





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-11015 ~~1015~~ Grp

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

Upon the application of:

Name: Asael Guerra

Address: 516 W. Merida St.  
Weslaco, Tx

Phone: 956-207-9720

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:

Olivero #8 Lot M.

*[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**  
**County of Hidalgo**

Rev. 02-19-10

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

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

Precinct 1 2 3 4

11015

Application No: 1-10173 *GA*

**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

Asael Guerra

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TX CDC # 1786496 (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:

Olivero # 8 LOT M

[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]

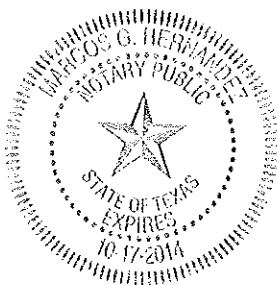
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Asael Guerra (Signature)

SUBSCRIBED AND SWORN TO before me on March 18, 2011, to certify which, witnesses my hand and seal of office.



M. G. Hernandez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-11015

Mar. 25, 2014

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

O3000-08-00M-0000-00

[ 1 ] OWNER: GUERRA, ASael & NELVA

516 W. MERIDA ST.  
WESLACO, TX 78596

Telephone No. 616-8606

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OLIVAREZ #8 2.044AC LOT M

LOCATION: 0 FM 88 & MILE 14

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: NAL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 280 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

### Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

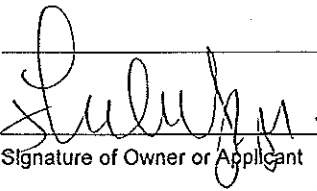


Prepared by

3/25/14  
Date

Gilbert Pecina  
Approved by

3/19/14  
Date



Signature of Owner or Applicant

3/25/14  
Date

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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

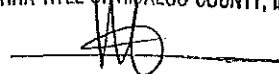
## WARRANTY DEED WITH VENDOR'S LIEN

Date: October 18, 2013

Grantor: ANTONIO GOVEA and wife, MARIA L. GOVEA

Grantor's Mailing Address: 9940 N. Leamington  
Skokie, Illinois 60077

We hereby certify that this is a true  
and correct copy of the original instrument.  
SIERRA TITLE OF HIDALGO COUNTY, INC.

Grantee: ASael GUERRA and wife, NELVA GUERRA by 

Grantee's Mailing Address: 516 W. Merida St.  
Weslaco, Texas 78596  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FORTY-ONE THOUSAND TWO HUNDRED FIFTY and NO/100THS DOLLARS (\$41,250.00), payable to the order of ELSA STATE BANK & TRUST CO., and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to CESAR GONZALEZ, Trustee.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements for pipelines and ditches to conduct water for drainage, for poles and lines for distribution of water, heat, light, etc. and for lines of transportation, etc., all as reserved and more fully described in Warranty Deed from American Rio Grande Land and Irrigation Company to C. A. Lathrop, recorded in Volume 82, Page 617, Deed Records of Hidalgo County, Texas.
2. Right-of-Way Easement for drainage ditch granted to H.J. Cullen, by instrument dated September 1, 1945, executed by J. P. Redwine, Jr., and wife, recorded in Volume 578, Page 175, Deed Records of Hidalgo County, Texas.

3. Easement granted to The State of Texas, by instrument dated February 16, 1955 executed by Helen L. Ellis, recorded in Volume 821, Page 27, Deed Records of Hidalgo County, Texas.
4. Easements granted to Central Power and Light Company by instrument dated February 16, 1955 from Helen L. Ellis, recorded in Volume 821, Page 30, Deed Records, Hidalgo County, Texas.
5. Right-of-Way Easements granted to North Alamo Water Supply Corporation, by instrument dated September 19, 1984, recorded in Volume 2039, Pages 5, 7, 17, 19, and Volume 2033, Page 915, Official Records of Hidalgo County, Texas.
6. Easements and conditions as shown on the Map recorded in Volume 2, Page 34 through 37, Map Records of Hidalgo County, Texas.
7. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron County Irrigation District No. 9.
8. All oil, gas, and other minerals reserved in Deed dated February 20, 1945, recorded in Volume 553, Page 191, Deed Records of Hidalgo County, Texas, and recorded in Volume 2798, Page 709, Official Records of Hidalgo County, Texas.
9. Oil, Gas and Mineral Leases recorded in Volume 2051, Pages 898 and 925, Official Records of Hidalgo County, Texas.
6. Taxes for 2013 and subsequent years, 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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO., and are transferred to ELSA STATE BANK & TRUST CO., without recourse on Grantor.

