



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th 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: 1-9066

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

Upon the application of:

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

Name: Regino Samaniego
Yajaira Samaniego

Address: 149 Jame Dr
Mercedes Tx 78570

Water Supplier: NAWSC

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

Phone: (956) 650-9391

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

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

North Capirallo FT 2006 2AC Gr.
1.94 AC NET

[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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Precinct ① 2 3 4

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

Application No: 1-9066

**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

Rogino Samaniego Trevino

Known to me [or proved to me in the oath of lowa DL #240AD 1979 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:

N. Capisallo Mile 2 1/2 W Mercedes TX 78570

[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."

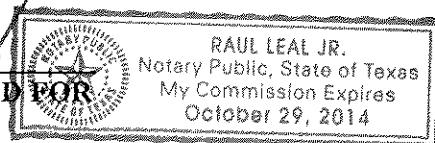
-OR-

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."

Rogino Samaniego (Signature)

SUBSCRIBED AND SWORN TO before me on Aug. 14, 2012, to certify which, witnesses my hand and seal of office.

Raul Leal Jr.
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: _____ Permit #: _____
Address: _____ Phone #: _____
Location: _____ No. Bedrooms: _____
Tank Type: _____

Inside diameter: _____
Inside length of sides: _____
Liquids depth or distance from tank bottom to outlet bottom: _____
Airspace (approximately): _____
Approximate gallon cap.: _____

Drain Field: Trench _____ Bed: _____ Evapotranspiration: _____
Distance from private well: _____
Distance from foundation: To tank: _____ To drainfield: _____
Distance from property line: To tank: _____ To drainfield: _____
Depth of Trench: _____ Width of trench: _____
Backfill material: lb: _____ II: _____ III: _____

Dimensions: _____ X _____ = _____ Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
Amount: _____ yards, or Tons (per installation)

Pipe: Type: _____ Brand (if known): _____ Number of feet: _____

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level YES NO
- Gravel generally consistent 12" depth throughout field YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches) YES NO
- Inlet and outlet flow clearly marked YES NO
- Port holes 12" in diameter YES NO
- Are end caps provided if drainfield not looped YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier YES NO
- Manufacturer's name address & tank capacity clearly visible YES NO

Installer: _____ License No.: _____

Remarks: _____

Inspector: _____ Date: _____

D.R. Lic. # _____

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9066

Jun. 15, 2012

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

N3400-00-000-2006-18

[1] OWNER: SAMANIEGO, REGINO JR & PEDRO

149 JAMES DR
MERCEDES TX 78570

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH CAPISALLO N132'-S528'-E6
60' FT 2006 2AC GR 1.94AC NET

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44-MOBILE HOMES

[10] EST. COST OF CONST.: \$1,000

[5] SIZE OF STRUCTURE: 256 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-44

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
MIN.ELE. ABOVE TOP OF NATURAL GROUND 18"

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

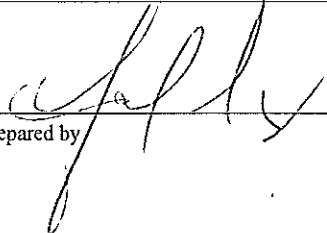
Panel No. /Suffix: 04500 Pct: 0

Community No.: 480334

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.

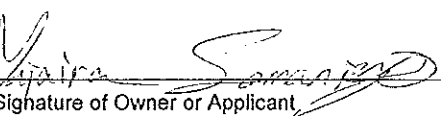


Prepared by

6/15/12
Date

GILBERT PECINA
Approved by

6/15/12
Date



Signature of Owner or Applicant

6/15/12
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.

✓

WARRANTY DEED

DOC# 431378

Date: December 22, 1994

Grantor: ISRAEL TREVINO and wife, MARIA E. TREVINO

Grantor's Mailing Address (including county): 1608 SE Avenue
Belle Glad, Florida 33430-0000

Grantee: REGINO SAMANIEGO, JR. AND PEDRO SAMANIEGO

Grantee's Mailing Address (including county): Route 1 Box 217-G
Mercedes, Texas 78570
Hidalgo County

Consideration:

For the sum of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration;

Property (including any improvements):

A tract or parcel of land containing 2.00 acres more or less, out of Lot 2006, of the North Capisallo District Subdivision of lands in the Llano Grande Grant, Hidalgo County, Texas, as per map or plat or said subdivision, recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas, Said 2.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the East boundary line of said Lot 2006, said point being South 792 feet from the Northeast corner of Lot 2006 and the Place of Beginning and Northeast corner of this tract; **THENCE**, West 660 feet parallel with the North boundary line of Lot 2006 to a point for the Southwest corner of this tract; **THENCE**, South 132 feet parallel with the East boundary line of Lot 2006 to a point for the Southwest corner of this tract; **THENCE**, East 660 feet to a point in the East boundary line of lot 2006, the Southeast corner of this tract; **THENCE**, North 132 feet with and along the East boundary line of Lot 2006 to the Place of beginning the tract containing 2.00 acres, more or less.

Reservations from Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations, and rights as may appear upon the recorded map or plat and dedication of said subdivision.
2. All oil, gas, and other minerals on, in and under and that may be produced from the above described real property.

