



PLANNING DEPARTMENT

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: 1-9568

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

Upon the application of:

Name: Richard Lee and
Doris E Taylor

Address: 9821 Francisco Peralas Dr
Elsa, Tx 78543

Phone: 712-540-9789

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

Water Supplier: N. Alamo Water

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

Account/ESI No.: 10032789499200187
[] Temporary Pole [X] Permanent Service

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

Lot 141, Blk 97, Subdivision - Mo-Tex E100'-W200'-S209.88'
Elsa, Tx 78543

[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



PLANNING DEPARTMENT

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Precinct ① 2 3 4

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

Application No: 1-9568

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

Richard Lee Taylor and Doris E. Taylor

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

1. "I am requesting utility service to the following described land:
Lot 141, Blk 97, MD-Tex^A Subdivision, Elsa, Tx 78543.
E100-2000-5209.88'

[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]

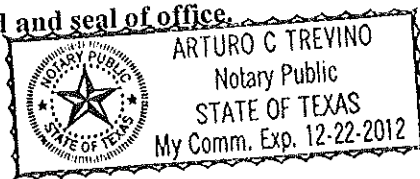
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Richard Lee Taylor Doris E. Taylor (Signature)

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



Arturo C. Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9568
Nov. 28, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

M5500-00-097-0014-45

[1] OWNER: RICHARD E & DORIS E TAYLOR
9821 FRANCISCO PERALES DR
ELSA TX 78543

[7] LEGAL DESC./NAME OF SUBDIVISION
MO-TEX E100'-W200'-S209.88' L
141 BLK 97 AKA LOT 23 .48 AC
T

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$30,000

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES A-44

Special Conditions: No construction allowed over any easements.
MUST COMPLY WEITH ALL COUNTY SETBACKS & REGULATION
FRONT 50' REAR 15' SIDES 6'
FINISH FLOOR AS PER FLOOD PLAIN

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____ \$30.00
TOTAL AMOUNT

Light [X] Water [X]

Flood Zone: LO Panel No. /Suffix: 0350c Pct: 0

Community No.: 420334

Certification of Elevation Required: YES NO 67^{us} BF

- A. Setbacks front, side & rear shall be in any deed restriction
- 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 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.

Anna A _____ 11-27-12
Prepared by Date

Gilbert Pecina _____ 11/28/12
Approved by Date

X Anna Taylor _____ 11/27/12
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: October 17, 2012

Grantor: Heriberto Sanchez and wife, Zulema Sanchez

Grantor's Mailing Address (including county):

1004 San Francisco Street
San Juan, Hidalgo County, Texas 78589-3816

Grantee: Richard Lee Taylor and Doris E. Taylor

Grantee's Mailing Address (including county):

21367 5 1/2 Mile West
Edcouch, Hidalgo County, Texas 78538

Consideration: Ten 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):

MO-TEX E100'-W200'-S209.88' LOT 141 BLK 97 AKA LOT 23 .48 AC NET
of Lot 14, Block 97 of Las Mastenas Ranch property of the Missouri-Texas
Land and Irrigation Company Subdivision, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Any and all 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 warranty.

ATTORNEY'S DISCLAIMER:

AT THE SPECIAL REQUEST OF GRANTORS AND GRANTEES HEREIN, AN ATTORNEY HAS ASSISTED IN NEEDED LEGAL DOCUMENTS. THE ATTORNEY SO ASSISTING HAS MADE NO REPRESENTATION OF THE FOLLOWING MATTERS: COMPLIANCE WITH HIDALGO COUNTY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; COMPLIANCE WITH ANY INCORPORATED CITY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; COMPLIANCE WITH THE STATE OF TEXAS ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS. FURTHER, THE ATTORNEY HAS MADE NO REPRESENTATION AS TO THE CORRECT LEGAL DESCRIPTION, THE TAX STATUS, AND DEED RESTRICTIONS NOR HAS THE ATTORNEY MADE ANY REPRESENTATIONS AS TO OWNERSHIP NOR HAS HE MADE ANY REPRESENTATIONS AS TO WARRANTY OF TITLE.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

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

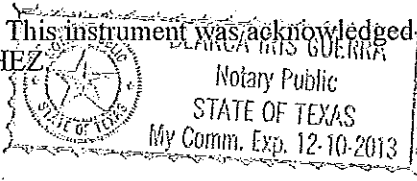
Heriberto Sanchez
HERIBERTO SANCHEZ

Zulema Sanchez
ZULEMA SANCHEZ

STATE OF TEXAS §
COUNTY OF HIDALGO §

(Acknowledgment)

This instrument was acknowledged before me on the 10th day of October, 2012, by HERIBERTO SANCHEZ

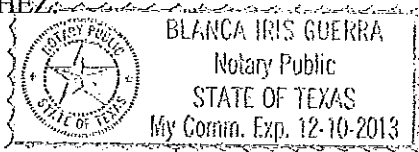


Blanca Iris Guerra
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

(Acknowledgment)

