



OFFICE OF THE COUNTY JUDGE County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR April 29th, 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>

AI-99219

Planning Department

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 04/29/2025

Submitted For: Iliana Rocha, PLANNING DEPT. **Submitted By:** Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

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

BACKGROUND

Fiscal Impact

Attachments

FORTALEZA ESTATES 4-9526
 RGV PROPERTY 4-4501
 ARMANDO LOZA 1-10589
 JESUS MARTINEZ 1-7125

Form Review

Inbox	Reviewed By	Date
(Originator)	Iliana Rocha	04/23/2025 05:08 PM
Form Started By: Iliana Rocha		Started On: 04/23/2025 05:08 PM

APRIL 2025

SUBMITTAL

DATE	FOR APPROVAL BY C.COURT ON							ROUTING	RETURNED	RECEIVED
04/23/25	04/29/25	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	STAFF	DATE	BY C.COURT	BY STAFF
	APPLICANT									
4/15/2025	FORTALEZA ESTATES LLC	LOS NOGALES PH 2		153	4-9526	WATER	AA			
4/17/2025	RGV PROPERTY SAVERS LLC	DAVIS RANCHETTES		13	4-4501	LIGHT	AA			



4/23/25



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: 4-9524

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Sewer</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>4 / 15 / 25</u>

Name: FORTALEZA ESTATES LLC

Address: 3802 ALBANIAN ST.
EDINBURG TX. 78542

Water Supplier: NORTH ALAMO

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

Phone: (956) 201-2972

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

regarding the land described as:

LOS NOGALES PH 2 LOT 153

on April 29, 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 4/30/25);
- 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]);
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/29/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/29/25 BMS
AI-99219

ATTEST: [Signature]
Hidalgo County Clerk

MAY 02 2025
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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956-318-2840

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956-968-4734

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9524

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: FORTALEZA ESTATES LLC

Address: 3802 ALBANIAN ST.
EDINBURG TX. 78542

Phone: (956) 207-2972

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

LDS NOGALES PH 2 LOT 153

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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


Requesting Party (Signature)

4.15.25
Date

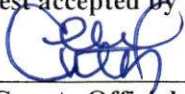
ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- 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:

4/23/25
Date


County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9526

Receipt No.: 040105

L6306-02-000-0153-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Sta. 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

FORTALEZA ESTATES LLC
8020 E STATE HWY 107
EDINBURG, TX 78542
(956) 207-2972
(956) 207-2972

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1473Sq.Ft.
- [5] Legal Description: LOS NOGALES PH 2 LOT 153
- [6] Location: KENYON RD AND MILE 17 RD (ALBANIA ST.)
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$115000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 24', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
 Description: Permit 4-9526
 Price: \$200.00
Total Amount.....\$200.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$200
 Change Due: \$0.00
 Application: melissa.lopez
 Inspector: angel.delacerda
 Receipt: melissa.lopez

Melissa Lopez 4/15/25
 Cashier Date

[NOTICE]

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

[Signature]

 Signature of Owner or Applicant

4-15-25
 Date

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

GENERAL WARRANTY DEED

Date: September 4, 2024

Grantor: Ramiro Gonzalez Quintanilla III and wife, Arandi Platas; Ramiro Gonzalez Cantu and wife, Sonia M. Gonzalez

Grantor's Mailing Address:

8020 E State Highway 107, Apt G
Edinburg, Texas 78542
Hidalgo County

Grantee: Fortaleza Estates, LLC, a Texas limited liability company

Grantee's Mailing Address:

8020 E State Highway 107, Apt G
Edinburg, Texas 78542
Hidalgo County

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

Property (including any improvements):

Lot 153, LOS NOGALES SUBDIVISION, PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 45, Page 140 through 142, Map Records of Hidalgo County, Texas.


Reservations From and Exceptions to Conveyance and Warranty:

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

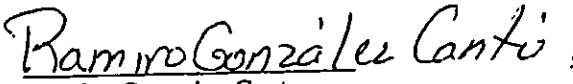
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.



Ramiro Gonzalez Quintanilla III



Ramiro Gonzalez Cantu



Arandi Platas

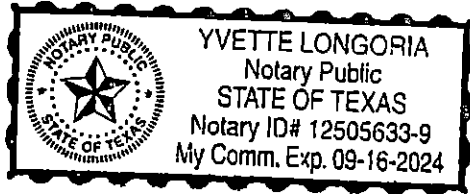


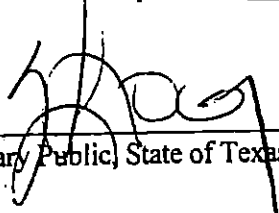
Sonia M. Gonzalez

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on September 4th, 2024, by Ramiro Gonzalez Quintanilla III and Arandi Platas.