Grantor, for the consideration and subject to the reservation 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 the reservations from and exceptions to conveyance and warranty.

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

ISRAEL TREVINO ET UX SALE TO
REGINO & PEDRO SAMANIEGO

1 OF 2

Israel Trevino
Israel Trevino

Maria E. Trevino
Maria E. Trevino

(Acknowledgement)

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 22nd day of December, 1994, by Maria E. Trevino.

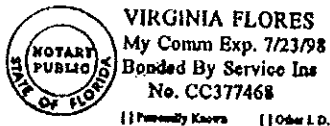


Connie Gonzalez
Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/98

(Acknowledgement)

THE STATE OF FLORIDA §
COUNTY OF Palm Beach §

This instrument was acknowledged before me on the _____ day of December, 1994, by Israel Trevino.



Virginia Flores
Notary Public, State of Florida
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
Ernesto Flores, Jr., Attorney
P.O. Box 1076
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:
ERNESTO FLORES JR.
ATTORNEY AT LAW
325 W. 2ND STREET
MERCEDES, TEXAS 78570



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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1234

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

Application No: 1-9268

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

Upon the application of:

Name: Josefina Garza

Address: 341 S. Whalen Rd.
Donna, TX 78537

Phone: (956) 495-4361

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

Water Supplier: NAWSC

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

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

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

Hall Field BIK #224 1.0 AC Gr.
.94 AC NET

[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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 02-19-10

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956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 1-9268

**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

Josefina Garza

Known to me [or proved to me in the oath of TX Lic. # 13470300 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:

Hall Fifield - Whalen & bus 83 Donna, TX."

[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]

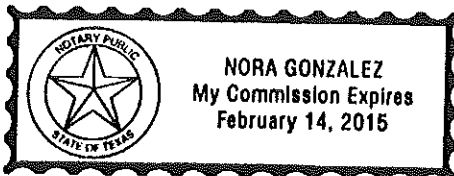
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Josefina Garza (Signature)

SUBSCRIBED AND SWORN TO before me on August 13, 2012, to certify which, witnesses my hand and seal of office.



Nora Gonzalez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9268

Aug. 13, 2012

COUNTY OF HIDALGO

PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

H0800-00-224-0000-14

[1] OWNER: GARZA, JOSEFINA & JESUS

341 S. WHALEN
DONNA, TX 78537

Telephone No. 495-4361

[7] LEGAL DESC./NAME OF SUBDIVISION

HALL FIFIELD N.136'-S301-W320.
30 BLK 224 1.0AC GR. 0.94AC NE

LOCATION: 0 WHALEN & BUSS. 83

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: BRIC

[10] EST. COST OF CONST.: \$150,000

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 2,640 Sq. Ft.

[6] USE OF BUILDING: RES. ZONE B

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG
FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV.
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: 04500

Pct: 1

Community No.: 460334

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

8 / 13 / 12

Gilbert Pena
Approved by

8 / 13 / 12
Date

Josefina Garza
Signature of Owner or Applicant

8-13-12
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.

GIFT WARRANT DEED

2313605

Date: May 28, 2012

Grantor: Sylvia Balderas/ Deceased
By Heirship Affidavit/ Alma Liza Lugo

Grantee: Josefina Garza and
Spouse Jesus Garza

Grantee's mailing address: 341 S. Whalen Rd
Donna, Texas 78537
Hidalgo County

Consideration: For their continued love and affection

Property (including any improvements):

TRACT 1

A tract of land containing 1.0 acres being the West 1.0 acres of a 4.0
(Calculates to be 3.74 acres) acre tract out of Block 224, Hall-Fifield Tract out of El
Gato Grant, Hidalgo County, Texas, and being more particularly described by metes
and bounds as follows:

BEGINNING at a C.P.S. found in the West Line of Block 224 and Centerline of
Whalen Road, said point being N. 08 51' 00" E 165.00 feet from the S.W. Corner of
Block 224 for the S. W. Corner of this tract;

THENCE N 08 51' 00" E 136.0 feet along the West Line of Block 224 and Centerline
of Whalen Road to a 60d nail found for the N. W. Corner of this tract;

THENCE S 81 09' 00" E at, 20.0 feet past a #4 rebar set in the East Line of Whalen
Road, a total distance of 320.30 feet to a #4 rebar set for the N. E. Corner of this
tract;

THENCE S 08 51' 00" W 136.0 feet to a #4 rebar set for the S. E. Corner of this tract;

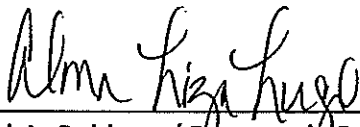
THENCE N 81 09' 00" W at, 300. 30 feet past a #4 rebar set in the East Line of
Whalen Road, a total distance of 320. 30 feet to the place of beginning, said tract
containing 1.0 acres more or less.

Reservations from Exceptions to Conveyance and Warranty: None

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 belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assignees 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 assignees against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exception to conveyance and warranty.

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

EXECUTED this the 28th day of May, 2012.

