





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-9134

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

Upon the application of:

Name: CUTBERTO VIVEROS

Address: 704 SYLVIA CIR.

SAN JUAN TX

78589

Phone: 956) 607-3605

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

Water Supplier: NAWS

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

Account/ESI No.: NIA

Temporary Pole  Permanent Service

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

Alamo Land & Sugar Co, lot # 2 BIK # 38

*[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 \_\_\_\_\_, 20\_\_\_\_, 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.

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-9134

**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

Cutberto Viveros

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TXDL DL0941877 (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:

129 E Nebraska Rd Alamo, TX 78516."

[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."

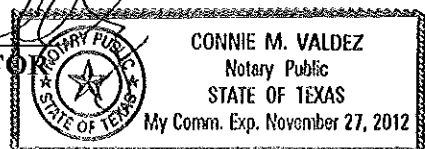
-OR-

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."

Cutberto Viveros (Signature)

SUBSCRIBED AND SWORN TO before me on June 29, 2012 to certify which, witnesses my hand and seal of office.

Connie M. Valdez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:

1-9134

Jun. 29, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

A1800-00-038-0002-10

[ 1 ] OWNER: VIVEROS , CUTBERTO  
129 E. NABRASKA RD.  
ALAMO TX 78516

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ALAMO LAND & SUGAR CO N580.9'-  
W149.97'-E811.8-LOT 2 BLK 38 2  
.00AC C-30

Telephone No. 607-3605

LOCATION: 0 NABRASKA & BORDER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MISCELLANEOUS  
30-RESIDENTIAL/ADD. & RENOVATION

[10] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: GARAGE ZONE C

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 6'  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

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

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**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.**

## **WARRANTY DEED WITH VENDOR'S LIEN**

Date: April 28, 2011

Grantor: Dagoberto Juarez and wife, Severiana Juarez

Grantor's mailing address (including county):

7523 Vista Verde  
Houston, Texas 77087  
Harris County

Grantee: Cutberto Viveros and wife, Nohemi Viveros

Grantee's mailing address (including county):

704 Sylvia Circle  
San Juan, Texas 78589

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and the further execution and delivery by grantee herein of her one certain promissory note dated April 28, 2011 in the original sum of **Sixty Thousand and No/100 (\$60,000.00)** payable to the order of Dagoberto Juarez and wife, Severiana Juarez, 7523 Vista Verde, Houston, Texas 77087. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantors and by a first lien deed of trust of even date from Grantee to Oscar Palacios, Trustee. Said Note bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees.

Property (including improvements):

A 2.00 Acre Tract of Land out of the Lot 2, Block 38, Alamo Land and Sugar Company Subdivision as recorded in Volume 1, Page 24-26 of the Map Records of Hidalgo County Texas, more particularly described by metes and bounds as follows:

**Commencing** at the Northeast corner of Lot 2, Block 38, Thence West along the North line of Lot 2, 661.83 Ft to the Point of Beginning;

**Thence**, South 30.0 ft. pass a ½" iron rod set for the South right-of-way line of Nebraska Road and a total distance of 580.90 ft to a ½" iron rod set for the Southeast corner hereof;

**Thence**, West 149.97 ft to a ½" iron rod found for the Southwest corner hereof;

Thence, North 550.90 ft. pass a 1/2" iron rod found for the South right-of-way line of Nebraska and total distance of 580.90 ft to a point for the Northwest corner hereof  
Thence, East along the North Line of Lot 2 a distance of 149.97 ft to the Place of Beginning and Containing 2.0 acres of land, more or less.

EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTOR MAKES NO FURTHER WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, OR OF MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEE ACCEPTS THE PROPERTY AS AN "AS IS" CONDITION AND WITH ALL FAULTS.

Reservations From and Exception to Conveyance and Warranty:

Rights of Parties in Possession.

Right-of-way Easement granted to North Alamo Water Supply Corp., by instrument dated May 11, 1978, recorded in Volume 1602, Page 934, Deed Records of Hidalgo County, Texas.

Right of Way Easement granted by Federico M. Perez and wife, Carmen G. Perez, to the Public, by instrument dated December 6, 1985, recorded in Volume 2245, Page 448, Map Records of Hidalgo County, Texas

Road Easement along the North side of aid property as shown on the plat recorded in Volume 1, Pages 24 through 26, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

Except to any portion of the herein described property lying within the bounds or boundaries of any road or roadway public or private.

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

A thirty foot existing right of way along the North side of subject property as shown on Survey dated April 12, 2011 prepared by Noe Garza, RPLS.

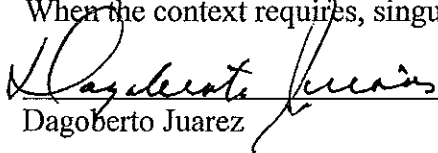
A ten feet alley along the East side of subject property as shown on Survey dated April 12, 2011 prepared by Noe Garza, RPLS and as shown on the plat of Colonia Guadalupe, Phase I, recorded in Volume 24, page 160A, Map Records of Hidalgo County, Texas.