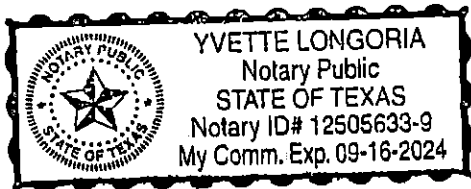


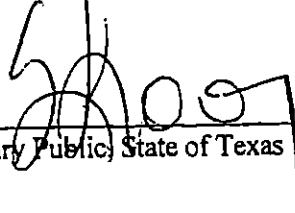
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on September 4th, 2024 by Ramiro Gonzalez Cantu and Sonia M. Gonzalez.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
WINGATE LAW OFFICES, PLLC
1300 NORTH 10TH STREET, Suite 220
McALLEN, TEXAS 78501
(LAWDOCS124-0153-WD\ew)

AFTER RECORDING RETURN TO:
8020 E State Highway 107, Apt G
Edinburg, Texas 78542
Hidalgo County



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: 4-4501

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:

On Property Owners card:

Name: Jos & Cordor

Address: 3730 E DAVIS Rd
Edinburg TX

Phone: 956 537-1298

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Existing USJF Authorized Signature
	<u>1 1</u>	<u>4/17/25</u>

Water Supplier: Edinburg City

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

Account/ESI No.: 10032789477171
[] Temporary Pole [] Permanent Service

regarding the land described as: (Davis Ranchette)
Davis Ranchette Lot 13

on April 29, 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 11/21/06);
- 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:

[Signature]
Hidalgo County Clerk

MAY 02 2025

Date

APPROVED BY
COMMISSIONERS COURT
ON: 4-29-25 MM
AZ-99219

[Signature]



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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281
Edinburg, Texas 78539
956-318-2840

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Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3 (4)

Anthony Uresti
Director of Planning

Application No: 4-4501

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: RG v Property SA us do

Name: Jesu Cordero

Address: 3730 E Davis

Edinburg TX

Phone: 956 537-1298

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

Davis Ranchettes Lot 13

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)

4-7-25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/7/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-966-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-4501
Receipt No.: 017267
D1550-00-000-0013-00

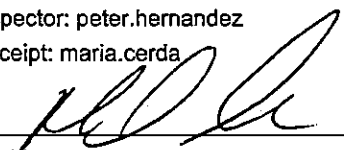
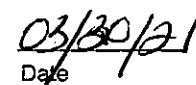
TORRES RAUL
1008 W 24TH PL
MISSION, TX 78574
(956) 900-1391
(956) 900-1391

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3360Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 13
- [6] Location: KENYON RD AND DAVIS RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$275000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 80', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-4501
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda



Cashier

Date

713023

[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

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3626144

Billable Pages: 2

Recorded On: February 28, 2025 02:54 PM

Number of Pages: 3

WARRANTY DEED

*****Examined and Charged as Follows*****

Total Recording: \$ 39.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3626144
Receipt No: 20250228000299
Recorded On: February 28, 2025 02:54 PM
Deputy Clerk: Marc Silva
Station: CH-1-CC-K16

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

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: February 25, 2025

Grantor: JESUS MARIO CORDERO ORTIZ and CLAUDIA PAHOLA ALMAZAN SALINAS, a married couple

Grantor's Mailing Address (including county): 2501 S. Hibiscus St.
Pharr, Texas 78577
Hidalgo County, Texas

Grantee: RGV PROPERTY SAVERS LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 2501 S. Hibiscus St.
Pharr, Texas 78577
Hidalgo County, Texas

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

Property (including any improvements):

Lot 13, DAVIS RANCHETTES SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


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

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

NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.



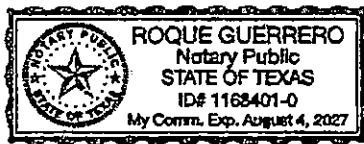
JESUS MARIO CRODERO ORTIZ

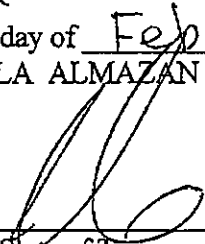


CLAUDIA PAHOLA ALMAZAN SALINAS

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28th day of Feb., 2025, by JESUS MARIO CORDERO ORTIZ and CLAUDIA PAHOLA ALMAZAN SALINAS, a married couple.





