



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR April 1st, 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>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>2</u>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EDGARDO GARCIA	1-9656
	COMM. COURT: April 1, 2025	



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: 1-9454

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: Edgardo Garcia Galloza

Address: 23713 Oak Hill Drive

Monte Alto, TX 78538

Phone: (787) 392-5170

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

regarding the land described as:

Oak Hill Ranch PH, Lot 31

on April 1st, 20 25, 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

- ye A plat has been prepared; (Date approved 3-22-2007);
- ye A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- ye 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]);
- ye 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]);
- ye 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

[Signature] 4/1/25
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/1/25 BMS

ATTEST [Signature]
Hidalgo County Clerk

APR 03 2025
Date



PLANNING DEPARTMENT

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Mission, TX 78572
956-205-7045

Precinct **1** 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9656

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 Garcia Galloza

Address: 23713 Oak Hill Drive
Monte Alto, TX 78538

Phone: (787) 392-5170

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

Oak Hill Ranch PH1 Lot 31

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 Garcia Galloza
Requesting Party (Signature)

03/21/2025
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:

3/24/25
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

8/28/2024 3:50:28 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-9656
Receipt No.: 036599
00557-01-000-0031-00

GARCIA EDGARDO G & IVELISSE TORRES R
23713 OAK HILL DRIVE
MONTE ALTO, TX 78538
(787) 385-6480
(787) 392-5170

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3963Sq.Ft.
[5] Legal Description: OAK HILL RANCH PH 1 LOT 31
[6] Location: mile 20 & fm 88
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$300000
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 35', Side 20', Side 20', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-9656
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier (Signature: Sonia Diaz)

Date (Signature: 8/28/24)

[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: Ivelisse Torres)

Date (Signature: 8/28/24)

SPECIAL WARRANTY DEED

Date: May 13, 2022

Grantor: Notes Etc. LLC a Texas Limited Liability Company

Grantor's Mailing Address:
2614 W.Freddy Gonzalez Dr
Edinburg, Texas 78539

Grantee: Edgardo Garcia Galloza
Ivelisse Torres Rodriguez

Grantee's Mailing Address (including county):
1705 Tampa Street Unit #1
Edinburg, Texas 78541
Hidalgo County

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

Property (including any improvements):

Lot 31, Oak Hill Ranch Subdivision, Phase I, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 52, Pages 161-169

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Subdivision, Phase I, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 52, Pages 161-169; and
12. 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 therefrom.

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.

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.

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.

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

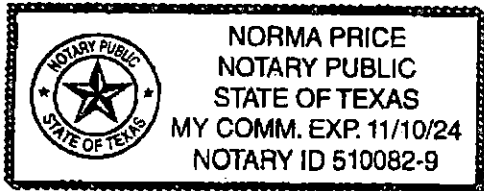
Notes Etc. LLC a Texas Limited Liability Company

By:

By: John J. McClelland, Jr.
John J. McClelland, Jr. President

State of Texas
County of Hidalgo

This instrument was acknowledged before me on 13th of May, 2022, by John J. McClelland, Jr. President of in Notes Etc. LLC a Texas Limited Liability Company, on behalf of said limited liability company and said limited partnership.



Norma Price
Notary Public, State of Texas

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MARIA A. CERDA	3-6732
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: APRIL 1, 2025	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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281
Edinburg, Texas 78539
956-318-2840

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-6732

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

Upon the application of:

Name: Maria A. Cerda

Address: 713 S. Watson Rd

Mission, TX 78572

Phone: (956) 888-0570

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>55772</u>
	_____	<u>3/13/25</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-75547455
[] Temporary Pole [] Permanent Service

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

Bentzen Groves "E". Lot 14

[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 April 1st, 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

4/1/25
Date

ATTEST

[Signature]
Hidalgo County Clerk

APR 03 2025
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/1/25 BMS

[Signature]



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Anthony Uresti
Director of Planning

Application No: 3-6732

**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

Maria Antonia Cerda

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

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

Bentzen Groves "E" Lot 16"

[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."