This instrument was acknowledged before me on the 10th day of October, 2012, by ZULEMA SANCHEZ



Blanca Iris Guerra
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Oxford & Gonzalez
124 South 12th Street
Edinburg, Texas 78539

PREPARED BY:

Oxford & Gonzalez
124 South 12th Street
Edinburg, Texas 78539

190405

VOL 2339 PAGE 767

88
7w

~~WARRANTY DEED~~

The State of Texas,
COUNTY OF HIDALGO

Know all Men by These Presents:

That **GLYDE O. BROWNING AND DOROTHY BROWNING, Husband and Wife,**

of the County of **Cameron** State of **Texas** for and in consideration
of the sum of **Ten and No/100 (\$10.00)**
and other valuable consideration **DOLLARS**
to, the Undersigned in hand paid by Grantees herein named
the receipt of which is hereby acknowledged as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
HERIBERTO AND ZULEMA SANCHEZ

of the County of **Harris** State of **Texas** all that certain
Described real property in Hidalgo County, Texas, To Witt:

.96 acre parcel of land out of a survey of the North 12.72 acres of Lot 14, Block
97 of Las Mastenas Ranch property of Missouri-Texas Land and Irrigation Company
Subdivision, Hidalgo County, Texas. Track being more particularly described by
metes and bounds as follows:

Commencing at the South East corner of this tract as shown on the Map thereof recorded in Volume 1, Page 29, of the Map of Records of Hidalgo County, Texas. West a distance of 920.0' to a point of beginning of this parcel herein described.

Thence, West a distance of 200' to a point for the South West corner. Thence, North a distance of 209.88' to a point for the North West corner. Thence, East a distance of 200' to a point for the North East corner. Thence, South a distance of 209.88' to the point of beginning and containing .96 acres of land, more or less.

SUBJECT TO: (1) Easements, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 6 and easements for roadways as shown on the map of the above described subdivision; (2) Easement for roadways in favor of the public across a 10 foot strip abutting all county roads shown on the map of the above described subdivision recorded in Volume 1, Page 29, of the Map of Records, as reserved in deed dated December 31, 1930, recorded in Volume 380, Page 298, Deed Records; (3) Easement for canals, laterals and irrigation works, drainage ditches, roadways and all other purposes incidental to irrigation system or drainage system; and for all pipelines, electric light, telephones, telegraph poles, lines and systems as reserved in Deed dated January 4, 1928, recorded in Volume 291, Page 241, Deed Records and as amended by instrument dated January 11, 1974, recorded in Volume 1393, Page 814, Deed Records; (4) Oil, Gas and Mineral Lease executed by Helen Engelman Stegle to Hale Schaleben, dated May 10, 1965, recorded in Volume 297, Page 379, Oil and Gas Records, said lease having been assigned to Humble Oil and Refining Company; and (5) Taxes and assessments for the year 1986 and all subsequent years which grantees hereby assume and agree to pay. A easement of 27.5' running East and West along the North property line (5' utility and 22.5' roadway) and 1/4 of a culdesac at the North West corner of this tract having a radius of 50'.

AND SUBJECT TO all oil, gas and other minerals have been heretofore reserved by prior grantors except 1/8th of the landowner's 1/8th royalty (being a 1/64 of all oil, gas and other minerals) as set forth in deed dated January 31, 1968, recorded in Volume 1195, Page 875, dated December 23, 1969, recorded in Volume 1255, Page 147, both in the Deed Records, and in Mineral Deed dated January 2, 1974, recorded in Volume 347, Page 697, Oil and Gas Records.

The 1/64 Royalty of all Oil, Gas and other Minerals have been reserved by the Grantor.

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 Grantees their

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 Grantees, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand at
this 12th day of September

, A. D. 19 86

Witness at request of Grantor:

Clyde O. Browning

Clyde O. Browning

Dorothy Browning

Dorothy Browning

RECORDED - 302

SINGLE ACKNOWLEDGMENT

VOL 2339 PAGE 769

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clyde O. Browning & Dorothy Browning known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of September, A. D., 19 86

(L. S.)

Notary Public in and for Cameron County, Texas.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 this the day of A. D., 19

(L. S.)

Notary Public in and for County, Texas.

ACKNOWLEDGMENT OF CORPORATION

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of of Texas, and as the thereof and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of A. D., 19

(L. S.)

Notary Public in and for County, Texas.

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the day of A. D., 19 at o'clock M. and was duly recorded by me on the day of A. D., 19 in Vol. page of the Records of Deeds of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas.

By Deputy.

FILED FOR RECORD
18 SEP 17 PM 3 24
J. ED
COUNTY
DALGO

MAIL TO

Warrant

CITIZEN EXAMINING
CANTON COUNTY TEXAS
PO Box 1854, L. Spradling, Texas 78557

Heriberto & Zulama Sanchez
1150 East 28th Street, Houston, TX 77009

FILED FOR RECORD

This _____ day of _____ A. D. 19__

at _____ o'clock _____ M.

