



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: 1-10415

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

Upon the application of:

Name: Proyides Rojas

Address: P.O. Box 2
Elsa, TX 78543

Phone: (956) 854-1847

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service 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:

C & H Land lot # 6 1.02 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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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 1-10415

**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

PRAYEDES F. ROSAS

Known to me [or proved to me in the oath of DM# 14098900 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:

1/5 HIGHLAN LOT 6 LOZAC NET

[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]

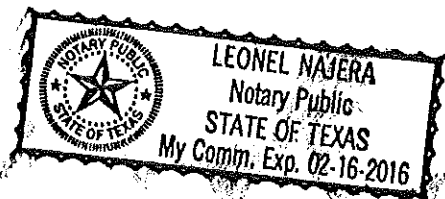
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Praydes F. Rosas (Signature)

SUBSCRIBED AND SWORN TO before me on July 19, 2013, to certify which, witnesses my hand and seal of office.



Leonel Najera
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO: 1-10415 Jul. 19, 2013

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

C0050-00-000-0006-06

[1] OWNER: ROJAS , PRAJEDES FRANK PO BOX 2 ELSA TX 78543

[7] LEGAL DESC./NAME OF SUBDIVISION C & H LAND E141.81'-W283.62'-S 314.85' LOT 6 1.02AC NET A-25

Telephone No. 854-1847

LOCATION: 0 17 1/2 N & 6 W

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$40,000

[5] SIZE OF STRUCTURE: 1,360 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE A

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REG FRONT 40' REAR 15' SIDES 6' FLOOR ELEV 70.00

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 7-19-13

Light [X] Water [X]

Approved by [Signature] Date 7-17-13

Flood Zone: MI Panel No. /Suffix: 03506 Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 7-19-13

- 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.

[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
WITH VENDOR'S LIEN**

State of Texas}

{Known All Men by These

County of Hidalgo}

Date: August 25, 2010

Grantor: Jose Jesus Coria

Grantor's Mailing Address:

PO BOX 1616
Elsa, Texas 78543
Hidalgo County

Grantee: Prajedes Frank Rojas

Grantee's Mailing Address:

PO BOX 2
Elsa, Texas 78543
Hidalgo County

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

NOTICE OF CONFIDENTIALY 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 OF YOUR DRIVERS LICENSE NUMBER.

CHAPTER 11 SEC.11.008

TEXAS PROPERTY CODE

Property (including any improvements):

Tract 2: A tract or parcel of land out of Lot Six (6), C.H. & G. Land Company's Subdivision, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING: At a point within Lot Six (6) located 676.61 feet South and 141.81 East of its Northwest corner;

THENCE: South 00 degree, 42' .30", West a distance of 314.85 feet;

THENCE: South 89 degree 22' East, a distance of 141.81 feet;

THENCE: North 00 degree, 42' .30", East, a distance of 314.85 feet;

THENCE: South 89 degree, 47', West, a distance of 141.81 feet to the

PLACE OF BEGINNING.

Addendum:

Seller hereby sells the following property for \$25,000.00 (twenty-five thousand dollars) with a down payment of \$10,000.00 (ten thousand dollars) due August 2010, with another down payment of \$10,000.00 (ten thousand dollars) due in February 2011, with the unpaid balance of \$5,000.00 (five thousand dollars) to be financed at a 10 (ten) percent interest rate. To be paid with 24 equal payments of \$230.72 (two hundred dollars and seventy-two cents) each month commencing March 4th, 2011. Buyer will be responsible for the 2010 property taxes and said taxes must be paid on due date.

