



# PLANNING DEPARTMENT County of Hidalgo

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

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

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

RECEIVED  
BY: flor  
Rev. 09-14-11  
JUL 30 2013  
HIDALGO COUNTY  
PLANNING DEPT.  
Precinct 1 2/3/4

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

Application No: N/A

## UTILITY CHECKLIST & CLEARANCE FORM

Name: US Fish + Wildlife / Art Town Telephone No.: (956) 784-7530 Date: 7-30-13  
(956) 257-8703

Location: 615 E Doffin Rd., San Juan TX 78589  
1015 E Doffin Rd. San Juan

Legal Description: Take Stewart Rd South beyond Hwy 281 "Military". Go South on dist Rd to Doffin Rd.  
Stewart's Addition to Conway Gardens Lot 80

By my signature I am attesting that there is only one single-family detached dwelling on the property described on this certificate and that there have been no alterations and/or additions to any structure on said property that would have caused a violation to the setback requirements. I also further represent that if my request is for non-residential purposes, that I shall not construct, move-in or allow any habitation of any structures whether in existence now or in the future without the consent of Hidalgo County. Any non-compliance with the above mentioned statements made by me shall be interpreted as to provide consent to have my utility services disconnected and to face legal consequences as prescribed by statute.

Signature of Owner: [Signature] (Person Signing Must be the Name Shown on the Deed or Provide Notarized Affidavit Authorizing Signature on behalf of Owner)

### FOR COUNTY USE ONLY

#### UTILITY CLEARANCE(S) IS/ARE FOR THE FOLLOWING:

- Agricultural Use/Landscaping
- Existing Meter. Requesting Additional Meter
- Platted Lot Prior to 1989
- Individual stating that there was an existing structure.
- Other: electrical service on Federal Government Bldg.

Approved By Environmental Health:	Temporary Service	Final Service	Permit No.
_____	_____	<u>[Signature]</u>	<u>Electricity only</u>
Date: _____	Authorized Signature	Authorized Signature	
		<u>7-31-13</u>	

Water Supplier:  North Alamo Water Supply  Sharyland Water Supply  Military Highway Water Supply

AGUA SUD  Other: \_\_\_\_\_

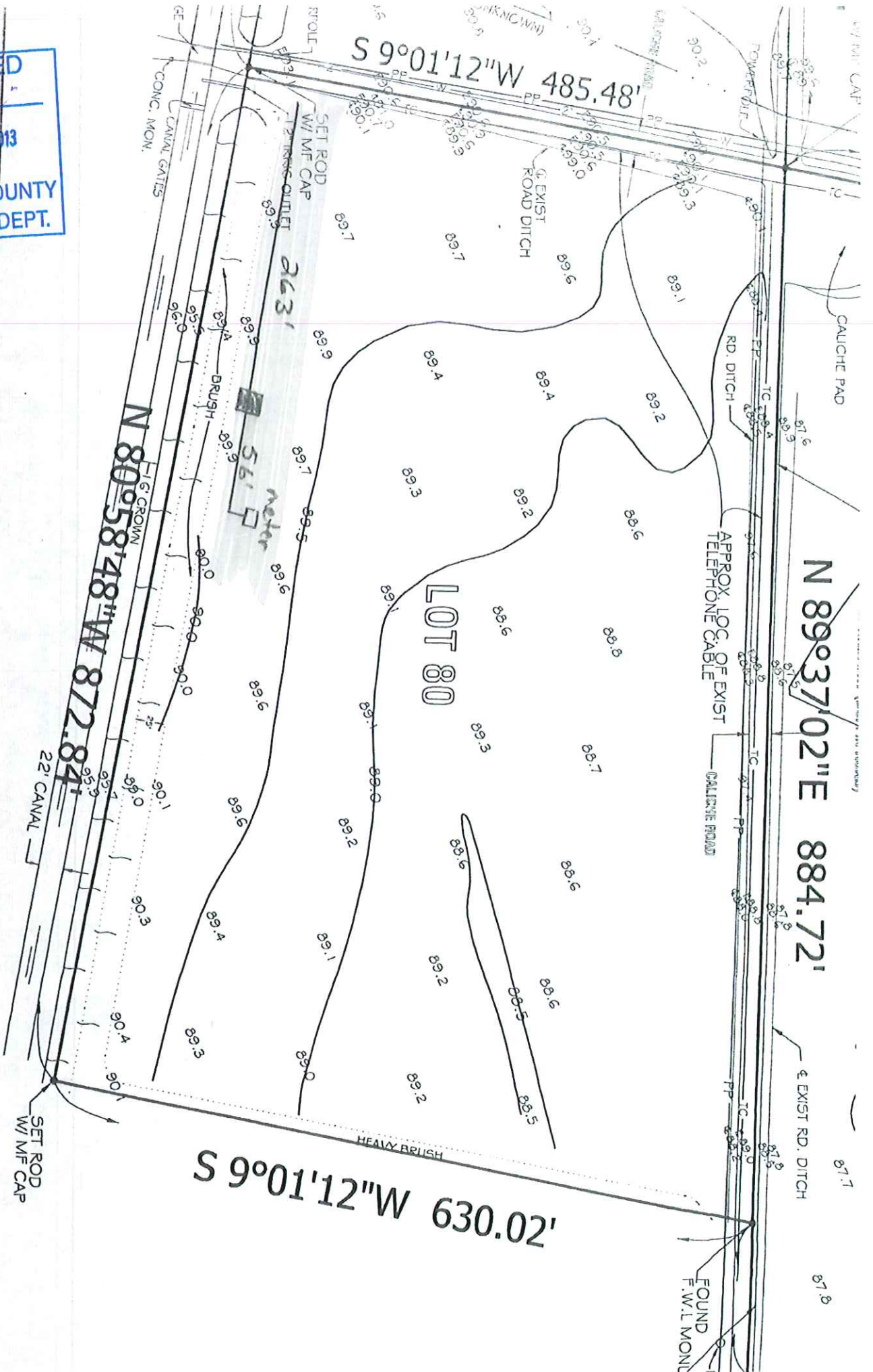
MVEC Acct. No.: 90914-008 AEP/ESI No.: \_\_\_\_\_