County Clerk

By _____ Deputy

RECORDED

A. D. 19__

In _____ County Records

In Book _____ on Page _____

County Clerk

By *CHB CLASS* Deputy
CHBE Brown IN

Recording Fee \$ _____

This instrument should be filed immediately with the
County Clerk for record

*150 E. 28th
Houston, TX*

[Correction Deed]
Warranty Deed

1371939

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

Date:

Grantor: Clyde O. Browning and Dorothy Browning, husband and wife, owning, occupying, and claiming other property as their homestead.

Grantor's Mailing Address:

605 Walker
Cleveland, TX 77327
Liberty County

Grantee: Heriberto Sanchez and Zulema Sanchez

Grantee's Mailing Address:

1004 San Francisco St.
San Juan, TX 78589
Hidalgo County

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lots 23 and 24, which are a .96 acre parcel of land out of a survey of the North 12.72 acres of Lot 14, Block 97 of Las Mastenas Ranch property of the Missouri-Texas Land and Irrigation Company Subdivision, Hidalgo County, Texas. The track being more particularly described by metes and bounds as follows:

Commencing at the South East corner of this tract as shown on the Map thereof recorded in Volume 1, Page 29, of the Map records of Hidalgo County, Texas. West a distance of 1,020.0' to a point of beginning of this parcel herein described.

Thence, West a distance of 200' to a point for the South West corner. Thence, North a distance of 209.88' to a point for the North West corner. Thence, East a distance of 200' to a point for the North East corner. Thence, South a distance of 209.88' to the point of beginning and containing .96 acres of land, more or less.

Reservations from Conveyance: All oil, gas and other minerals have been heretofore reserved by prior grantors except 1/8th of the landowner's 1/8th royalty (being a 1/64 of all oil, gas and other minerals) as set forth in deed dated January 31, 1968, recorded in Volume 1195, Page 875, and a deed dated December 23, 1969, recorded in Volume 1255, Page 147, both in the deed records, and in a Mineral Deed dated January 2, 1974, recorded in Volume 347, Page 697, Oil and Gas Records.

The 1/64 Royalty of all oil, gas and other minerals has been reserved by the Grantor.

Exceptions to Conveyance: 1) Easements, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 6 and easements for roadways as shown on the map of the above

described subdivision; 2) Easement for roadways in favor of the public across a 10 foot strip abutting all county roads shown on the map of the above described subdivision recorded in Volume 1, Page 29, of the Map Records, as reserved in deed dated December 31, 1930, recorded in Volume 380, Page 298, Deed Records; 3) Easement for canals, laterals and irrigation works, drainage ditches, roadways and all other purposes incidental to irrigation system or drainage system; and for all pipelines, electric light, telephone, telegraph poles, lines and systems as reserved in Deed dated January 4, 1928, recorded in Volume 291, Page 241, deed records and as amended by instrument dated January 11, 1974, recorded in Volume 1393, Page 814, deed records; 4) Oil, gas and Mineral lease executed by Helen Engelman Stegle to Hale Schaleben, dated May 10, 1965, recorded in Volume 297, Page 379, Oil and Gas records, said lease having been assigned to Humble Oil and Refining Company; and 5) Taxes and assessments for the year 1986 and all subsequent years which grantees hereby assume and agree to pay. A easement of 27.5' running East and West along the North property line (5' utility and 22.5' roadway) and $\frac{1}{4}$ of a cul-de-sac at the North West corner of this tract having a radius of 50'.

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

NOTE CONCERNING CORRECTION: This deed is being filed again for record as a correction deed to correct certain incorrect information and to substitute for the deed as originally recorded. The following incorrect information is being corrected: when this deed was first recorded, the legal description incorrectly described the property conveyed as follows:

A .96 acre parcel of land out of a survey of the North 12.72 acres of Lot 14, Block 97 of Las Mastenas Ranch property of the Missouri-Texas Land and Irrigation Company Subdivision, Hidalgo County, Texas. The track being more particularly described by metes and bounds as follows:

Commencing at the South East corner of this tract as shown on the Map thereof recorded in Volume 1, Page 29, of the Map records of Hidalgo County, Texas. West a distance of 920.0' to a point of beginning of this parcel herein described.

Thence, West a distance of 200' to a point for the South West corner. Thence, North a distance of 209.88' to a point for the North West corner. Thence, East a distance of 200' to a point for the North East corner. Thence, South a distance of 209.88' to the point of beginning and containing .96 acres of land, more or less.

Other than the stated correction, no changes were made in the deed as originally recorded, and the effective date of this correction deed relates back to the effective date of the deed being corrected.

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

Clyde O. Browning
Clyde O. Browning

STATE OF TEXAS ()
COUNTY OF LIBERTY () ACKNOWLEDGEMENT

This instrument was ACKNOWLEDGED before me on the 9th day of August, 2004, by Clyde O. Browning.