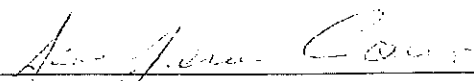
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Prajedes Frank Rojas, he

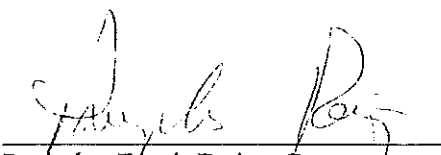
heirs and assigns forever and **he does** hereby bind **himself, his** heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Prajedes Frank Rojas, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness our hands at **Elsa, Texas** this **25th** day **August, 2010.**

Witness at Request of Grantor;



Jose Jesus Coria- Grantor

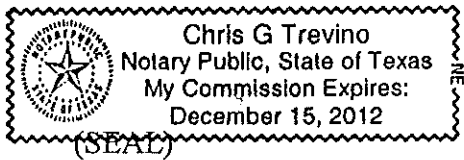


Prajedes Frank Rojas-Grantee

(ACKNOWLEDGEMENT)

State of Texas }
County of Hidalgo }

This instrument was acknowledgement before me on this the 25
DAY OF August 2010.



A handwritten signature in cursive script, appearing to read "Chris G. Trevino", written over a horizontal line.

Notary Public for the State of Texas
Notary Public Name: Chris G. Trevino
My Commission Expires: December 15, 2012

SPECIAL WARRANTY DEED

13

Date: October 4, 1993

DOC# 348295

Grantor: JUAN SUAREZ, a Widower

Grantor's Mailing Address (including county): P.O. Box 1949
Elsa, Texas 78543
Hidalgo County, Texas

Grantee: JUAN JOSE SUAREZ

Grantee's Mailing Address (including county): P.O. Box 1630
Elsa, Texas 78543
Hidalgo County, Texas

Consideration: For the love and affection Grantor has and bears unto his son, JUAN JOSE SUAREZ.

Property (including any improvements):

All of Grantor's undivided interest in and to the following tracts of land:

TRACT 1: A tract or parcel of land out of the North 5 acres of the South 10 acres of the North 20 acres of Farm Tract Five Hundred Fifteen (515), WEST TRACT SUBDIVISION, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at the Northeast corner of said Farm Tract 515;

THENCE, due South along the East line of said Farm Tract, a distance of 330.00 feet to a point;

THENCE, due West along a line 330.0 feet South of and parallel to the North line of said Farm Tract 515; a distance of 742.0 feet to an iron pin, **THE POINT OF BEGINNING**;

THENCE, continuing due West, a distance of 50.0 feet to a point;

THENCE, due South, a distance of 165.0 feet to a point;

THENCE, due East, a distance of 50.0 feet to a point;

THENCE, due North, a distance of 165.0 feet to the POINT OF BEGINNING, containing an area of 8,250 square feet, according to a survey thereof by George E. Stourton, P.S.

SUBJECT TO: a 30 foot wide access easement over the southern 30 feet thereof.

TRACT 2: A tract or parcel of land out of Lot Six (6), C.H. & G. LAND COMPANY'S SUBDIVISION, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point within Lot 6 located 676.61 feet South and 141.81 feet East of its Northwest corner;

THENCE, South 00 deg. 42 min. 30 sec. West, a distance of 314.85 feet;

THENCE, South 89 deg. 22 min. East, a distance of 141.81 feet;

THENCE, North 00 deg. 42 min. 30 sec. East, a distance of 314.85 feet;

THENCE, South 89 deg. 47 min. West, a distance of 141.81 feet to the PLACE OF BEGINNING.

SAVE & EXCEPT all oil, gas and other minerals, or as reserved by prior grantors; and SUBJECT TO: Easements of record, visible easements and map or plat records of Hidalgo County, Texas; and easements, or claims of easements, which are not recorded in the public records.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained, when the claim is by, through, or under Grantor, but not otherwise.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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

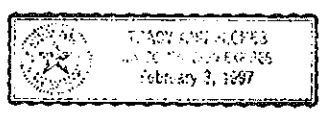
Juan Suarez

JUAN SUAREZ

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7th of October, 1993, by
JUAN SUAREZ.



Tracy Ann Flores

Notary Public, State of Texas

PLEASE CHARGE &
AFTER RECORDING RETURN TO:

Barry Evan Jones
Attorney At Law
134 W. Fifth Street
Weslaco, Texas 78596

PREPARED BY:

Barry Evan Jones
Attorney At Law
134 W. Fifth Street
Weslaco, Texas 78596

File/GF Number: #93-93