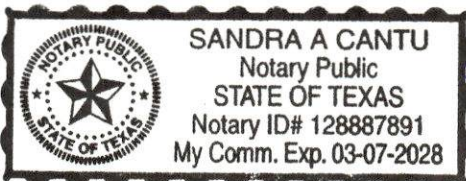
[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on March 12, 2025, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 RECORD: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED OF GIFT

THE STATE OF TEXAS *

COUNTY HIDALGO *

KNOWN TO ALL MEN BY THESE PRESENTS:

THAT WE, GRANTORS, MAURICIO CERDA, JR. AND WIFE NORMA ELIZABETH CERDA WITH MAILING ADDRESS OF 216 S. BENTSEN PALM DR., MISSION, TEXAS 78572.

COUNTY OF HIDALGO, STATE OF TEXAS, FOR AND CONSIDERATION OF THE LOVE AND AFFECTION THAT I HAVE FOR MY DAUGHTER, MARIA CERDA, AND AXEL RIOS GRANTEES, WITH MAILING ADDRESS OF 216 S. BENTSEN PALM DR., MISSION, TEXAS 78572. COUNTY OF HIDALGO, STATE OF TEXAS, HAVE GRANTED, GIVEN AND CONVEYED, AND BY THESE PRESENTS DO GRANT AND COVEY UNTO MARIA CERDA AND AXEL RIOS, GRANTEES, HUSBAND AND WIFE, ALL OF THE FOLLOWING PROPERTY, ALL OF THE FOLLOWING PREMISES SITUATED IN HIDALGO COUNTY AND DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION (2.00 GROSS ACRE TRACT)

THE WEST 2.00 ACRES, MORE OR LESS, OUT OF A 9.08 ACRE TRACT OF LAND OUT OF LOT SIXTEEN (16), BENTSEN GROVES SUBDIVISION ADDITION "E", HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LYING INSIDE S. WATSON RD. FOR THE SOUTHWEST CORNER OF SAID LOT 16, THE PONT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 50 MINUTES EAST, INSIDE S. WATSON RD. AND COINCIDENT WITH THE WEST LINE OF SAID LOT 16, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16. FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 16 AND ALONG THE SOUTH LINE OF AMERICANA GROVE SUBDIVISION UNIT NO.2 (V.21,P.82,M/R), ADISTANCE OF 16.5 FEET PASS A FOUND 1/2" IRON ROD IN THE APPARENT OCCUPIED EAST RIGHT OF WAY LINE OF S. WATSON RD., AT 290.40

FEET IN ALL TO A SET $\frac{1}{2}$ " IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 50 MINUTES WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 16 AND ALONG THE WEST LINE OF THE REMAINING MAURICIO CERDA JR. ET UX TRACT (DOC. #3092543, O/R), A DISTANCE OF 300.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD IN THE SOUTH LINE OF SAID LOT 16 AND IN THE NORTH LINE OF SUNNY HAVEN ESTATES (V.23, P. 55, MR) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 16 AND THE NORTH LINE OF SUNNY HAVEN ESTATES, A DISTANCE OF 273.90 FEET PASS A FOUND $\frac{1}{2}$ " IRON ROD IN THE APPARENT OCCUPIED EAST RIGHT OF WAY LINE OF S. WATSON RD., AT A TOTAL DISTANCE OF 290.40 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.00 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.11 ACRE LIE IN APPARENT OCCUPIED ROAD RIGHT OF WAY.

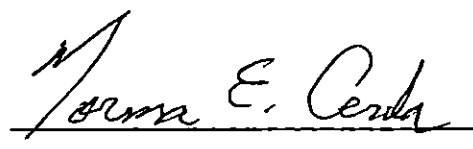
BEARING BASIS: WEST LINE OF LOT 16, BENTSEN GROVES SUBDIVISION ADDITION "E"

THE GRANTORS, MAURICIO CERDA, JR. AND WIFE NORMA ELIZABETH CERDA, GIVE CONVEY AND GRANTS THE ABOVE DESCRIBED PROPERTY TO GRANTEEES, MARIA ^{A.} CERDA AND AXEL RIOS, HUSBAND AND WIFE, TO HAVE AND TO HOLD TOGETHER WITH ALL AND SINGULAR, THE RIGHTS AND APPURTENANCES THERETO IN ANYWISE BELONGING, UNTO THE GRANTEEES, HIS HEIRS AND ASSIGNS, FOREVER, AND I DO BIND ME (MY) HEIRS, MY EXECUTORS AND ADMINISTRATORS TO WARRANT ; AND FOREVER DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED PREMISES UNTO THE GRANTEE, HIS HEIRS AND ASSIGNS, FOREVER, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXECUTED THIS THE 30TH DAY OF JANUARY, 2024.



