorded under Clerk's File No. 530035, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, utilized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instruments dated March 12, 1998, recorded under Clerk's File No. 682035, Official Records, and dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas.
- i. Oil, Gas and Mineral Lease dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records and utilized in instrument dated February 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas.
- j. Oil, Gas and Mineral Lease dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, and dated December 6, 2002, recorded under Clerk's File No. 1146920 and dated December 6, 2002, recorded under Clerk's File No. 1148173, Official Records, Hidalgo County, Texas.
- k. Memorandum of Oil and Gas Lease dated March 13, 2006, recorded under Clerk's File No. 1614578, dated April 1, 2006, recorded under Clerk's File No. 1639728, dated April 1, 2006, recorded under Clerk's File No. 1639729 and dated April 1, 2006, recorded under Clerk's File No. 1639730, Official Records, Hidalgo County, Texas.
- l. 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.
- m. 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.

- n. Reservation of water rights and/or other rights if any, as set forth in Special Warranty Deed with Vendor's Lien dated October 15, 2012, recorded under Clerk's File No. 2350908, Official Records, Hidalgo County, Texas.
- o. Right of Way Grant dated January 26, 1946, recorded in Volume 656, Page 163, Deed Records, Hidalgo County, Texas.
- p. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
- q. Minimum floor elevation; 50.00 foot minimum setback line along the front; 35.00 foot minimum setback line along the rear; 6.00 foot minimum setback line along the sides or greater for easement; 15.00 foot exclusive easement to North Alamo Water Supply Corporation along the front; 15.00 foot electrical and utility easement along the South 15.00 feet of the North 30.00 feet; 20.00 foot drainage swale easement along the South side, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.
- r. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- s. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey.

AS IS CONVEYANCE:

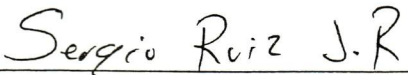
THIS CONVEYANCE CONVEYS THE PROPERTY IN ITS "AS IS" CONDITION. THE PARTIES HAVE BARGAINED FOR AND HEREBY AGREE THAT THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED OTHER THAN ANY REPRESENTATIONS EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS INSTRUMENT, OR THE CLOSING DOCUMENTS.

CONVEYANCE:

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

WARRANTY:

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof.



Sergio Ruiz, Jr.

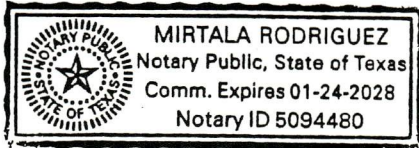
ACKNOWLEDGMENT

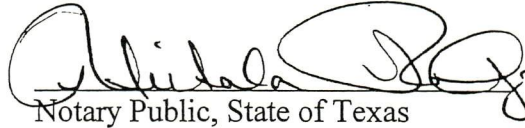
STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on October 8, 2024, by Sergio Ruiz, Jr..




Notary Public, State of Texas

PREPARED BY:

Joe Richard Flores
Attorney at Law
218 S. Jackson Road
Edinburg, TX 78539

AFTER RECORDING RETURN TO:

DDE Homes, LLC
4010 Sherman Street
Edinburg, Texas 78542



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-10004

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

Upon the application of:

Name: Monica A Garza

Address: P.O. Box 2120
Elsa TX 78543

Phone: (956) 584-7506
(956) 720-1774

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

Water Supplier: N/A

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

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

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

MO-TEX Lots BIK 99

[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 Feb. 4, 2025, 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
Date: 2/4/25

ATTEST: [Signature]
Hidalgo County Clerk
Date: 2/06/25

APPROVED BY
COMMISSIONERS COURT
ON: 2/4/25



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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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: 1-10004

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

Monica Angelica Garza

Known to me [or proved to me in the oath of Texas Drivers License or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

Monica Angelica Garza MO-TEX LOT 5 BLK 99." IR 02.03.25

[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]

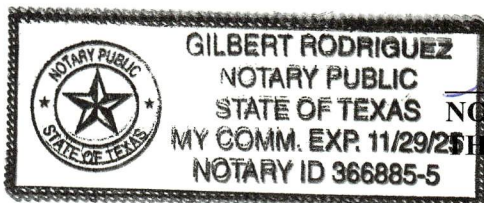
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Monica Garza (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 13th, 2025, to certify which, witnesses my hand and seal of office.