Request is:  Approved  NOT Approved

Approved by: [Signature]

RECEIVED  
BY: *Kell*  
JUL 29 2013  
HIDALGO COUNTY  
PLANNING DEPT.

Stewart's Addition to Conway Gardens



19153

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Ad  
19w

OFFICIAL RECORDS

WARRANTY DEED

THE STATE OF TEXAS )  
                                  )  
COUNTY OF HIDALGO )

KNOW ALL MEN BY THESE PRESENTS:

That I, BILL L. BURNS, also known as BILL BURNS, of the County of Hidalgo, State of Texas, for and in the consideration of the sum of SIX HUNDRED SIXTY-THREE THOUSAND FIVE HUNDRED FIFTY-ONE AND 41/100 DOLLARS (\$663,551.41), to me in hand paid by the UNITED STATES OF AMERICA, the receipt of which is hereby acknowledged, have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said UNITED STATES OF AMERICA and its assigns, subject to the reservations and exceptions hereinafter set forth, all rights, title, and interest in the hereinafter-described tract of land located in Hidalgo County, Texas, which is the same land described in "Commitment for Title Insurance GF No. 210612," issued by Trans-america Title Insurance Company through Edwards Abstract and Title Company, and being more particularly described as follows:

Being 430.93 acres of land comprised of three tracts: Tract I (50.29 acres), all of lots 11 and 14, block 7, Alamo Land & Sugar Company's Subdivision out of Los Torritos Grant; Tract II (309.89 acres), all of lots 76, 77, 79, 80, 81, 82, 83, 84, 85, 86, 87, and 88 out of Porcion 72 and Los Torritos Grant, Stewart's Addition to Conway Gardens, together with accretions and/or erosions; and Tract III (70.75 acres), all of Jalisco Banco No. 67, together with accretions and/or erosions; all located in Hidalgo County, Texas.

Said tract containing 430.93 acres, more or less, is more particularly described by metes and bounds in "Exhibit A," attached to and by reference made a part hereof.

The above-referenced tract is delineated on a survey plat designated "Bill Burns Tract (344)," dated April 6, 1987, of record in the files of the United States Department of the Interior, and is acquired for administration by the Secretary of the Interior through the United States Fish and Wildlife Service as part of the Lower Rio Grande Valley National Wildlife Refuge.

TOGETHER with 216.60 acres of class B water rights from the Rio Grande, being 146.60 acres under Certificate of Adjudication No. 23-488 and 70 acres under Certificate of Adjudication No. 23-575 for 541.50 acre-feet of water per annum.