MAURICIO CERDA, JR.
GRANTOR

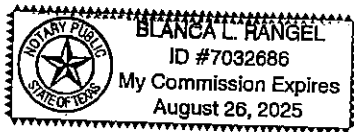


NORMA ELIZABETH CERDA
GRANTOR

THE STATE OF TEXAS
COUNTY OF STARR ***

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30TH DAY OF
JANUARY, 2024,

BY: MAURICIO CERDA, JR. AND NORMA ELIZABETH CERDA, HUSBAND AND WIFE.



BLANCA L. RANGEL
NOTARY PUBLIC
STATE OF TEXAS

pe
7u

157582
QUITCLAIM DEED

Vol 2267:493

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That JOHNNY HINOJOSA

of the County of Hidalgo, State of Texas, for and
in consideration of the sum of TEN AND NO/100 (\$10.00)----- DOLLARS
in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have QUIT-
CLAIMED, and by these presents do QUITCLAIM unto FLORENCIO SALDANA, JR. and wife,
HERMELINDA SALDANA of the
County of Hidalgo, State of Texas, all of my right,
title and interest in and to the ~~following described~~ real property situated in Hidalgo County,
Texas, ~~as~~ as described on Exhibit "A" attached hereto and incorporated
herein for all purposes.

TO HAVE AND TO HOLD all of my right, title and interest in and to the above described property
and premises unto the said grantee, his heirs and assigns forever, so that neither I nor
my heirs, legal representatives or assigns shall have, claim or demand any right or title to the
aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 27th day of March, A. D. 19 86.


JOHNNY HINOJOSA

Name: Florencio Saldana, Jr.
Address: 143 E. Quince
McAllen, Texas 78501

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27th day of March, 19 86,
by JOHNNY HINOJOSA

My commission expires:

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

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____

My commission expires:

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

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

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

My commission expires:

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

AFTER RECORDING RETURN TO:

Florencio Saldana Jr.
143 E. Quince
McAllen, Texas 78501

A 9.58 acre tract out of Lot 16, Bentsen Groves Subdivision, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of Lot 16;

Thence, South 180.0 feet, along the East line of Lot 16, for a corner of this tract;

Thence, West 162.50 feet, parallel to the North line of Lot 16, for a corner of this tract;

Thence, South 129.0 feet, parallel to the East line of Lot 16, for a corner of this tract;

Thence, West 1293.33 feet, along the South line of Lot 16, to the Southwest corner of this tract;

Thence, North 260.00 feet, along the West line of Lot 16, to the Northwest corner of this tract;

Thence, East 1455.83 feet, along the North line of Lot 16, to the point of beginning; and the Northeast corner of this tract, containing 9.58 acres of land, more or less.

SAVE AND EXCEPT all oil, gas and other minerals; same having heretofore been reserved;

SUBJECT TO rules, regulations, rights and easements in favor of Hidalgo County Water Control and Improvement District No. 5;

SUBJECT TO Oil, Gas and Mineral Lease in favor of Murphy H. Baxter; which lease is for a primary term of three years;

SUBJECT TO easement over a 10 ft. strip to La Joya Water Supply Corp. dated March 3, 1977;

SUBJECT TO easements and conditions appearing on the recorded map and dedication of the subdivision and to all visible easements.