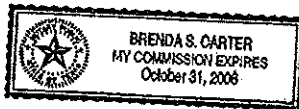


Brenda S. Carter
NOTARY PUBLIC, State of Texas

Dorothy Browning
Dorothy Browning

STATE OF TEXAS ()
COUNTY OF LIBERTY () ACKNOWLEDGEMENT

This instrument was ACKNOWLEDGED before me on the 9th day of August, 2004, by Dorothy Browning.



Brenda S. Carter
NOTARY PUBLIC, State of Texas

* * * * *

After Recording Please Return to: Heriberto Sanchez
1004 San Francisco St.
San Juan, TX 78589

PREPARED IN THE LAW OFFICE OF TEXAS RURAL LEGAL AID, EDINBURG, TEXAS

* * * * *

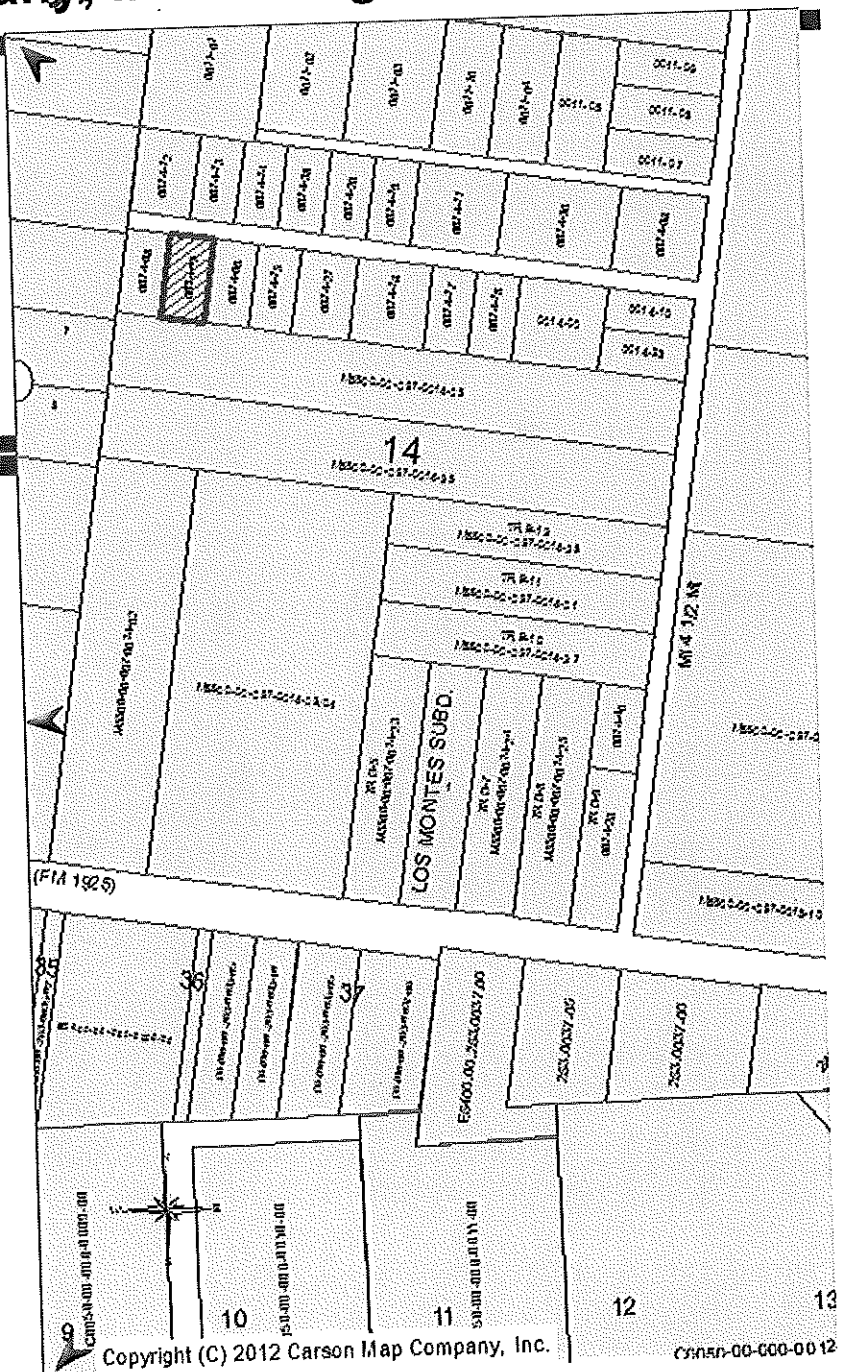
Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Aug 19, 2004 at 11:34A
As a Recording
Document Number: 1371939
Total Fees: 18.00
Receipt Number - 689913
By: Inelda Leal, Deputy

Carson Map Company, Inc. Hidalgo County

Zoom To Parcel	Address	Owner
254618	SANCHEZ HERIBERTO & ZULEMA	

1 match found.