TOGETHER with all rights of ingress and egress via U.S. Highway 281, existing public roads, and field access roads, and with all and singular the water and other rights and the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, claim, and demand whatsoever of the party of the first part, either in law or equity, of, in, and to the above-described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto the United States of America and its 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 United States of America and its assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

Said conveyance is subject to the following:

1. Patent reservations.
2. All existing rights-of-way and easements of record.
3. Oil, gas, and minerals outstanding in third parties.
4. The grantor reserves the right to continue his farming operation until the end of the 1987-88 sugar cane season and the right to receive all proceeds therefrom.
5. The grantor reserves the right to remove the two-story house from the property herein described. This house will be removed from the property within six months of the title transfer to the United States of America. The grounds around the house removed will be left at the normal contour for the area, and all associated materials and trash from the house site will be removed from the property to a proper disposal site.

Executed at Mill Allen Ford this 21  
day of May, A.D. 1987.

WITNESS:

\_\_\_\_\_  
(Witness)

Bill L. Burns  
BILL L. BURNS

ACKNOWLEDGMENT

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STATE OF TEXAS )  
 ) ss  
COUNTY OF HIDALGO )

On this 21st day of MAY, 1987, before me, the undersigned, a Notary Public, in and for the County of Hidalgo, State of Texas, personally appeared BILL L. BURNS, also known as BILL BURNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

*Penny J. Scroggins*  
Notary public in and for Hidalgo County,  
Texas

PENNY J. SCROGGINS  
(Printed/typed name of notary)

My commission expires 4/26/88.



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EXHIBIT "A"

DESCRIPTION

OF THE

BILL BURNS

TRACT (344)

HIDALGO COUNTY, TEXAS

BEING 430.93 ACRES OF LAND COMPRISED OF THREE TRACTS: TRACT I (50.29 ACRES), ALL OF LOTS 11 AND 14, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION OUT OF LOS TORRITOS GRANT; TRACT II (309.89 ACRES), ALL OF LOTS 76, 77, 79, 80, 81, 82, 83, 84, 85, 86, 87 AND 88 OUT OF PORCION 72 AND LOS TORRITOS GRANT, STEWART'S ADDITION TO CONWAY GARDENS, TOGETHER WITH ACCRETIONS AND/OR EROSIONS; AND TRACT III (70.75 ACRES), ALL OF JALISCO BANCO NO. 67, TOGETHER WITH ACCRETIONS AND/OR EROSIONS; ALL LOCATED IN HIDALGO COUNTY, TEXAS.

BEGINNING AT A STAINLESS STEEL COTTON SPINDLE SET AT THE NORTHWEST CORNER OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT; SAID MONUMENT BEING IN THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 281 (MILITARY ROAD); SAID MONUMENT AND POINT OF BEGINNING LOCATED

NORTH 44 DEG. 20 MIN. 12 SEC. EAST 3,189.95 FEET

FROM U.S. FISH AND WILDLIFE SERVICE (U.S.F.W.S.) CONTROL SURVEY MONUMENT NO. 155:

THENCE, WITH THE NORTH LINE OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION IN U.S. HIGHWAY NO. 281 RIGHT-OF-WAY

SOUTH 80 DEG. 58 MIN. 48 SEC. EAST 830.03 FEET

TO A STAINLESS STEEL COTTON SPINDLE SET AT THE NORTHEAST CORNER OF SAID LOT 11, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT:

THENCE, WITH THE EAST LINE OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

SOUTH 09 DEG. 00 MIN. 49 SEC. WEST 50.0 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, WC-2" SET FOR A REFERENCE POINT IN THE EAST LINE OF THIS TRACT:

THENCE, WITH THE EAST LINE OF LOTS 11 AND 14, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

SOUTH 09 DEG. 00 MIN. 49 SEC. WEST 2,590.1 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-3" SET AT THE SOUTHEAST CORNER OF SAID LOT 14 FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTH LINE OF LOT 14, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

NORTH 80 DEG. 58 MIN. 48 SEC. WEST 829.52 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-4" SET AT THE SOUTHWEST CORNER OF SAID LOT 14 FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE WEST LINE OF LOT 14, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION AND THE EAST LINE OF SHARE NO. 1 OF THE BREWSTER ESTATE PARTITION, RECORDED IN VOLUME 11, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS

NORTH 09 DEG. 00 MIN. 09 SEC. EAST 836.92 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-5" SET AT THE SOUTHEAST CORNER OF LOT 76, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER OF THIS TRACT; SAID MONUMENT BEING IN THE RIGHT-OF-WAY OF 40-FOOT COUNTY ROAD;

THENCE, WITH THE SOUTH LINE OF LOTS 76 AND 77, STEWART'S ADDITION TO CONWAY GARDENS, IN COUNTY ROAD RIGHT-OF-WAY

SOUTH 89 DEG. 37 MIN. 02 SEC. WEST 947.4 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-6" SET AT THE NORTHEAST CORNER OF LOT 80, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER OF THIS TRACT; SAID MONUMENT BEING ALSO ON THE NORTHWEST CORNER OF THE BRAVO HEIR'S TRACT OUT OF LOS TORRITOS GRANT;

THENCE, WITH THE EAST LINE OF LOTS 80, 81, AND 84, STEWART'S ADDITION TO CONWAY GARDENS AND THE WEST LINE OF SAID BRAVO HEIR'S TRACT AND THE UNITED STATES TRACT (13)

SOUTH 09 DEG. 01 MIN. 12 SEC. WEST 2,269.08 FEET

TO EXISTING NO. 4 REBAR WITH CAP STAMPED "RCS" #1651 AND REPLACED WITH A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-7" SET AT AN INTERIOR CORNER OF LOT 84, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER OF THIS TRACT; SAID MONUMENT ALSO BEING THE SOUTHWEST CORNER OF THE UNITED STATES TRACT (13);

THENCE, WITH THE BOUNDARY LINE BETWEEN LOT 84, STEWART'S ADDITION TO CONWAY GARDENS AND THE UNITED STATES TRACT (13)

SOUTH 80 DEG. 58 MIN. 48 SEC. EAST 106.48 FEET

TO CORNER NO. 8, A 4" X 4" CONCRETE MONUMENT FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF THE UNITED STATES TRACT (11) FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF LOTS 84, 85, 86, AND 87, STEWART'S ADDITION TO CONWAY GARDENS, THE WEST LINE OF THE UNITED STATES TRACT (11), AND THE WEST LINE OF SHARES 3, 4, 5, 6, AND 7, BREWSTER ESTATE PARTITION

SOUTH 09 DEG. 01 MIN. 12 SEC. WEST 5,239.32 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-9" SET ON THE NORTH BANK OF THE RIO GRANDE RIVER FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE, UPSTREAM WITH THE MEANDERS OF THE NORTH BANK OF THE RIO GRANDE RIVER AS FOLLOWS:

SOUTH 72 DEG. 03 MIN. 56 SEC. WEST	272.09 FEET
NORTH 87 DEG. 04 MIN. 25 SEC. WEST	357.46 FEET
NORTH 72 DEG. 08 MIN. 46 SEC. WEST	196.35 FEET
NORTH 50 DEG. 29 MIN. 23 SEC. WEST	302.05 FEET
NORTH 25 DEG. 09 MIN. 16 SEC. WEST	522.96 FEET
NORTH 10 DEG. 13 MIN. 05 SEC. WEST	303.48 FEET
NORTH 26 DEG. 04 MIN. 05 SEC. WEST	111.08 FEET
NORTH 22 DEG. 15 MIN. 21 SEC. WEST	122.63 FEET
NORTH 11 DEG. 47 MIN. 32 SEC. WEST	208.51 FEET
NORTH 20 DEG. 35 MIN. 58 SEC. WEST	765.46 FEET
NORTH 25 DEG. 38 MIN. 27 SEC. WEST	477.71 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-20" SET ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 88, STEWART'S ADDITION TO CONWAY GARDENS FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE PROJECTED AND WEST LINE OF LOT 88, STEWART'S ADDITION TO CONWAY GARDENS AND THE EAST LINE OF THE PETER DOFFING ESTATE TRACT

NORTH 09 DEG. 01 MIN. 12 SEC. EAST 1,861.19 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-21" SET ON WEST BOUNDARY LINE OF JALISCO BANCO NO. 67 FOR A POINT IN THE WEST LINE OF THIS TRACT;

