

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY	
APPLICANT	APPLICATION NO.
1. Jorge Luna	4-13262
2. Armandina Alvarez	4-13203
3. Salvador Gonzalez C/O Maria Del Pilar Vanwey	4-13020
COMM. COURT: May 6, 2014	



# 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

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

Precinct 1 2 3 4  
4-132115

Application No: \_\_\_\_\_

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

Upon the application of:

Name: Jorge Luna

Address: Delta Orchard unit 1  
lot 6 13838 mile 20 N  
Elgin, TX 78543  
Phone: (956) 393-7766

Approved by Environmental Health:	Temporary Service Authorized Signature:	Final Service Authorized Signature
Inspection/Permit No:	Date Approved:	
	<u>1 1</u>	<u>4/29/15</u>

Water Supplier: NAWSC

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

Account/ESI No.: 10032789427846578  
 Temporary Pole  Permanent Service

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

Delta Orchards #1 lot # 06

[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

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

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

Precinct 1 2 3 4

Application No: 4-13022

**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

Jorge Luna

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

DL. 08561892

1. "I am requesting utility service to the following described land:

Delta Orchard Unit 1 Lot 10,

[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."

Jorge Luna (Signature)

SUBSCRIBED AND SWORN TO before me on 28 of April, 2014, to certify which, witnesses my hand and seal of office.

Guadalupe O. Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13262  
Apr. 25, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

D3800-01-000-0006-00

[ 1 ] OWNER: LUNA, JORGE L.

3717 W. MONTE CRISTO RD  
EDINBURG, TX. 78541  
Telephone No. 393-7766

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
DELTA ORCHARDS #1 LOT 6 10AC N  
4-13-06NA/F

LOCATION: 0 493 & ML 20

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 1,102 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

[ 6 ] USE OF BUILDING: RES.ZONE-AE

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.  
18" TOP OF STREET.

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 4803504 Pct: 4

Community No.: 4803504

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.

Flow Casullo 4-25-14  
Prepared by Date

Mudry Rios 4-25-14  
Approved by Date

Jorge Luna 4-25-14  
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.

Charge to: VLTC  
GF No. 117,727

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.

WE HEREBY CERTIFY THAT THIS IS  
A TRUE AND CORRECT COPY OF  
THE ORIGINAL DOCUMENT  
VALLEY LAND TITLE CO.

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 8, 2009

Grantor: RAMON O. VILLARREAL and wife, MAGDALENA VILLARREAL

Grantor's Address: 817 San Mateo SL, San Juan, Hidalgo County, Texas 78589

Grantee: JORGE LUIS LUNA

Grantee's Address: Rt. 7, Box 1965, Edinburg, Hidalgo County, Texas 78539

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 a note of even date that is in the principal amount of SEVENTY-FOUR THOUSAND DOLLARS (\$74,000.00). The note is executed by JORGE LUIS LUNA, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY SERVICE FEDERAL CREDIT UNION in this deed and by a Deed of Trust of even date from JORGE LUIS LUNA to THOMAS F. VETTERS, Trustee.

Property (including any improvements): All of Lot 6, DELTA ORCHARDS COMPANY UNIT NO. 1, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 7, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Blanket easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
2. Easements, roads and reservations as shown on the map and dedication of Delta Orchards Company, Unit No. 1, recorded in Volume 6, Page 7, Map Records of Hidalgo County, Texas.
3. Easement for roadway's, canals rights-of-way, and drainage ditches, as reserved by instrument dated September 29, 1954, recorded in Volume 1420, Page 8, Deed Records of Hidalgo County, Texas.
4. Thirty (30) foot right of way along the South and West sides as shown on instrument dated March 12, 2003, filed April 7, 2003 under Document Number 1185572, Official Records of Hidalgo County, Texas.
5. Easement in favor of Willacy County Water Control & Improvement District No. 1 as shown by instrument dated October 20, 1938, recorded in Volume 449, Page 371 and dated March 28, 1939, recorded in Volume 453, Page 583, Deed Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated September 29, 1954, recorded in Volume 1420, Page 8, Deed Records; dated March 12, 2003, filed April 7, 2003 under Document Number 1185572 and dated May 22, 2003, filed June 5, 2003 under Document Number 1206017, Official Records of Hidalgo County, Texas.
7. All water rights reserved as shown by instrument dated May 22, 2003, filed June 5, 2003 under Document Number 1206017, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease, dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in Instrument dated September 27, 1958, recorded in Volume 177, Page 101 and dated November 1, 1958, recorded in Volume 182, Page 100, Oil and Gas Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the property herein described.
11. Taxes for 2007 and subsequent years, the payment of which Grantee assumes.