Notary Public State of Texas

AFTER RECORDING RETURN TO:
RGV PROEPRTY SAVERS LLC
2501 S. Hibiscus
Pharr, Texas 78572

PREPARED IN THE LAW OFFICE OF:
LEWIS PEÑA FALCON & COOK
ATTORNEYS AT LAW
3111 W. Freddy Gonzalez Drive
EDINBURG, TEXAS 78539
GF#w2025-47; SGF.ma



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: 1-10589

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

Upon the application of:

Name: Armando Loza

Address: 17200 John T. Eberle Dr.

Phone: Weslaco, TX 78599
(956) 246-0869

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

Water Supplier: N/A

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

Account/ESI No.: 1000134300
 Temporary Pole Permanent Service

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

The Howards wt 3 Blk 156

[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 29th, 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] 4/29/25
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/29/25 BAS
AI-99219

ATTEST: [Signature] MAY 02 2025
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-10509

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

ARMANDO LOZA

Known to me [or proved to me in the oath of TXDLA 11205460 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:

THE HIGHLANDS LOT 3 BLK 156"

[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."

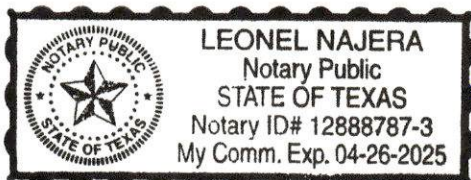
-OR-

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 April 11TH, 2025, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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 1-10589
Receipt No.: 040032
T3400-00-156-0003-16

LOZA ARMANDO
17200 JOHN EBERLY DR.
WESLACO, TX 78599
(956) 246-0869
(956) 246-0869

- [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: THE HIGHLANDS E51.15'-W362.28'-S190.9'-N447.13' LOT 3 BLK 156 0.22AC NET
- [6] Location: mile 15 & mile 6
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-10589
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200
Change Due: \$0.00
Application: leo.najera
Inspector: leo.najera
Receipt: leo.najera



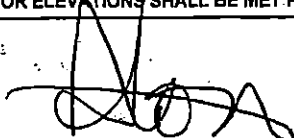
Cashier

4/11/25

Date

[NOTICE]

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Signature of Owner or Applicant

4-11-25

Date

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GIFT WARRANTY DEED

The State of Texas

} Know all Men by These Presents:

County of Hidalgo

That I, Grantor: Martha F Garza (P O Box 339 Elsa, Texas 78543) of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100(\$10.00) an other good and valuable consideration; to me in had paid by: Armando Loza (17200 John T Eberly Dr Weslaco, Texas 78599) , the receipt of which is hereby acknowledged and confessed, as follows have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said of the County of Hidalgo State of Texas all that certain tractor parcel of land lying situated in the County of Hidalgo, State of Texas and described as follows, to-wit:

Property (including any improvements):

A 0.22 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 156, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 256.23 FEET AND 156; THENCE, EAST A DISTANCE OF 51.14 FEET; THENCE, SOUTH A DISTANCE OF 190.9 FEET; THENCE, WEST A DISTANCE OF 51.15 FEET; THENCE NORTH A DISTANCE OF 190.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.22 ACRE, MORE OR LESS.

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 Armando Loza, his heirs and assigns forever and I do hereby bind ourselves, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Armando Loza, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This instrument was prepared based on information furnished by the parties, and no independent title search or survey was requested in connections with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this Property.