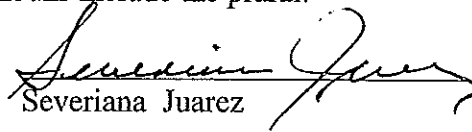
The title company and its underwriter assume no liability by reason of protrusion of chain link fence beyond the South boundary line of the subject property as shown on Survey dated April 12, 2011 prepared by Noe Garza, RPLS.

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 hereby 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.

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

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

  
Dagoberto Juarez

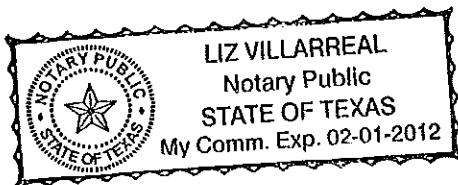
  
Severiana Juarez


STATE OF TEXAS

(Acknowledgment)

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28<sup>th</sup> day of April 2011 by Dagoberto Juarez



  
Notary Public, State of Texas

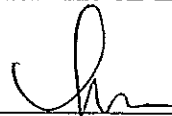
STATE OF TEXAS

(Acknowledgment)

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28<sup>th</sup> day of April 2011 by Severiana Juarez.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
CUTBERTO VIVEROS  
704 Sylvia Circle  
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:  
OSCAR PALACIOS  
1899 North Cage  
Pharr, TX 78577

QUITCLAIM DEED

571829

STATE OF TEXAS

COUNTY OF TRAVIS

KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS Federico & Carmen Perez are indebted to the United States for taxes imposed by the Internal Revenue Code, the property hereinafter mentioned and described was seized under the authority of Section 6331 of the Internal Revenue Code and was offered for sale at public auction on the 31st day of October 1995; and

WHEREAS, said property was then and there purchased by Guadalupe & Trinidad Uresti for the sum of Two Thousand Two Hundred Ten and No/100 Dollars (\$2,210.00); and

WHEREAS, on October 31, 1995, in accordance with Section 6338 of the Internal Revenue Code, the District Director of Internal Revenue for the Austin District executed and delivered to the said Guadalupe & Trinidad Uresti a certificate of sale of seized property; and

WHEREAS, the one hundred eighty day redemption period provided for in Section 6337 of the Internal Revenue Code has expired and it is now proper for this quitclaim deed to be issued in accordance with Section 6338 of the Internal Revenue Code;

NOW THEREFORE, I, as District Director of Internal Revenue for the Austin District, or my delegate, in accordance with Section 6338 of the Internal Revenue Code, do hereby grant, sell, convey, and quitclaim to the said Guadalupe & Trinidad Uresti, their heirs and assigns, all the rights, title, and interest of the said Federico & Carmen Perez in and to the following described real estate located in Hidalgo County, Texas.

A 2.0 acre tract of land out of the east 10.82 acres of the North 20.0 acres of Lot 2, Block 38, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas.

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said Guadalupe & Trinidad Uresti and unto their heirs and assigns forever with all appurtenances thereto belonging.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 31<sup>st</sup> day of May, 1996.

UNITED STATES OF AMERICA  
Michael L. Killfoil  
District Director of Internal Revenue  
Austin, Texas

By: Doug Davaz Doug Davaz  
Rick Ryser  
Chief, Special Procedures Branch

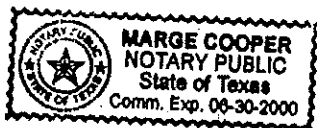
GRANTEE: Guadalupe & Trinidad Uresti  
P.O. BOX 1095  
Alamo, TX 78516

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared Doug Dewey 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, and in his capacity as delegate of the District Director of Internal Revenue.

Given under my hand and seal of office at Austin, Texas, this the 26th day of May, 1996.



Marge Cooper  
Notary Public

Travis County                      Texas State

My Commission Expires:  
6-30-2000

THE STATE OF \_\_\_\_\_ CLERK'S CERTIFICATE

County of \_\_\_\_\_ I, \_\_\_\_\_ County Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, with its Certificate of Authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, in the \_\_\_\_\_ Records of said County, in Volume \_\_\_\_\_ on page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in \_\_\_\_\_, the day and year last above written.

County Clerk \_\_\_\_\_ County  
By \_\_\_\_\_, Deputy

ATTACHMENT TO QUITCLAIM DEED (2.0 acres Uresti)

A portion of land out of the East 10.82 acres of the North 20.0 acres of Lot 2, Block 38, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the north line of Lot 2 for the northeast corner hereof, said corner located West 661.83 feet from the northeast corner of Lot 2, Block 38;

Thence South 580.9 feet to a point for the southeast corner hereof;

Thence West 149.97 feet to a point for the southwest corner hereof;

Thence North 580.9 feet to a point on the north line of Lot 2 for the northwest corner hereof;

Thence East 149.97 feet along the north line of Lot 2 to the place of beginning, containing 2.0 acres, of which the North 20.0 feet lie in Nebraska Road.

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

On: Jan 08, 1997 at 04:01P

As a  
Recording

Document Number: 571829  
Total Fees : 13.00

Receipt Number - 69262  
By,  
Michelle Crews