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.

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

SECURITY SERVICE FEDERAL CREDIT UNION, 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 SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICES FEDERAL CREDIT UNION without recourse

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

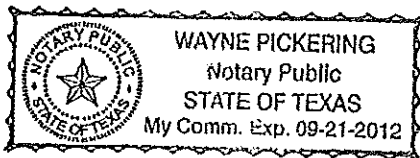
Ramon O. Villarreal  
RAMON O. VILLARREAL

Magdalena Villarreal  
MAGDALENA VILLARREAL

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 8th day of October, 2009, by RAMON O. VILLARREAL.

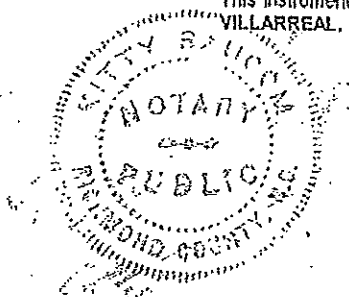


Wayne Pickering  
Notary Public, State of Texas

(ACKNOWLEDGMENT)

State of N.C.  
County of Richmond

This instrument was acknowledged before me on the 9th day of October, 2009, by MAGDALENA VILLARREAL.



Kitty Baucom  
Notary Public, State of ~~Texas~~ N.C.

My comm exp. May 3, 2014

AFTER RECORDING RETURN TO:  
Jorge Luis Luna  
Rt. 7, Box 1985  
Edinburg, TX 78541





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-13203

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

Upon the application of:

Name: Armandina Alvarez

Address: 3022 Rio Red Cv  
Edinburg Tx  
78542

Phone: 956 570 1981

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		<u>49733</u>
Date Approved:	<u>1 / 1</u>	<u>4 / 29 / 14</u>

Water Supplier: Sharyland

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:

Lake View sub lot # 708

[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

Rev. 02-19-10

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

Precinct 1 2 3 4

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

Application No: 4-13203  
04-08-14

### 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

Armandina Alvarez

Known to me [or proved to me in the oath of TX ID or through  
TX ID 26726386 (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:

Lake View Sub lot # 7+8."

[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."

Armandina Alvarez

SUBSCRIBED AND SWORN TO before me on 4-28, 2014  
hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13203

Apr. 8, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

R0800-01-000-0021-28

[ 1 ] OWNER: ALVAREZ, ARMANDINA

3022 RED CR.  
EDINBURG, TX. 78541

Telephone No. 570-1981

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LAKE VIEW LOT 7-8

LOCATION: 0 MCOLL & MONTECRISTO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$20,160

[ 5 ] SIZE OF STRUCTURE: 672 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES/MH.ZONE AE

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 15'. ELEVATION AS PER FEMA

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

Light [ ] Water [ ]

Flood Zone: MI  
Panel No. /Suffix: 0325 A Pct: 4

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 *Mal R* Date 04-08-14

Approved by *A. Hernandez* Date 04/08/14

Signature of Owner or Applicant *R. Hernandez* Date 4-8-14

### [ 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 with VENDOR'S LIEN

**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 PRPOERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUBMER.**

Date: February 17, 2012

Grantor: SANDRA J. WOMACK dba S. DAVIS ENTERPRISE

Grantor's Mailing Address (including county): 8301 N. Ware  
McAllen, Texas 78504  
Hidalgo County, Texas

Grantee: ARMANDINA ALVAREZ

Grantee's Mailing Address (including county): 3022 Red Circle  
Edinburg, Texas 78541  
Hidalgo County, Texas

**Consideration:** The sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, including:

A vendor's lien note dated February 17<sup>th</sup>, 2012, in the principal sum of \$18,000.00 payable with interest from the date; at the rate of twelve (12%) per cent per annum payable in the monthly installments of \$243.00 each, due on the seventeenth day of each and every calendar month beginning on March 17, 2012, continuing regularly for 120 months then one final payment of the remaining unpaid interest and principal due and payable.

**Property (including any improvements):** Real Property in Hidalgo County, Texas, Lakeview Subdivision being more fully described as follows to wit:

Tract BEING Lots 7 & 8, Lakeview Subdivision Edinburg, Hidalgo County, Texas, further described as the West 140' of the East 650" of the South 125" of the North half of Lot #21, Ramseyer Gardens Subdivison, Hidalgo County, Texas

**Reservations From and Exceptions to Conveyance and Warranty:**

- (a) SUBJECT to all easements of record and all visible and apparent easements on or across property herein described, which do not appear of record. Including the twenty-five foot easement out of the north 25ft included herein within the fifty foot ROW of the established public right of way.
- (b) Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- (c) Rights of Parties in possession
- (d) Rules, regulations and orders governing residential subdivisions, sanitary and waste disposal, construction etc. in favour of the Hidalgo County Planning and Zoning Regulations for Hidalgo County, Texas.
- (f) Subject to all Deed Restrictions on the above Property AKA as Lakeview Subdivision
- (h) Easement for utilities granted to Sharyland Water Supply

(o) Terms, conditions and stipulations contained in any recorded/unrecorded Contracts of Sale.