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

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

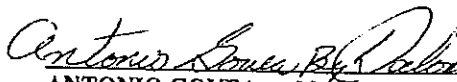
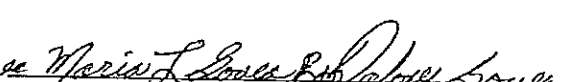
 ANTONIO GOVEA and by and through their agent and attorney-in-fact DOLORES P. GOVEA	 MARIA L. GOVEA by and through their agent and attorney-in-fact DOLORES P. GOVEA
---	---



EXHIBIT "A"

A 2.044 acre tract of land out of Farm Tract 361, WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 34 thru 37, Map Records, Hidalgo County, Texas, and according to Deed recorded in Volume 2798, Page 709-710, Official Records, Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West Line of Farm Tract No. 361, and in the centerline line of F.M. 88 (Mile 5 West Road) for the Southwest corner of the Gilberto Gonzalez Tract (2.044 acres out of Farm Tract 361, West and Adams Tracts Subdivision, according to Deed recorded in Volume 2904, Page 227, Official Records, Hidalgo County, Texas), and the Northwest corner of this tract, said point bears South, 508.97 feet from the Northwest corner of Farm Tract 361;

THENCE, East, along the South line of the Gilberto Gonzalez Tract, passing a half 1/2" iron Rod, 24 inches in length set at 50.00 feet for the East R.O.W line of F.M. 88, a total distance of 664.94 feet to a 1/2" iron Rod 24 inch inches in length set on the West line of the Sesarío Alvarez Tract (2.09 acres out of Farm Tract 361, West and Adams Tracts Subdivision, according to Deed recorded in Volume 2432, Page 441, Deed Records, Hidalgo County, Texas) for the Southeast corner of the Gilberto Gonzalez Tracts and the Northeast corner of this tract;

THENCE, South, along the West line of the Sesarío Alvarez Tract, a distance of 133.97 feet to a 1/2" Iron Rod 24 inches in length set for the Northeast corner of the Roel R. Trevino Tract (2.044 acres out of Farm Tract 361, West and Adams Tracts Subdivision, according to Deed recorded in Volume 1631, Page 497, Deed Records, Hidalgo County, Texas), and the Southeast corner of this tract;

THENCE, West, along the North line of the Roel R. Trevino Tract, passing a 1/2" iron Rod 24 inches in length set at 604.64 feet for the East R.O.W. line of F.M. 88, a total distance of 664.64 feet to a point on the West line of Farm Tract 361, and in the Centerline of F.M. 88 for the Northwest corner of the Roel R. Trevino Tract, and the Southwest corner of this tract;

THENCE, North along the West line of Farm Tract 361, and the centerline of F.M. 88, passing at 42.94 feet at a 90.00, angle to the right two 1/2" iron Rods 24 inches in length set at 50.00 feet and 60.00 feet for the East R.O.W. line of F.M. 88, a total distance of 133.97 feet to the POINT OF BEGINNING, and containing 2.044 acres of land more or less.

## WARRANTY DEED WITH VENDOR'S LIEN

**DATE:** February 21, 1994

**GRANTOR:** Daniel H. Martinez and Wife, Fidencia M. Martinez

**GRANTOR'S MAILING ADDRESS:** 11285 South Telegraph Road, Erie,  
(including County) (Monroe County) Michigan 48133

**GRANTEE:** Jose M. Govea and Dolores P. Govea, Husband and Wife

**GRANTEE'S MAILING ADDRESS:** Rt. 1, Box 493M, Weslaco, Texas 78596  
(including County)

**CONSIDERATION:** Ten Dollars (\$10.00) and other good and valuable consideration and a note of even date that is in the principal amount of ELEVEN THOUSAND, FIVE HUNDRED AND NO/100 (\$11,500.00) DOLLARS and is executed by Grantee, payable to the order of the San Benito Bank & Trust Company. The note is secured by a vendor's lien retained in favor of the San Benito Bank & Trust Company in this deed of trust of even date from Grantee to L. Nathan Winters, Trustee.