Gilbert Rodriguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

11/19/2024 2:14:42 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-10004
Receipt No.: 037827
M5500-00-099-0005-14

GARZA MONICA
PO BOX 339
ELSA, TX 78543
(956) 720-1774
(956) 534-7506

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 576Sq.Ft.
- [5] Legal Description: MO-TEX S208.71'-N834.84'-E208.71' LOT 5
BLK 99 1.00AC
- [6] Location: MILE 4 1/2 W. & MILE 19 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-10004
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 7543
Payment: \$30.00
Change Due: \$0.00
Application: heather.segura
Inspector: gilbert.pecina
Receipt: heather.segura

Heather Segura
Cashier

11/19/24
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.

Monica Garza
Signature of Owner or Applicant

11/19/24
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.

General Warranty Gift Deed

Date: May 14, 2020

Grantor: EUGENIO GARZA and MARTHA GARZA, a married couple

Grantor's Mailing Address:

EUGENIO GARZA and MARTHA GARZA
P.O. Box 339
Elsa, TX 78543

Grantee: MONICA A. GARZA, as her sole and separate property and estate.

Grantee's Mailing Address:

MONICA A. GARZA
P. O. Box 339
Elsa, TX 78543

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

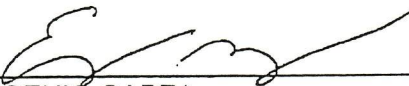
Subject to: All restrictions, encumbrances, easements, covenants and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

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


EUGENIO GARZA



MARTHA GARZA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 26, 2020, by EUGENIO GARZA.

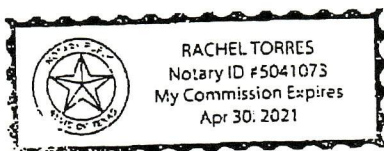


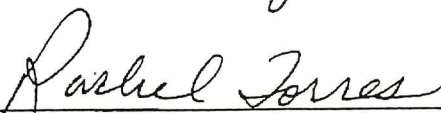

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 26, 2020, by MARTHA GARZA.




Notary Public, State of Texas

ACCEPTANCE OF DEED OF GIFT

I, hereby accept the herein described gift as my sole and separate property and estate.

EXECUTED this May 26th, 2020.

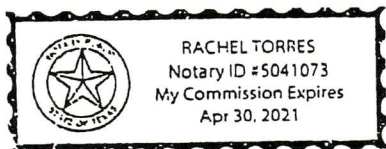
Monica A. Garza
MONICA A. GARZA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 26, 2020, by
MONICA A. GARZA.

Rachel Torres
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard, Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089

EXHIBIT "A"

BEING ONE AND FIFTEEN HUNDREDTHS ACRES OF LAND, MORE OR LESS, OUT OF AND PART OF LOT 5, BLOCK 99, OF THE MISSOURI-TEXAS LAND IRRIGATION COMPANY'S SUBDIVISION OF LANDS IN THE LAS NIENENAS GRANT, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE TRACT HEREIN DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 99, OF SAME BEING A POINT IN THE EAST LINE OF SAID BLOCK 99, A DISTANCE OF 1320 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID BLOCK 99, SAID BEGINNING POINT BEING IN A FIELD;

THENCE, S. 09° 20' W, WITH THE EAST LINE OF SAID LOT 5, BLOCK 99, A DISTANCE OF 626.13 FEET, MORE OR LESS, TO THE TRUE PLACE OF BEGINNING, SAME BEING THE NORTHEAST CORNER OF TRACT TO BE CONVEYED.

THENCE, CONTINUING ON SAID EAST LINE OF LOT 5, BLOCK 99, S. 09° 20' W, A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED.

THENCE, N. 80° 40' W, ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5, BLOCK 99, A DISTANCE OF 242.58 FEET TO THE SOUTHWEST CORNER OF TRACT TO BE CONVEYED.

THENCE, N. 09° 20' E, ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 5, BLOCK 99, A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREBY CONVEYED;

THENCE, S. 80° 40' E, ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5, BLOCK 99, A DISTANCE OF 242.58 FEET MORE OR LESS, TO THE TRUE PLACE OF BEGINNING, AND CONTAINING (1.15) ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED TRACT, ALL OF WHICH WERE RESERVED BY E. R. MCKEE AND WIFE IN THEIR DEED TO HOWBERT A. STEELE AND WIFE, OLGA R. STEELE, SAME BEING LOT 5, BLOCK 99, DATED OCTOBER 9, 1974, AND BEING RECORDED IN VOL. 1422 AT PAGE 343 ET SEQ., DEED RECORDS OF HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE;

SAVE AND EXCEPT, AND THE LAND HEREBY SOLD IS SUBJECT TO A PERPETUAL EASEMENT AND RIGHT OF WAY HEREBY RESERVED BY GRANTORS FOR THE PURPOSE OF PROVIDING A ROADWAY AND MEANS OF INGRESS AND EGRESS TO GRANTEEES AND TO THE OWNERS OF PROPERTY ADJOINING THE TRACT HEREBY CONVEYED AND OTHER PROPERTY WITHIN SAID LOT 5, BLOCK 99, SAID EASEMENT AND RIGHT OF WAY BEING TEN (10) FEET WIDE AND 208.71 FEET LONG AND MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT DESCRIBED AND CONVEYED:

THENCE, WITH THE NORTH LINE OF SAID TRACT HEREBY CONVEYED, A DISTANCE OF 242.58 FEET TO THE NORTHWEST CORNER OF TRACT; THENCE, A DISTANCE OF TEN (10) FEET ON THE WEST LINE OF TRACT HEREBY CONVEYED THENCE, ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 242.58 FEET TO A POINT BEING ON EAST LINE OF LOT 5, BLOCK 99, THENCE, A DISTANCE OF TEN (10) FEET TO THE PLACE OF BEGINNING OF THE EASEMENT HEREBY RESERVED:

TO HAVE AND TO HOLD ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANYWISE BELONGING UNTO THE SAID EUGENIO DIAZ JR. AND WIFE ENEDINA R. DIAZ BOTH OF HIDALGO COUNTY, TEXAS, THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID EUGENIO DIAZ JR. AND WIFE, ENEDINA R. DIAZ THEIR HEIRS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING, OR TO CLAIM THE SAME, AS ANY PART THEROF, AS SHOWN UNDER GENERAL WARRANTY DEED DATED MARCH 22, 1989; FILED MARCH 31, 1989, RECORDED IN VOLUME 2734, PAGE 941, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL WARRANTY DEED

P
34

THE STATE OF TEXAS:

COUNTY OF HIDALGO:

107833

KNOW ALL MEN BY THESE PRESENTS: That we, Clinton A. Williams, Lindy I. Williams, Charles A. Williams, and Harriet D. Williams, For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable cash consideration to us cash paid by Eugenio Diaz Jr. and wife Enedina R. Diaz, the receipt of which is hereby acknowledged and for which no lien, either express or implied, is reserved, have GRANTED, SOLD AND CONVEYED, UNTO THE SAID Eugenio Diaz Jr. and wife, Enedina R. Diaz, both of Hidalgo County, Texas, all of that certain tract of land in Hidalgo County, Texas, more particularly described as follows to-wit:

BEING ONE AND FIFTEEN HUNDREDTHS acres of land, more or less, out of and part of Lot 5, Block 99, of the Missouri-Texas Land Orientation Company's Subdivision of Lands in the Las Vestenas Grant, on file and of record in the office of the County Clerk of Hidalgo County, Texas, the tract herein described as follows to-wit:

BEGINNING FOR REFERENCE at the Northeast corner of said Lot 5, Block 99, of same being a point in the EAST line of said Block 99, a distance of 1320 feet, more or less, from the Northwest corner of said Block 99, said beginning point being in a field;

THENCE, S. 09° 20' W. with the East line of said Lot 5, Block 99, a distance of 626.13 feet, more or less, to the TRUE PLACE OF BEGINNING, same being the Northeast corner of tract to be conveyed;

THENCE, continuing on said east line of Lot 5, Block 99, S. 09° 20' W. a distance of 208.71 feet to the Southeast corner of the tract hereby conveyed.

THENCE, N. 80° 40' W. on a line parallel with the North line of said Lot 5, Block 99, a distance of 242.58 feet to the Southwest corner of tract to be conveyed.

THENCE, N. 09° 20' E. on a line parallel with the East line of said Lot 5, Block 99, a distance of 208.71 feet to the Northwest corner of the tract hereby conveyed;

THENCE, S. 80° 40' E. on a line parallel with the North line of said Lot 5, Block 99, a distance of 242.58 feet more or less, to the TRUE PLACE OF BEGINNING, and containing (1.15) acres of land, more or less.

SAVE AND EXCEPT all oil, gas, and other minerals in and under the above described tract, all of which were reserved by E. R. McKee and wife in their deed to Howbert A. Steele and wife, Olga R. Steele, same being Lot 5, Block 99, dated October 9, 1974, and

being recorded in Vol. 1422 at Page 343 et seq., Deed Records of Hidalgo County, Texas, to which reference is here made;

SAVE AND EXCEPT, and the land hereby sold is subject to a perpetual easement and right of way hereby reserved by Grantors for the purpose of providing a roadway and means of ingress and egress to Grantees and to the owners of property adjoining the tract hereby conveyed and other property within said Lot 5, Block 99, said easement and right of way being ten (10) feet wide and 208.71 feet long and more particularly described as;

BEGINNING at the Northeast corner of said tract described and conveyed;

THENCE, with the north line of said tract hereby conveyed, a distance of 242.58 feet to the Northwest corner of tract; THENCE, a distance of ten (10) feet on the west line of tract hereby conveyed THENCE, on a line parallel with the North line of said tract 242.58 feet to a point being on east line of Lot 5, Block 99, THENCE, a distance of ten (10) feet to the PLACE OF BEGINNING of the easement hereby reserved;

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 Eugenio Diaz Jr. and wife Enedina R. Diaz both of Hidalgo County, Texas, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Eugenio Diaz Jr. and wife, Enedina R. Diaz their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Elsa, Hidalgo County, Texas this 22 day of March, A.D. 1989.