[Search Menu](#)



Copyright (C) 2012 Carson Map Company, Inc. CHS00-00-000-0012

Selected Tool :
 Edits 615

-----Original Message-----

From: Emily Rickers [mailto:erickers@trla.org]

Sent: Wednesday, October 31, 2012 1:57 PM

To: TJ Arredondo

Subject: Precinct 1 case

Hi TJ,

I looked at our old file on that case you sent me. We prepared the correction deed to Heriberto and Zulema Sanchez, as you know.

Apparently when they came to us, they said that they had bought 2 lots from Mr. Browning in 1986. In about 2004, they realized that the deed they got from him was for their neighbor's lot and one of the lots they occupied, meaning the legal description was incorrect. So we prepared a correction deed conveying to them the two lots they actually occupied.

Notes in the file say the neighbor's lot was "lot 25." The Sanchezes had a deed for "lots 24 and 25," but should have had a deed for "lots 23 and 24."

I don't know where those lot numbers came from--they are just in our notes, and the deeds all have metes and bounds descriptions. But it appears that the lots in this area were originally subdivided in the 1980s, likely before the platting requirements.

Let me know if you still have questions or if you need me to send over the packet that you dropped off here.



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: 1-9610

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

Upon the application of:

Name: MARIO ALCAIA

Address: 118 PALMAS RD
DOMATA 78537

Phone: 832-816-3885

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>1 1</u>

Water Supplier: MAWSC

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:

Adams Tract F# 1103 .98 AC.

[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



PLANNING DEPARTMENT

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: 1-9610

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

MARIO ALCAZA

Known to me [or proved to me in the oath of DL#10800057 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:

ADAMS TRACT FT 1103 0.98 AC"

[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]

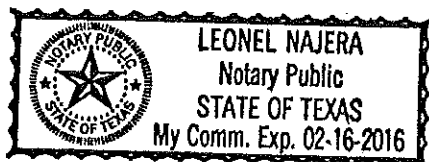
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

MARIO ALCAZA (Signature)

SUBSCRIBED AND SWORN TO before me on DECEMBER 17, 2012, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9610
Dec. 17, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

A0800-00-000-1103-17

[1] OWNER: ALCALA, MARIO
ROBERTO ALBERTO ALCALA BETANCOUR
5510 PEAK RD
RICHMOND TX 77469

[7] LEGAL DESC./NAME OF SUBDIVISION
ADAMS TRACT N130'-S150'-E330'-
W397.32' FT 1103 0.98AC GR 0.7
OAC NET

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
28-RESIDENTIAL NEW 5 OR MORE APTS.

[10] EST. COST OF CONST.: \$2,000

[5] SIZE OF STRUCTURE: 400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE AE-29

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: 0450C Pct: 0

Community No.: 480.334

Certification of Elevation
Required: YES NO 60 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 on 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.

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
B.F.E 60.00

Prepared by [Signature] Date 12/17/12

Approved by [Signature] Date 12/17/12

Signature of Owner or Applicant [Signature] Date 12/17/12

[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.

1436559

Volume
2353

Pg.
938

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

General Warranty Deed

Date: January 31, 2005

Grantor: Maria De La Luz Alcalá, out of her sole and separate property and estate

Grantor's Mailing Address:
Maria De La Luz Alcalá
P.O. Box 975
Edcouch, Texas 78538
Hidalgo County

Grantee: Roberto Alberto Alcalá Betancourt

Grantee's Mailing Address:
Roberto Alberto Alcalá Betancourt
P.O. Box 127
West Olive, Michigan 49460

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

An undivided one-half (1/2) interest of a parcel of land, being parcel A out of a ten part partition of the West 10 acres of the East 20 acres of the West 22.94 acres of Farm Tract 1103 of the Adams Tract Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas, and fully described on Exhibit A attached hereto and incorporated herein.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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 rights, obligations, and other matters arising from and existing by reason of the Hidalgo County, Water Improvements; and taxes for 2005, 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.

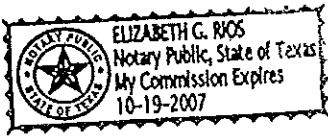
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

Maria De La Luz Alcala
Maria De La Luz Alcala

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 15, 2005, by
Maria De La Luz Alcala.



Elizabeth G. Rios
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Dennis E. Hendrix
200 N. 12th St., Ste. 202
Edinburg, Texas 78541

AFTER RECORDING RETURN TO:
Dennis E. Hendrix
200 N. 12th St., Ste. 202
Edinburg, Texas 78541

WARRANTY DEED (WITH VENDOR'S LIEN)