THENCE, WITH THE BOUNDARY LINE BETWEEN JALISCO BANCO NO. 67 AND THE PETER DOFFING ESTATE TRACT

NORTH 14 DEG. 57 MIN. 05 SEC. WEST 525.88 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-22" SET AT CORNER NO. 4 OF THE JALISCO BANCO NO. 67 FOR A

POINT IN THE WEST LINE OF THIS TRACT;

THENCE, CONTINUING WITH THE BOUNDARY LINE BETWEEN JALISCO BANCO NO. 67 AND THE PETER DOFFING ESTATE TRACT

NORTH 16 DEG. 22 MIN. 55 SEC. EAST 718.23 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-23" SET AT CORNER NO. 4 OF THE JALISCO BANCO NO. 67, FOR AN EXTERIOR CORNER IN THE WEST LINE OF THIS TRACT;

THENCE, CONTINUING WITH BOUNDARY LINE BETWEEN JALISCO BANCO NO. 67 AND THE PETER DOFFING ESTATE TRACT

SOUTH 82 DEG. 47 MIN. 05 SEC. EAST 119.93 FEET

TO EXISTING 2" IRON PIPE REPLACED WITH A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-24" SET AT THE MOST NORTHERLY SOUTHWEST CORNER OF LOT 83, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER IN THE WEST LINE OF THIS TRACT;

THENCE, WITH THE WEST LINE OF LOTS 83 AND 82, STEWART'S ADDITION TO CONWAY GARDENS AND THE EAST LINE OF THE PETER DOFFING ESTATE TRACT

NORTH 09 DEG. 01 MIN. 12 SEC. EAST 1,489.2 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-25" SET AT THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 82, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, WITH THE BOUNDARY LINE BETWEEN LOT 82, STEWART'S ADDITION TO CONWAY GARDENS AND THE PETER DOFFING ESTATE TRACT

SOUTH 80 DEG. 58 MIN. 48 SEC. EAST 272.02 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-26" SET AT AN INTERIOR CORNER OF LOT 82, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER IN THE WEST LINE OF THIS TRACT;

THENCE, WITH THE BOUNDARY LINE BETWEEN LOTS 82 AND 79, STEWART'S ADDITION TO CONWAY GARDENS AND THE PETER DOFFING ESTATE TRACT

NORTH 09 DEG. 01 MIN. 12 SEC. EAST 755.49 FEET

TO EXISTING 4" X 4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 79, STEWART'S ADDITION TO CONWAY GARDENS, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT; SAID MONUMENT BEING IN THE CENTER OF 40 FOOT COUNTY ROAD;

THENCE, WITH THE NORTH LINE OF LOT 79, STEWART'S ADDITION TO CONWAY GARDENS, IN COUNTY ROAD

SOUTH 67 DEG. 18 MIN. 48 SEC. EAST 31.06 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-28" SET FOR A POINT IN THE NORTH LINE OF THIS TRACT;

THENCE, CONTINUING WITH THE NORTH LINE OF LOT 79, STEWART'S ADDITION TO CONWAY GARDENS, IN COUNTY ROAD

SOUTH 53 DEG. 51 MIN. 18 SEC. EAST 482.52 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-29" SET FOR A POINT IN THE NORTH LINE OF THIS TRACT;

THENCE, CONTINUING WITH THE NORTH LINE OF LOT 79, STEWART'S ADDITION TO CONWAY GARDENS, IN COUNTY ROAD

NORTH 09 DEG. 37 MIN. 12 SEC. EAST 596.41 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-30" SET ON THE SOUTHWEST CORNER OF LOT 77, STEWART'S ADDITION TO CONWAY GARDENS, FOR AN INTERIOR CORNER IN THE NORTH LINE OF THIS TRACT; SAID MONUMENT BEING IN THE CENTER OF 40-FOOT STEWART ROAD RIGHT-OF-WAY;

THENCE, WITH THE WEST LINE OF LOT 77, STEWART'S ADDITION TO CONWAY GARDENS IN STEWART ROAD

NORTH 09 DEG. 01 MIN. 12 SEC. EAST 782.45 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-31" SET AT THE NORTHWEST CORNER OF LOT 77, STEWART'S ADDITION TO CONWAY GARDENS, FOR THE MIDDLE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE NORTH LINE OF LOTS 77 AND 76, STEWART'S ADDITION TO CONWAY GARDENS

SOUTH 80 DEG. 50 MIN. 48 SEC. EAST 1,807.37 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344, C-32" SET AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION FOR AN INTERIOR CORNER IN THE NORTH LINE OF THIS TRACT;