TO HAVE AND TO HOLD the property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject as aforesaid, unto GRANTEE and GRANTEE's heirs, legal representative, and/or successors and assigns, forever; and GRANTOR does hereby bind GRANTOR'S heirs, executors, administrators, legal representatives and or successors, to WARRANT AND DEFEND all and singular the said property, subject as aforesaid, unto GRANTEE and GRANTEE'S heirs, legal representatives, and/or successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the GRANTOR expressly reserves for GRANTOR, GRANTOR'S heirs, and assigns, the Vendor's Lien, as well as Superior Title in and to the above described note and indebtedness has been fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute, and to additionally secure GRANTOR in the payment of the note and indebtedness so assumed, GRANTEES have executed and delivered a Deed of Trust of even date herewith.

*Sandra Davis Womack*  
Sandra Davis Womack

AKA Sandra J. Womack dba S. Davis Enterprise

ACKNOWLEDGMENTS

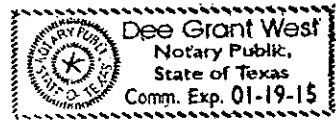
STATE OF TEXAS §  
COUNTY OF §

This instrument was acknowledged before me on this the 17 day of December 2012  
By: SANDRA DAVIS WOMACK aka Sandra J. Womack  
DBA S. DAVIS ENTERPRISE

*Dee Grant West*  
Notary Public, State of Texas

My Commission Expires: 01/19/2015

After Recording Return To:  
Sandra Davis Womack



8301 N-Ware Road  
McAllen TX 78504-9661

16

SPECIAL  
WARRANTY DEED

DOC# 346632

STATE OF TEXAS |  
COUNTY OF HIDALGO |

KNOW ALL MEN BY THESE PRESENTS

THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, a Texas Corporation of the County of Hidalgo, State of Texas AND WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, of the County of El Paso, State of Texas for and in consideration of the sum of TEN AND NO/100'S-----DOLLARS

to us in hand paid by S. DAVIS ENTERPRISE as follows:  
Rt. 2 Box 152-B  
McAllen, Texas 78504

CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION unto the said WILLIAM GORDON MCGEE, and wife, JEAN E. MCGEE, on the 5th day of February, 1987 as recorded in Volume 2414, Page 464, Official Records of Hidalgo County, Texas, who further Granted, Sold and Conveyed unto the said S. DAVIS ENTERPRISE on the 21st day of April, 1989 as recorded in Volume 2749, Page 328, Official Records of Hidalgo County, Texas all that certain Lot, tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit: See "EXHIBIT A"

TO HAVE AND TO HOLD said premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said S. DAVIS ENTERPRISE, its successors, 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 S. DAVIS ENTERPRISE, its heirs and assigns, against every person whomever lawfully claiming, or to claim the same, or any part thereof. Witness our hands at McAllen,

Texas. This 20<sup>th</sup> day of July 1993.

*June Davis*  
CITRUS CITY LAKE DEVELOPMENT  
Secretary - JUNE DAVIS

*Curtis C. Davis*  
CITRUS CITY LAKE DEVELOPMENT  
President - CURTIS C. DAVIS

*William Gordon McGee*  
WILLIAM GORDON MCGEE  
Individual Grantor

*Jean E. McGee*  
JEAN E. MCGEE  
Individual Grantor

## EXHIBIT "A"

STATE OF TEXAS ;  
 COUNTY OF HIDALGO |

THIS property is the same property which was previously conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION to WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, who further conveyed the same property to S. DAVIS ENTERPRISE, lot tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit:

The West 120 feet of the East 200 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lot 2, Block A, Lakeview Subdivision. And

The West 490 feet of the East 930 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lots 6, 7 and 8, Block A, Lakeview Subdivision. Also Lots 15, 16, 17 and 18, Block B, Lakeview Subdivision. And

The East 300 feet of the South 225 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 14, 15, 16, 17, 18 and 19, Block A, Lakeview Subdivision. And

The East 140 feet of the West 662 feet of the South 100 feet Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 13 and 14, Block B, Lakeview Subdivision. And

The West 125 feet of the North 25 feet of Lot 21, and the West 323 feet of Lot 22, and the West 323 feet of the South 175 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 21, 22, 23, 24, 25, 26, 27, 28, and Lots 1, 3, 6 and 7, Block B, Lakeview Subdivision. And