VOL. 2353 PAGE 938

M/SW

The State of Texas
County of Hidalgo

189792

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LEONOR L. TERAN, Rt. 1, Box 75G, Mercedes, Texas,

of the County of Hidalgo, State of Texas, for and in consideration of the

sum of -----Ten and no/100ths-----
-----\$10.00-----DOLLARS

and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of Grantees, who hereby agree to pay one (1) promissory note in the principal sum of SIX THOUSAND AND NO/100THS DOLLARS (\$6,000.00), dated June 3, 1985, to Grantor as follows: Equal monthly installments of \$100.00 each per month, the first installment due and payable on or before the 3rd day of July, 1985, and a like and similar installment due and payable on or before the 3rd day of each month thereafter until paid in full. The interest on this note is to be paid annually at the rate of ten per cent (10.00%),

have GRANTED, SOLD AND CONVEYED, and by these presents do Grant, Sell and Convey, unto MARIO ALCALA AND WIFE, MARIA DE LA LUZ ALCALA, Rt. 1, Box 75-G, Mercedes

of the County of Hidalgo, State of Texas, all that certain tract or parcel

of land situated in Hidalgo County, Texas, to-wit: TRACT A - A parcel of land, being parcel A out of a ten part partition of the West 10 acres of the East 20 acres of the West 22.04 acres of Farm Tract 1103 of the Adams Tract Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas, and described as follows: BEGINNING at the point of intersection of the East line of said West 10 acres with a line 1170.0 feet South of and parallel to the North line of said Farm Tract 1103; THENCE, due South along the East line of said West 10 acre tract, a distance of 130.0 feet to an iron rod; THENCE, due West along a line 1300.0 feet South of and parallel to the North line of said Farm Tract 1103, a distance of 330.0 feet to an iron rod; THENCE, due North along the West line of said West 10 acre tract, a distance of 130.0 feet to an iron rod; THENCE, due East along a line 1170.0 feet South of and parallel to the North line of said Farm Tract 1103, a distance of 330.0 feet to the POINT OF BEGINNING, being an iron rod; SUBJECT to the Rights of the Owners of the 10 parcel partition of the West 10 acres of the East 20 acres of the West 22.04 acres of said Farm Tract 1103 over the Eastern 40 feet thereof reserved for access, ingress and egress to the parties to the 10 parcel partition thereof; SUBJECT TO the rights of the various franchised utilities to provide electric, gas, water, sewer and telecommunications services over the Eastern 40 feet thereof to provide services to the said 10 parcels comprising the partition of the Western 10 acres of the Eastern 20 acres of the Western 22.04 acres of said Farm Tract 1103; CONTAINING an area of 42,900 square feet, fee simple, including said 40 foot wide reservation.

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

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But is is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements,

until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Edinburg, Texas, this 3rd day of June , 1985.

Leonor L. Teran
LEONOR L. TERAN

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LEONOR L. TERAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 3rd day of June , 1985.

Gloria Guzman

GLORIA GUZMAN
Notary Public, in and for Hidalgo County
My Term Expires 3/19/85



CH 4745

AFTER RECORDING RETURN TO:
MATIAS MORIN, JR.
Attorney at Law
400 E. University
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
MATIAS MORIN, JR.

2-1985 0-10

VOL 2353 PAGE 940

184702

FILED FOR RECORD
'86 OCT 22 AM 9 07
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

75103-000

PROPERTY (including any improvements): TRACT A

A parcel of land, being parcel A out of a ten part partition of the West 10 acres of the East 20 acres of the West 22.04 acres of Farm Tract 1103 of the Adams Tract Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas, and described as follows:

BEGINNING at the point of intersection of the East Line of said West 10 acres with a line 1170.0 feet South of and parallel to the North line of said Farm Tract 1103;

THENCE due South along the East line of said West 10 acre tract, a distance of 130.0 feet to an iron rod set by me;

THENCE due West along a line 1300.0 feet South of and parallel to the North line of said Farm Tract 1103, a distance of 330.0 feet to an iron rod set by me;

THENCE due North along the West line of said West 10 acre tract, a distance of 130.0 feet to an iron rod set by me;

THENCE due East along a line 1170.0 feet South of and parallel to the North line of said Farm Tract 1103, a distance of 330.0 feet to the POINT OF BEGINNING, being an iron rod set by me;

SUBJECT to the Rights of the Owners of the 10 parcel partition of the West 10 acres of the East 20 acres of the West 22.04 acres of said Farm tract 1103 over the Eastern 40 feet thereof reserved for access, ingress and egress to the parties to the 10 parcel partition thereof;

SUBJECT TO the rights of the various franchised utilities to provide electric, gas, water, sewer and telecommunications services over the Eastern 40 feet thereof to provide services to the said 10 parcels comprising the partition of the Western 10 acres of the Eastern 20 acres of the Western 22.04 acres of said Farm Tract 1103;

CONTAINING an area of 42,900 square feet, fee simple, including said 40 foot wide reservation.

NOTICE

THE PREPARER OF THIS DEED HAS MADE NO EXAMINATION AS TO TITLE OF THE PROPERTY CONVEYED BY THIS DEED, AND NO OPINION IS GIVEN OR INCLUDED IN THE SERVICES HEREIN RENDERED. THE PREPARER HAS MADE NO EXAMINATION AS TO PAYMENT OF TAXES AND THE PREPARER HAS MADE NO STATE OR FEDERAL TAX LIEU SEARCH OF THE SELLER OR BUYER.