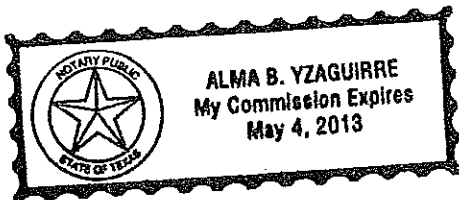


Sylvia Balderas/ Deceased By
Heirship Affidavit/ Alma Liza Lugo

State of Texas
County of Hidalgo

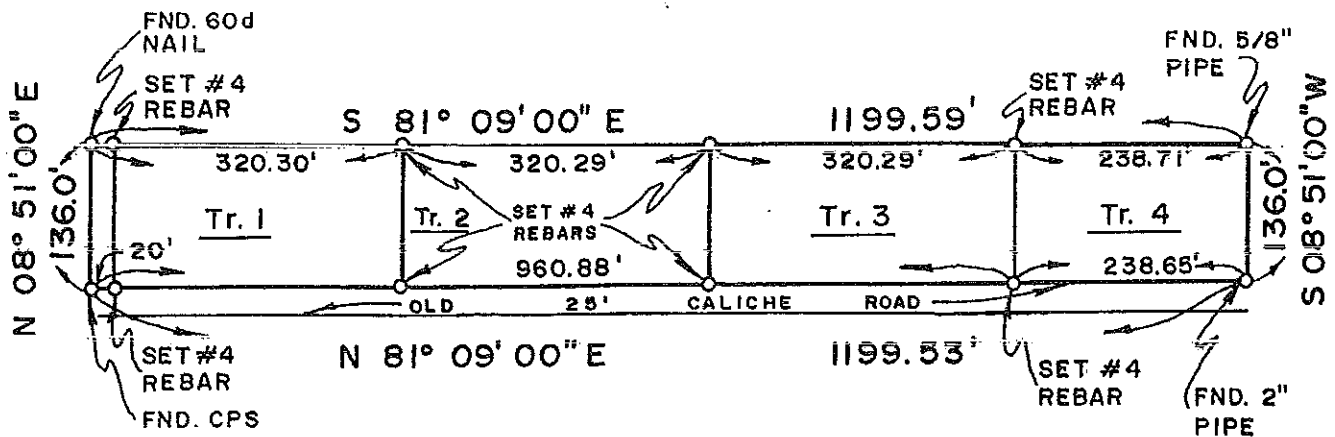
Before me, the undersigned authority, on this day personally appeared Alma Liza Lugo, known to me to be the person whose name is in the Heirship Affidavit subscribed to the foregoing instrument, and acknowledged to me that she is the only surviving heir executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 2 day June 2012.





Notary Public

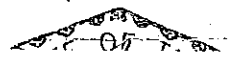


SCALE: 1" = 20'

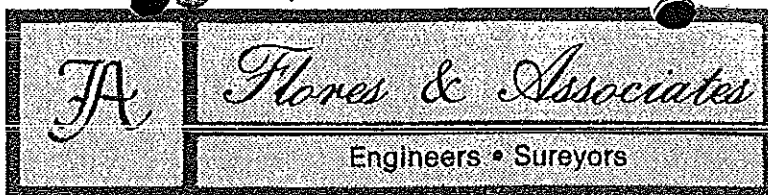
**STATE OF TEXAS
COUNTY OF HIDALGO**

PLAT SHOWING
SURVEY FOUR (4) ACRES OUT OF
BLK. No. 224, HALL-FIELD TRACT,
EL GATO GRANT, HIDALGO COUNTY,
TEXAS.

I, WILLIAM A. MANGUM, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THE ABOVE FORGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED ON THE GROUND UNDER MY DIRECTION.



- Municipal Engineers
- Land Development
- Feasibility Studies
- Drainage
- Mobile Home Parks
- Bridges
- Sanitation Engineers
- Surveys



Raul P. Flores, P.E.
President

3908 N. 6th, McAllen, TX 75801 512/686-2495

METES AND BOUNDS DESCRIPTION

TRACT 1

A tract of land containing 1.0 acres being the West 1.0 acre of a 4.0 (Calculates to be 3.74 acres) acre tract out of Block 224, Hall-Fifield Tract out of El Gato Grant, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a C.P.S. found in the West Line of Block 224 and Centerline of Whalen Road, said point being N 08°51'00" E 165.0 feet from the S.W. Corner of Block 224 for the S.W. Corner of this tract;

THENCE N 08°51'00" E 136.0 feet along the West Line of Block 224 and Centerline of Whalen Road to a 60d nail found for the N.W. Corner of this tract;

THENCE S 81°09'00" E at, 20.0 feet past a #4 rebar set in the East Line of Whalen Road, a total distance of 320.30 feet to a #4 rebar set for the N.E. Corner of this tract;

THENCE S 08°51'00" W 136.0 feet to a #4 rebar set for the S.E. Corner of this tract;

THENCE N 81°09'00" W at, 300.30 feet past a #4 rebar set in the East Line of Whalen Road, a total distance of 320.30 feet to the place of beginning, said tract containing 1.0 acres more or less.

WILLIAM A. MANGUM