157582

FILED
AT 4:37 O'CLOCK P M
MAR 27 1986
J. EDGAR KUIZ
County Clerk, Galveston County, Texas
by ASW Deputy

VOL 2267 PAGE 496

GENERAL INFO

ACCOUNT

Property ID: 1569352
 Geographic ID: B2550-02-000-0016-03
 Type: R
 Zoning: CNTY
 Agent:
 Legal Description: BENTSEN GROVES ADDN "E" LOT 16
 N300'-W290.40 2AC GR 1.89AC NET
 Property Use:

OWNER

Name: CERDA MARIA & AXEL RIOS
 Secondary Name:
 Mailing Address: 216 S BENTSEN PALM DR MISSION TX
 US 78572
 Owner ID: 1281879
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address: S WATSON RD, TX
 Market Area:
 Market Area CD: SLJA035
 Map ID:
 Zoning: CNTY

PROTEST

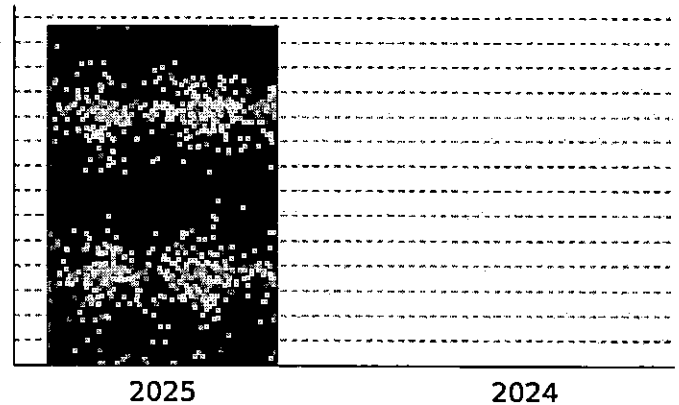
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$86,411
 Special Use Land Market: \$0
 Total Land: \$86,411
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$256,057
 Total Improvement: \$256,057
 Market: \$342,468
 Special Use Exclusion (-): \$0
 Appraised: \$342,468
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$342,468

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$86,411	\$256,057	\$0	\$342,468	\$0	\$342,468
2024	\$98,809	\$0	\$98,132	\$677	\$0	\$677

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR1	DRAINAGE DISTRICT #1	0.112300	\$342,468	\$342,468
GHD	HIDALGO COUNTY	0.575000	\$342,468	\$342,468
JCC	SOUTH TEXAS COLLEGE	0.162000	\$342,468	\$342,468
SLJ	LA JOYA ISD	1.053300	\$342,468	\$342,468
SST	SOUTH TEXAS SCHOOL	0.049200	\$342,468	\$342,468

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	RESIDENTIAL	Improvement Value:	\$256,057	Main Area:	2,205
State Code:	A1	Description:		Gross Building Area:	3,233

Type	Description	Class GD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	STUGD		1	2024	2024	2,205
GAR	GARAGE	STUGD		1	2024	2024	525
PAT	PATIO	STUGD		1	2024	2024	439
POR	PORCH (COVERED)	STUGD		1	2024	2024	64

Improvement Features

MA BATH: 2, Construction Style: RES, Custom: 1, Exterior Wall: DSTU, Flooring: TIL, Foundation: SLB, Heating/Cooling: AND, Interior Finish: SRK, Number of Bedrooms: 3.00, Plumbing: 2, Roof Style: HIP

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.8900	82,328.4	\$1.05	\$86,411	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/6/24	GFD	GIFT DEED	CERDA MAURICIO JR & NORMA	CERDA MARIA & AXEL RIOS				3520166



Chapter 232, Texas Local Government Code

8/20/2024 3:45:44 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office: 2818 S Business Hwy 281, Edinburg, Texas 78539
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, Texas 78596
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, Texas 78572

Permit No.: Permit 3-6732
Receipt No.: 036467
B2550-02-000-0016-03

CERDA MARIA & AXEL RIOS
216 S BENTSEN PALM DR
MISSION, TX 78572
(956) 599-0064
(956) 888-0570

- [1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 4337Sq.Ft.
[5] Legal Description: BENTSEN GROVES ADDN "E" LOT 16
N300'-W290.40 2AC GR 1.89AC NET
[6] Location: SOUTH WATSON RD AND SOUTH BUS. 83
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$150000
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 6', Side 15', Side ', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK
AND RAEGULATIONS WILL NOT NEED THE LETTER
COMPLIANCE FROM THE CITY
Description: Permit 3-6732
Price: \$30.00

Total Amount.....\$30.00

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

Handwritten signature of Roy Cantu, Cashier

Handwritten date: 8/20/2024

[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 Maria Cerda, Signature of Owner of Applicant

Handwritten date: 08/20/24, Date