Filed for Record in:
Hidalgo County, III
By J. D. Salinas, III
County Clerk
On: Feb 16, 2005 at 10:13A
As a Recording
Document Number: 1435559
Local Fees: 18.00
Receipt Number - 652712
By Imelda Leal, Deputy

EXHIBIT A
PAGE 1 OF 1

WARRANTY DEED (Long Form)

Date: AUGUST 24, 1993

DOC# 340390

Grantor: LEONOR L. FERRAN

Grantor's Mailing Address (including county): RT 1 BOX 75G, MERCEDES, HIDALGO COUNTY, TEXAS
78570

Grantee: MARIO ALCALA and wife MARIA DE LA LUZ ALCALA

Grantee's Mailing Address (including county): RT 1 BOX 75G, MERCEDES, HIDALGO COUNTY, TEXAS
78570

Consideration: THE PRINCIPAL AMOUNT OF SIX THOUSAND AND NO/100TH DOLLARS (\$6,000.00)

PROPERTY (including any improvements): TRACT A

A parcel of land, being parcel A out of a ten part partition of the West 10 acres of the East 20 acres of the West 22.04 acres of Farm Tract 1103 of the Adams Tract Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas, and described as follows:

BEGINNING at the point of intersection of the East Line of said West 10 acres with a line 1170.0 feet South of and parallel to the North line of said Farm Tract 1103;

THENCE due South along the East line of said West 10 acre tract, a distance of 130.0 feet to an iron rod set by me;

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SUBJECT to the Rights of the Owners of the 10 parcel partition of the West 10 acres of the East 20 acres of the West 22.04 acres of said Farm tract 1103 over the Eastern 40 feet thereof reserved for access, ingress and egress to the parties to the 10 parcel partition thereof;

SUBJECT TO the rights of the various franchised utilities to provide electric, gas, water, sewer and telecommunications services over the Eastern 40 feet thereof to provide services to the said 10 parcels comprising the partition of the Western 10 acres of the Eastern 20 acres of the Western 22.04 acres of said Farm Tract 1103;

CONTAINING an area of 42,900 square feet, fee simple, including said 40 foot wide reservation.

RESERVATIONS From and EXCEPTIONS to CONVEYANCE and WARRANTY:

EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED INSTRUMENTS, OTHER THAN LIENS AND CONVEYANCES THAT AFFECT THE PROPERTY; THE PARTIES HEREIN AGREE TO WAIVE THE OWNER'S TITLE POLICY.

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.

Leonor L. Teran
LEONOR L. TERAN

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 29th day of June, 19 93, by LEONOR L. TERAN



Norma S. Vento
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires: 10/7/96

(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:
Mario Alcala
106 Riveredge Drive 18
Richmond, TX 77469

PREPARED IN THE LAW OFFICE OF:
Matias Morin, Jr.
400 E. University
Edinburg, TX 78539

FILED FOR RECORD
DOC# 340390 #10
08-24-1993 02:00:35
WILLIAM (BILLY) LEO
HIDALGO COUNTY





PLANNING DEPARTMENT

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: 1-9337

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

Marco A Cavazos

Known to me [or proved to me in the oath of _____ or through
14878335 (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:
N454 AC - SIOAC - 4.54 AC NET
MO-TEX ^ LOT 1 B1K 8D"

[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]

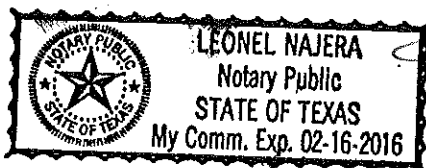
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 DECEMBER 18, 2012, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9337
Sep. 12, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

M5500-00-088-0001-03

[1] OWNER: CAVAZOS, MARCOS & ELSA
605 W PECAN CIR

[7] LEGAL DESC./NAME OF SUBDIVISION
MO-TEX N4.54AC-S10AC-LOT 1 BLK
88 4.47AC NET

Telephone No. DONNA TX 78537-2853

LOCATION: 0 FM 493 & MILE 20

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 3,009 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:40' REAR:15' SIDES:6'
MIN. ELEV. ABOVE TOP OF NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 0750C Pct: 0

Community No.: 440734

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restriction
- 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 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 [Signature] Date 9/12/12

Approved by GILBERTO YECIMA Date 8/21/12

Signature of Owner or Applicant [Signature] Date 9/12/12

[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.



County of Hidalgo

1304 S. 25th Ave. • Edinburg, TX 78542
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: Marcos Cruz Permit #: 49337
 Address: Mo. Tex Lot 1 B16 88 Phone #: ---
 Location: Fin 492 - mile to LA B16 No. Bedrooms: ---
 Tank Type: concrete

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 49"
 Airspace (approximately): 3"
 Approximate gallon cap.: 2400 gal

Drain Field: Trench / Bed: _____ Evapotranspiration: _____
 Distance from private well: with
 Distance from foundation: To tank: 12' To drainfield: 14'
 Distance from property line: To tank: 80' To drainfield: 82 1/2'
 Depth of Trench: 36" Width of trench: 36"
 Backfill material: lb _____ II: / III: _____

Dimensions: 200 X 5 = 1,000 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: /