THENCE, WITH THE WEST LINE OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

NORTH 09 DEG. 00 MIN. 09 SEC. EAST 1,270.05 FEET

TO A STANDARD U.S.F.W.S. ALUMINUM MONUMENT STAMPED "TR 344,

WC-1" SET FOR A REFERENCE POINT IN THE WEST LINE OF THIS TRACT;

THENCE, CONTINUING WITH THE WEST LINE OF LOT 11, BLOCK 7, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

NORTH 09 DEG. 00 MIN. 09 SEC. EAST 50.0 FEET

TO THE PLACE OF BEGINNING. CONTAINING 430.93 ACRES OF LAND, MORE OR LESS, INCLUDING ROADWAYS, CANALS, AND LEVEE EASEMENTS.

THIS PROPERTY IS BOUNDED ON THE NORTH BY U.S. HIGHWAY NO. 281 AND LOTS 75, 74, AND 78 STEWART'S ADDITION TO CONWAY GARDENS; ON THE EAST BY LOTS 12 AND 13, BLOCK 7 AND LOT 3, BLOCK 3 OF ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, THE BRAVO HEIR'S TRACT, UNITED STATES TRACTS NO. 11 AND 13, AND SHARES 3, 4, 5, 6, AND 7, BREWSTER ESTATE PARTITION; ON THE SOUTH BY THE RIO GRANDE RIVER; AND ON THE WEST BY THE PETER DUFFING ESTATE TRACT.

SURVEYOR'S NOTE: ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (GRID FACTOR 1.0000368; THETA ANGLE +00 DEG. 09 MIN. 04.8082 SEC). ALL AREAS SHOWN ARE TRUE GROUND AREAS.

I, PLINIO C. MEDINA, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
PLINIO C. MEDINA  
REGISTERED PUBLIC SURVEYOR

19153

CH 1196  
Re - J. E. B. Stuart  
320 N. Main - Room - C-217  
McAllister 78501

SEP 9 1959

STATE OF TEXAS  
COUNTY OF HIDALGO  
I hereby certify that this instrument was filed  
in File Number \_\_\_\_\_ sequence on the date and  
time Stamped herein by me, and was duly RECORDED  
in the official Public Records of Real Property of  
Hidalgo County, Texas

PROOF READ



WILLIAM "BILLY" LED  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS



# United States Department of the Interior



**FISH AND WILDLIFE SERVICE  
SOUTH TEXAS REFUGE COMPLEX  
3325 Green Jay Road  
Alamo, Texas 78516  
Phone (956) 784-7500 Fax (956) 787-8338**

Date: July 29<sup>th</sup>, 2013

To: Hidalgo County Planning Department  
1304 South 25<sup>th</sup> Street  
Edinburg, TX 78542  
956-318-2840

From: Art Tovar, Facility Manager

Subject: Request for Waiver of Permit and Application Fees

The U.S. Fish and Wildlife Service, hereafter referred to as Service, is requesting a Waiver of Permit and fees for an electrical service installation.

For several years, the Service has operated a Recreational Vehicle park for volunteers and interns who do important work on the refuge. This year, we acquired a double-wide mobile home to use as housing.

The service is requesting Magic Valley Electric Cooperative install a 225 Amp meter to provide power to the mobile home.

The Service is exempt from state and local land use, building, and safety permits codes and regulations. The concept of federal exemption from state and local regulations and codes is based on the supremacy clause of the U.S. Constitution. The Service recognizes that national building and safety codes are typically the foundation of state and local building and safety codes and that state and local codes represent important regional interests and conditions. Legally, however, buildings, including non-building structures and facilities, built on federal property are exempt from all state and local building and safety codes. Notwithstanding, it is Service policy to comply with state and local building and safety codes to the maximum extent practical.

Therefore, we respectfully request your assistance in obtaining this permit waiver. We understand that this action may need to go before the County Commissioner Court for a hearing. We are willing to comply with any procedural issues needed to accomplish this action. We are also requesting a waiver of the \$30.00 fee normally associated with county permit applications.

We are looking forward to working with you and are seeking your help and cooperation in getting this meter re-connected. Please contact me at 956-784-7530 or [art\\_tovar@fws.gov](mailto:art_tovar@fws.gov) with any questions.

Sincerely,

Art Tovar