**PROPERTY (including any improvements)**

A 2.044 ACRE TRACT OF LAND OUT OF FARM TRACT 361, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED RECORDED IN VOLUME 2798, PAGES 709-710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON WEST LINE OF FARM TRACT 361, AND IN THE CENTERLINE OF F. M. 88 (MILE 5 WEST ROAD) FOR THE SOUTHWEST CORNER OF THE GILBERTO GONZALES TRACT (2.044 ACRES OUT OF FARM TRACT 361, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 2904, PAGE 227, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH, 508.97 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 361,

THENCE; EAST, ALONG THE SOUTH LINE OF THE GILBERTO GONZALEZ TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 50.00 FEET FOR THE EAST R.O.W. LINE OF F.M. 88, A TOTAL DISTANCE OF 664.94 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET ON THE WEST LINE OF THE SESARIO ALVAREZ TRACT (2.09 ACRES OUT OF FARM TRACT 361, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 2432, PAGE 441, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE GILBERTO GONZALES TRACT, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE SESARIO ALVAREZ TRACT, A DISTANCE OF 133.97 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET FOR THE NORTHEAST CORNER OF THE ROEL R. TREVINO TRACT (2.044 ACRES OUT OF FARM TRACT 361, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 1631, PAGE 497, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF THE ROEL R. TREVINO TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 604.64 FEET FOR THE EAST R.O.W. LINE OF F.M. 88, A TOTAL DISTANCE OF 664.64 FEET TO A POINT ON THE WEST LINE OF FARM TRACT 361, AND IN THE CENTERLINE OF F.M. 88 FOR THE NORTHWEST CORNER OF THE ROEL R. TREVINO TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF FARM TRACT 361, AND THE CENTERLINE OF F.M. 88, PASSING AT 42.94 FEET AT A 90 DEGREE 00 MINUTE ANGLE TO THE RIGHT TWO 1/2" IRON RODS 24" IN LENGTH SET AT 50.00 FEET AND 60.00 FEET FOR THE EAST R.O.W. LINE OF F.M. 88, A TOTAL DISTANCE OF 133.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.044 ACRES OF LAND MORE OR LESS.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Grantor, for the considerations 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



FILED FOR RECORD  
DOC# 372432 #11  
03-02-1994 02:28:16  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 2 3 4

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

Application No: 1-10969

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

Upon the application of:

Name: Maria Julia Valle

Address: Lot 412  
INDIAN HILLS  
Mercedes TX.

Phone: 9563631080

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

Water Supplier: CITY Mercedes.

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

Account/ESI No.: 10032789480818839  
 Temporary Pole  Permanent Service

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

Indian Hills lot # 412 Bk # 1

[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

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct ~~2~~ 3 4

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

Application No: 1-10969

**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

MARIA J. VALLE

Known to me [or proved to me in the oath of TX04#12214648 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:

INDIAN HILLS BLK 1 LOT 412"

[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]

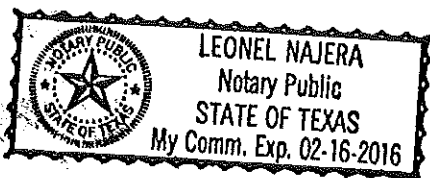
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria J. Valle (Signature)

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 20\_\_\_\_, 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:

1-10969

Mar. 18, 2014

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

I2230-00-001-0412-00

[ 1 ] OWNER: VALLE, MARIA J.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
INDIAN HILLS LOT 412 BLK 1

12601 SHAWNEE
MERCEDES TX 78596

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$2,500

[ 5 ] SIZE OF STRUCTURE: 658 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 3/18/14
Approved by [Signature] Date 3/18/14

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425 Pct: 0

Community No.: 460334

Certification of Elevation
Required: YES NO BFE

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

Signature of Owner or Applicant Date 3/18/14

[ 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

2488564

DATE: February 12, 2014

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 4209 North 22nd Street  
McAllen, Hidalgo County, Texas 78504

GRANTEE: Maria Julia Valle

GRANTEE'S MAILING ADDRESS: 12601 Shawnee Ave.  
Mercedes, Texas 78570

CONSIDERATION : TEN AND NO/100 DOLLARS (\$ 10.00) and other good and valuable consideration.

PROPERTY (including any improvements):

Lot Four hundred Twelve (412), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

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 instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014 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 heir, 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.  
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

*Robert L. Schwarz*  
-----

Robert L. Schwarz

STATE OF TEXAS    ))

COUNTY OF HIDALGO    ))

This instrument was acknowledged before me on the 13th day of February, 2014 by Robert L. Schwarz



*Angelica Hernandez*  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ  
Notary's commission expires : 10-18-16

**BUYER'S ACCEPTANCE OF DEED**  
02-12-2014

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*Maria Julia Valle*  
-----  
Maria Julia Valle

AFTER RECORDING RETURN TO :  
Harold Munal  
4209 North 22nd Street  
McAllen, Texas 78504

## EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2014, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions filed of record under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :

Harold Munal  
4209 North 22nd Street  
McAllen, Texas 78504