Amount: 20 yards, or Tons (per installation)

Pipe: Type: 4" 27-29 Brand (if known): _____ Number of feet: 200

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: A. M. Baker License No.: 4378

Remarks: system connected to house

Inspector: [Signature] Date: 12-6-12

D.R. Lic. # 2200638

126 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

} Know All Men by These Presents **1154918**

County of HIDALGO

THAT FIDENCIO GARCIA

of the County of HIDALGO State of TEXAS for and in consideration

of the sum, of TWENTY THOUSAND DOLLARS DOLLARS

to ME in hand paid by MARCOS CAVAZOS AND ELSA CAVAZOS

as follows:

FIVE THOUSAND DOLLARS DOWN PAYMENT AND THREE PAYMENTS OF FIVE THOUSAND DOLLARS PAID WITHIN THE NEXT THREE YEARS, MAKING THAT THE TOTAL OF TWENTY THOUSAND DOLLARS.

has Granted, Sold and Conveyed, and by these presents do ES Grant, Sell and Convey, unto the said

MARCOS CAVAZOS AND ELSA CAVAZOS

whose mailing address is P. O. BOX 1461, EDCOUCH, TEXAS 78538 all that certain
of the County of HIDALGO State of TEXAS

THE NORTH 4.54 ACRES OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 1 BLOCK 88 OF THE MISSOUR-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION. ACCORDING TO SAID MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or any overlapping of improvements;
2. Taxes for the year 2001 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
3. Oil, gas and mineral reservations of record.
4. Easements of record and rights, rules, liens, regulations, and easements in favor of the Engleman Gardens Irrigation District where property is located.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 grantees, their

heirs and assigns forever and I do hereby bind Myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said grantees, Marcos Cavazos and Elsa Cavazos, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand at HIDALGO COUNTY this 24TH day of OCTOBER, 2002.

Witness at Request of Grantor:

MARCOS CAVAZOS

FIDENCIO GARCIA

Warranty Deed

FROM

FIDENCIO GARCIA

TO

MARCOS CAVAZOS

EISA CAVAZOS

FILED FOR RECORD

This day of

at o'clock M.

County Clerk

By Deputy

RECORDED

In County Records

In Book on Page

County Clerk

By Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO:

MARCOS CAVAZOS & EISA CAVAZOS
P.O. BOX 1461

EDCOTCH, TEXAS 78538

My commission expires:

by

This instrument was acknowledged before me on the day of

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

My commission expires:

by

This instrument was acknowledged before me on the day of

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

My commission expires:

by

This instrument was acknowledged before me on the day of

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Oct 28, 2002 at 10:01A
As a Recording
Document Number: 1134918
Total Fees : 14.00
Receipt Number - 455035
By, Rebecca Mariscal, Deputy

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 COUNTY OF HIDALGO §

THAT KYLE BENNETT, of the County of Hidalgo and State of Texas, pursuant to the terms of that one certain Contract for Deed between KYLE BENNETT, Seller, and FIDENCIO GARCIA, Purchaser, dated February 4, 1988, 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, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto FIDENCIO GARCIA, of the County of Hidalgo and State of Texas, subject to the reservation hereinafter made, all of the following described real property in Hidalgo County, Texas, to-wit:

The North 4.54 acres of the South One-Half (S 1/2) of the South One-Half (S 1/2) of Lot 1, Block 88 of the MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION. According to said map or plat of said Subdivision of record in the Office of the County Clerk of Hidalgo County, Texas.

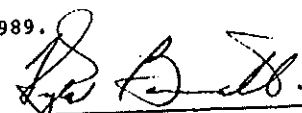
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements;
2. Taxes for the year 1989 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. Oil, gas and mineral reservations of record.
4. Easements of record and rights, rules, liens, regulations, and easements in favor of the Engleman Gardens Irrigation District where property is located.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 I do hereby bind myself, my 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, by through or under me, but not otherwise.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, his heirs and assigns, all heretofore unreserved or unconveyed oil, gas, and other minerals, in and under and that may be produced from the above property.

EXECUTED this 7th day of April, 1989.

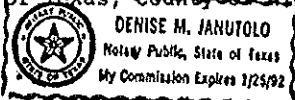

 KYLE BENNETT

Mailing address of grantee:
 Fidencio Garcia
 P. O. Box 244
 La Blanca, Texas 78558

(ACKNOWLEDGMENT)

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7th
day of April, 1989, by KYLE BENNETT.

Denise M. Janutolo
NOTARY PUBLIC, State
of Texas, County of Hidalgo
 DENISE M. JANUTOLO
Notary Public, State of Texas
My Commission Expires 1/25/92

CK4414
AFTER RECORDING RETURN TO :

MR. FIDENCIO GARCIA
P. O. BOX 244
LA BLANCA, TEXAS 78558

FILED FOR RECORD
'89 APR 10 AM 2 14
WILLIAM BILLY LEO
COUNTY CLERK
HAMILTON COUNTY TEXAS

109132