Witness my hand at Mercedes, Texas this 14th day of November, 2018

Martha F Garza
Martha F Garza

Acknowledgment

The State of Texas

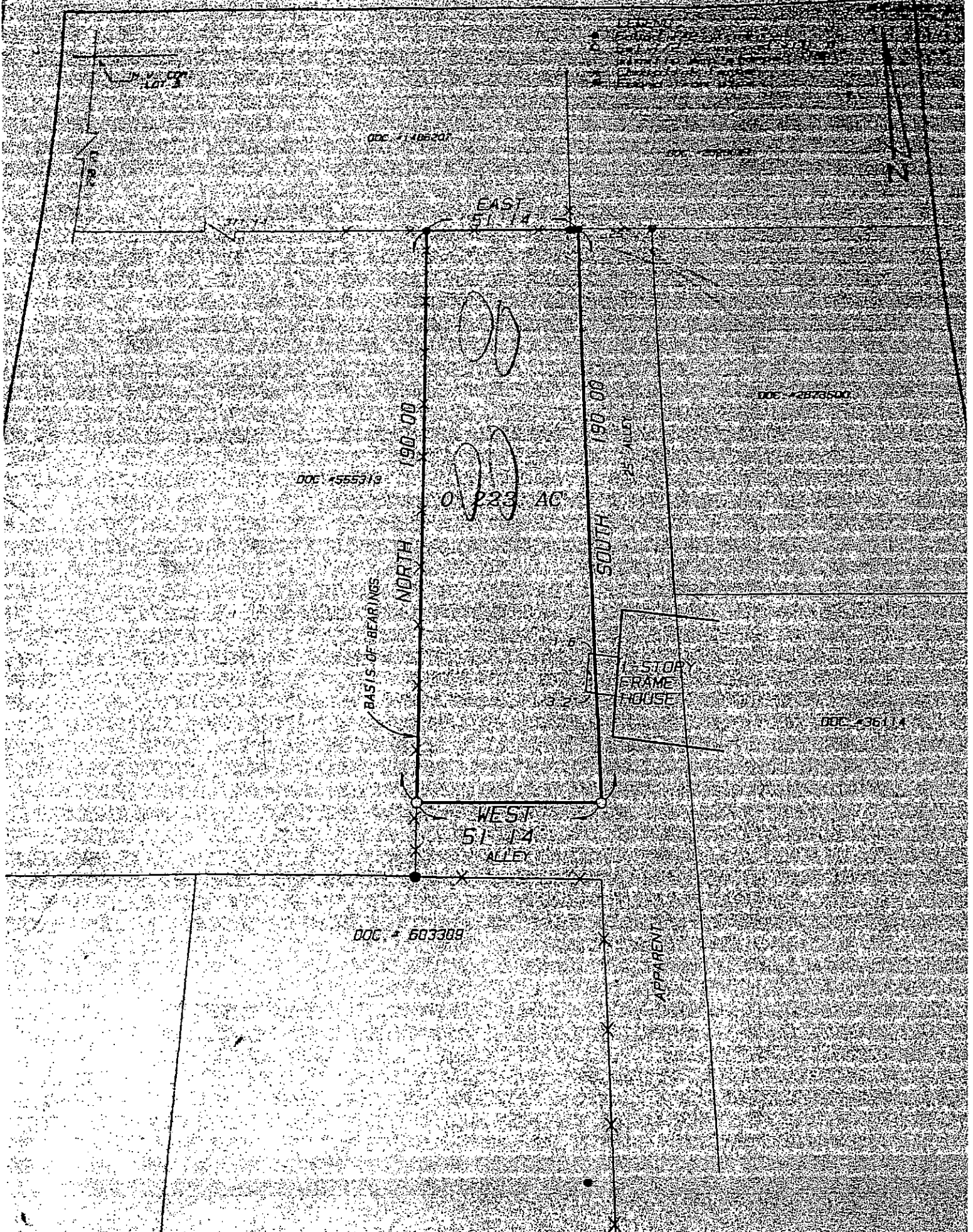
County of Hidalgo

This instrument was acknowledged before me on the 14th day of November, 2018 BY SAID Martha F Garza



Berthaa Gil
Notary Public State of Texas
July 12, 2020
My Commission Expire

AFTER RECORDING RETURN TO:
GRANTEE:
Armando Loza
17200 John T Eberly Dr
Weslaco, Texas 78599



DOC # 4146201

DOC # 4555319

EAST
51.74

DOC # 4555319

0.223 AC

DOC # 4273500

BASIS OF BEARINGS

NORTH
190.00

80.061 SOUTH

1 STORY
FRAME
HOUSE

DOC # 36114

WEST
51.74
ALLEY

DOC # 603388

APPARENT

WARRANTY DEED

FK

Date: June 6, 1990

Grantor: MARIA MELGOSA DE ZAVALA a/k/a Maria Soeurra Melgosa, joined herein by
BRUNO ZAVALAGrantor's Mailing Address (including county): Rt. 1, Box 403-Z
Weslaco, Texas 78596

Grantee: FELIPE ARREDONDO GONZALEZ

Grantee's Mailing Address (including county): Rt. 1, Box 403-Z
Weslaco, Texas 78596

Consideration. TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of the property conveyed by Warranty Deed dated August 23, 1979 and recorded in Volume 1638, Pages 659-62, Deed Records of Hidalgo County, Texas and legally described as follows:

A 0.22 acre tract of land out of Lot 3, Block 156, West and Adams Tracts Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a point being South 256.23 feet and East 311.14 feet from the Northwest corner of said Lot No. 3, Block No. 156; THENCE, East a distance of 51.14 feet; THENCE, South a distance of 190.9 feet; THENCE, West a distance of 51.15 feet; THENCE, North a distance of 190.0 feet to the point of beginning, said tract containing 0.22 acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Prior reservation of all oil, gas and other minerals in and under the land herein conveyed.
2. Easements as reflected on the recorded plat of the subdivision.
3. Rules, rights, regulations and easements in favor of Hidalgo & Cameron County Water District No. Nine (9).
4. Oil, Gas and Mineral Leases of record.
5. All visible easements and any other easements, reservations, and rights-of-way of record.

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 conveyance and warranty.

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

Bruno Zavala
BRUNO ZAVALA
Maria M. Melgosa
MARIA MELGOSA DE ZAVALA

VOL 2926 PAGE 355

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of June, 1990,
by MARIA MELGOSA DE ZAVALA and BRUNO ZAVALA.



Mariano Bocanegra
Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires.

(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.

Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires

AFTER RECORDING RETURN TO:
Felipe Arredondo Gonzalez
Rt. 1, Box 403-2
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

LAW OFFICE OF
ALEJANDRO MORENO, JR.
P.O. BOX 107 N. 10th
EDINBURG, TEXAS 78639

155-162

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constituting the practice of law. No "standard form" can
meet all requirements.

708
pd

12076 VOL 1775 PAGE 755

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, Maria Malgosa de Zavala joined herein by my husband Bruno Zavala,

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN and no/100 (\$10.00) -----
----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged, and the further consideration of the execution by Grantee herein of his
one promissory Vendor's Lien Note of even date herewith in the principal sum of \$1,000.00
payable to the order of Maria Malgosa de Zavala at Box 1177, Elsa, Texas 78543, as therein
provided and bearing interest at the rate therein specified and providing for acceleration
of maturity in the event of default and for attorney's fees;

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed
of trust of even date herewith to Ramon Garcia Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
OVERLIN GARZA RIOS, 2117 Ross St., Laredo, TX 78040

of the County of Webb and State of Texas, all of the following described real
property in Hidalgo County, Texas, to-wit:

A tract of land out of Lot 3, Block 156 West and Adams Tracts Subdivision, Hidalgo
County, Texas, according to map thereof recorded in Vol. 2, pg. 34 of the Map Records
of Hidalgo County, Texas; said tract being more particularly described by metes and
bounds as follows:

VOL 1775 PAGE 756

BEGINNING at a point being South 256.23 feet and East 387.28 feet from the Northwest corner of said Lot 3, Block 156; THENCE, East a distance of 141.16 feet; THENCE, South 00 35' West a distance of 127.85 feet; THENCE, West a distance of 141.16 feet; THENCE, North a distance of 127.85 feet to the point of beginning, said tract containing 0.41 acre, more or less; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9, and all visible easements.
2. Any existing oil and gas leases of record.

The Grantee will have the right of ingress and egress from said property over the East 25 ft by 381.16 ft, which is adjacent to the east of the property herein conveyed.

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 grantee . his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee . his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 5th day of March

A. D. 1982.

Maria Malgosa de Zavala
 Maria Malgosa de Zavala
Bruno Zavala
 Bruno Zavala

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Hidalgo }

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Before me, the undersigned authority, on this day personally appeared Maria Malgosa de Zavala and husband, Bruno Zavala

known to me to be the persons whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 5 day of March, A.D. 19 82.

Dora Perez
Notary Public in and for Hidalgo County, Texas.
My commission expires 1-31-85, 19_____
Dora Perez
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____
(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared _____ of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____
(Printed or stamped name of notary)

12076

WARRANTY DEED
WITH VENDOR'S LIEN

MARIA HELGOSA DE ZAVALA, ET VIR

TO

OVERLIN GARZA RIOS

FILED FOR RECORD THIS DATE

At 2:42 o'clock P.M.