Clinton A. Williams
CLINTON A WILLIAMS

Lindy L. Williams
LINDY L WILLIAMS

Subscribed and sworn to before me this 22nd day of March, 1989. My commission expires 11/06/89

Patricia Revuelto

WITNESS our hands at Greeley, Weld County, Colorado this ___ day March, A.D. 1989.

Charles A. Williams
CHARLES A WILLIAMS

Harriet D. Williams
HARRIET D WILLIAMS

Subscribed and sworn to before me this 7th day of March, 1989.

Kathleen Ann Eldridge
Notary Public

My Commission Expires: January 31, 1990

107833

VOL. 2734 PAGE 943

'89 MAR 31 PM 2 04
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY, TEXAS

CUR Eusebio Diaz JR.
P.O. Box 117
La Vella

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN JOSE MEDINA	1-1432
	COMM. COURT: February 4, 2025	



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: 1-1432

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: Juan Jose Medina

Address: 111 Sumilano Rd
Weslaco, TX 78596

Phone: 956-975-4424

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Tesoro Estates PH 1 Lot 4 BIK1

on Feb 4, 2025, 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

- ys A plat has been prepared; (Date approved 10-1-1999);
- ys A plat has been reviewed and approved by the Commissioners Court; (verified by HS);
- ys 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 HS);
- 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 HS);
- ys 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 HS);
- ys electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by HS);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge Date 2/4/25

APPROVED BY
COMMISSIONERS COURT
ON: 2/4/25 ml

ATTEST: [Signature]
Hidalgo County Clerk Date 2/06/25

DZ



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-1432

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: Juan José Medina Olvera

Address: 111 Sur Milano Rd
Weslaco, TX 78596

Phone: 956-975-44-74

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

Tesorero Estates PH 1 Lot 4 BIK 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

JUAN MEDINA 1-23-25
Requesting Party (Signature) 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:

1/28/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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 1-1432
Receipt No.: 005795
T1817-01-001-0004-00


MEDINA JUAN & ARACELY RAMIREZ
1006 LILIA DR. APT 152
WESLACO, TX 78596
(956) 975-4424
(956) 975-4424

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 35', Rear 20', Side 6', Side ', Corner 10'
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-1432
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2372Sq.Ft.
- [5] Legal Description: TESORO ESTATES PH 1 LOT 4 BLK 1
- [6] Location: milanos & mile 7
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$22359
- [10] Flood Zone: Zone B


Cashier

1/15/19
Date

PROPERTY ID # 595425

[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.

JUAN MEDINA
Signature of Owner or Applicant

1-15-19
Date

copy

SPECIAL 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 DRIVERS LICENSE NUMBER.

Date: 8/31/2023

Grantor: T. W. Lawrence

**Grantors Mailing Address: 31233 Dobbin Huffsmith Rd., Magnolia, TX
77354**

Grantee: Juan Jose Medina Olvera

**Grantee's Mailing Address: 1006 Lilia Dr. #152
Weslaco, Texas 78596**

Consideration: Ten Dollars (10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property: Tesoro Estates PH 1, Lot 4, Block 1, Hidalgo County, TX. Tax Parcel number: T181701001000400.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes and assessments by any taxing authority for prior year due to change in land usage of ownership; validly existing utility easements created by the covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, and maintenance fund liens, whether of record or not recorded in the real property records of Hidalgo County, Texas. Any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any

validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporation, governments, or other entities, to (1) tidelands or lands comprising the shores of beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changes by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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 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 conveyances and the Exceptions to Conveyance and Warranty.

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

Signature Page to follow:

STATE OF TEXAS

COUNTY OF MONTGOMERY

Before me, Jeny Trevino (insert name of Notary Public), a Notary Public, on this day personally appeared TW Lawrence (insert name of signee), known to me or proved to me on the oath of or through Texas Driver License (description of identity card or other document) 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.

T. W. Lawrence
T. W. LAWRENCE

Given under my hand and seal of office this 31 day of August, 2023.

Jeny Trevino
Notary Public, State of Texas
My commission expires: 1/26/25