APR 2 1982

SANTOS SALDANA
County Clerk, Hidalgo County, Texas

OK # 3572

PREPARED IN THE LAW OFFICE OF:

RAYOR GARCIA

PLEASE RETURN TO:

Overlin Garza Rios
2117 Ross
Laredo, Tx 78040



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: 1-7125

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>55838</u>
	<u>1 / 1</u>	<u>04 / 08 / 25</u>

Name: Jesus Martinez

Address: 9610 White Eagle Dr
Donna, Tx 78538

Water Supplier: N A W S C

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

Phone: 956 323-4822

Account/ESI No.: 1000134017
 Temporary Pole Permanent Service

regarding the land described as:

lot 17 Dorton Uteley Sub.

on April 29th, 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 9-12-2007);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H.S.);
- 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 H.S.);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

[Signature]
Planning Department Authorized Signature

Ridme F. [Signature]
Hidalgo County Judge

4/29/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/29/25 BNS
AI-99219

ATTEST: [Signature]
Hidalgo County Clerk

MAY 02 2025
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 0 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-7125

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: Gerardo Hinojos

Address: 105 E. Interstate 2 Ste C
Pharr, TX 78577

Phone: 956-313-4936

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

Pastos Verdes lot 17

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)

04/16/2025
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:

4/16/25
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 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-7125
Receipt No.: 028004
P4409-00-000-0017-00

- MARTINEZ JESUS & MARTINA
- 4509 WHITE EAGLE RD
- DONNA, TX 78537
- (956) 373-4822
- (956) 313-4936
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2254Sq.Ft.
- [5] Legal Description: PASTOS VERDES LOT 17
- [6] Location: SIOUX & VALVERDE RD.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$205656
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
 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 1-7125
 Price: \$30.00
Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 4262
 Payment: \$30.00
 Change Due: \$0.00
 Application: heather.segura
 Inspector: gilbert.pecina
 Receipt: heather.segura


 Cashier

2/14/23
 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

02/16/23
 Date

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

GENERAL WARRANTY DEED

Date: **OCTOBER 4, 2022**

Grantor (s): **FILIBERTA GARCIA, A SINGLE PERSON**

Grantor's Mailing Address: **531 W. BUSINESS 83
DONNA, HIDALGO COUNTY, TEXAS 78537**

Grantee (s): **JESUS MARTINEZ AND WIFE, MARTINA MARTINEZ**

Grantee's Mailing Address: **1220 MAYO DR.
ALAMO, HIDALGO COUNTY, TEXAS 78516**

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

Property (including any improvements):
All of Lot 17, PASTOS VERDES SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 181-183, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:
Restrictive covenants of record dated September 14, 2007, filed September 14, 2007 under Document Number 2007-1806342; dated January 3, 2008, filed January 24, 2008 under Document Number 2008-1848765 and dated November 3, 2009, filed November 13, 2009, under Document Number 2009-2051552, Official Records and Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- A. Easements, rules, regulations, and rights in favor of Donna Irrigation District Hidalgo County No. 1.
- B. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pastos Verdes Subdivision, recorded in Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas.
- C. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 1960, by and between M.A. Hanson and wife, Luella R. Hanson, as Lessor, and Harry E. Reese, as Lessee, recorded on, in Volume 257, Page 548, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- D. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 22, 1960, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Harry E. Reese, as Lessee, recorded on December 22, 1960, in Volume 2157, Page 550, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).
- E. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Luella R. Hanson, as Lessor, and Santa Fe Energy Company, as Lessee, dated July 27, 1984 recorded I Volume 2032, Page 404, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).
- F. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Santa Fe Energy Company, as Lessee, recorded in Volume 2032, Page 406, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).
- G. Mineral and/or royalty reservation contained in deed dated September 17, 1951, recorded in Volume 743, Page 383, Deed Records and dated August 30, 2006, filed September 22, 2006 under Document Number 2006-1666527, Official Records of Hidalgo County, Texas.
- H. Mineral and/or royalty reservation contained in deed dated November 3, 2009, filed November 13, 2009 under Document

Number 2009-2051552, Official Records of Hidalgo County, Texas.

- I. All water rights reserved as shown by instrument dated November 3, 2009, filed November 13, 2009 under Document number 2009-2051552, Official Records of Hidalgo County, Texas.
- J. Rights of parties in possession.
- K. Visible and apparent easements on or across the property herein described.
- L. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- M. Any encroachment, encumbrance, violation, variation, or adverse, circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

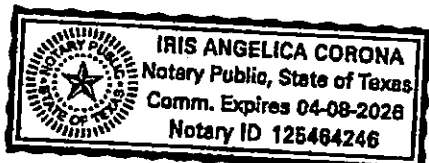
Filiberta Garcia

FILIBERTA GARCIA

(Acknowledgment)

STATE OF TEXAS 0
COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4th day of October, 2022 by FILIBERTA GARCIA.



[Signature]

Notary Public, State of Texas

After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203 / Fax(956) 781-6204