The West 375 feet of the East 465 feet of the South 175 feet of Lot 23 and the West 375 feet of the East 465 feet of the North 75 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 20, 21, 22, 23, 25, 26, 27, 28 and 29, Block A, Lakeview Subdivision. And

The East 349 feet of the West 672 feet of the South 125 feet of the North 250 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 33 and 34, Block B, Lakeview Subdivision. To include the East 349 feet of the West 672 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lot 4, Block B, Lakeview Subdivision. And

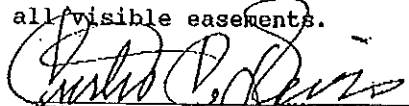
The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

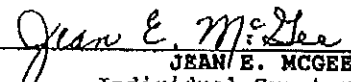
SUBJECT to Lien of Record.

SUBJECT to easements of record, and all visible easements.

  
 CITRUS CITY LAKE DEVELOPMENT  
 Secretary-JUNE DAVIS

  
 CITRUS CITY LAKE DEVELOPMENT  
 President-CURTIS C. DAVIS

  
 WILLIAM GORDON MCGEE  
 Individual Grantor

  
 JEAN E. MCGEE  
 Individual Grantor

Mailing address of grantee:

Name: S. DAVIS ENTERPRISE  
Address: Rt. 2 Box 152-B  
McAllen, Texas 78504

(Corporate Acknowledgement)

THE STATE OF TEXAS |  
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by CURTIS C. DAVIS, President of CITRUS CITY LAKE DEVELOPMENT CORPORATION a Texas Corporation, on behalf of said Corporation.

My Commission expires: 3-1-97



*Betty Salinas*  
Notary Public,  
State of Texas  
Notary's Printed Name:  
Betty Salinas

(Acknowledgement)

THE STATE OF TEXAS |  
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by WILLIAM GORDON MCGEE

My Commission expires:



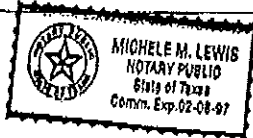
*Michelle M. Lewis*  
Notary Public,  
State of Texas  
Notary's Printed Name:

(Acknowledgement)

THE STATE OF TEXAS |  
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by JEAN E. MCGEE

My Commission expires:



*Michelle M. Lewis*  
Notary Public,  
State of Texas  
Notary's Printed Name:



# 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

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

Precinct 1 2 3 4  
Application No: 4-B0200

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

Upon the application of:

*Salvador Gonzalez*  
Name: Maria Del Pilar Vanwey

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>19725</u>
Date Approved:	<u>1 1</u>	<u>4 12 14</u>

Address: 3733 munoz st  
Edinburg TX 78541

Water Supplier: Sharyland

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

Phone: (956) 562-8118

Account/ESI No.: 10032789453801598  
 Temporary Pole  Permanent Service

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

Tierrita Buena #2 lot 300

[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.

*Raul E. Sesin*  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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Mission, TX 78572  
956-205-7045  
956-205-7049

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

Precinct 1 2 3 4

Application No: 4-13020

### 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 Del Pilar Vanwey

Known to me [or proved to me in the oath of TX Driver's 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:  
3733 Munoz St  
Tierra Buena #2 Lot 36 Edinburg TX 78541."

[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."

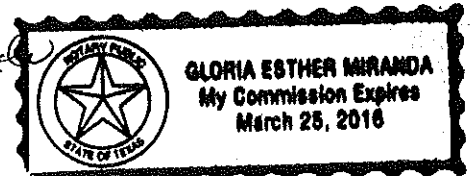
-OR-

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 Del Pilar Vanwey (Signature)

SUBSCRIBED AND SWORN TO before me on April 21, 2014, to certify which, witnesses my hand and seal of office.

Gloria Esther Miranda  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13020  
Jan. 29, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

T4750-02-000-0036-00

[ 1 ] OWNER: GONZALEZ, SALVADOR  
  
1413 BLACK JACK ST.  
EDINBURG, TX 78541-7177  
Telephone No. 562-8118

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA BUENA #2 LOT 36

LOCATION: 0 BIG 5 & MON MACK

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 756 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 15' REAR 6' FINISH FLOOR OF ELEV.  
18" FROM STREET.

FOR COUNTY USE ONLY  
APPLICATION FEES

Flora Castillo 1/29/14  
Prepared by Date

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

Rudy Rio HU-14  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO  
Panel No. /Suffix: 030100 Pct: 4  
Community No.: 400351  
Certification of Elevation  
Required:  YES  NO  BFE

M. P. ... 1-29-14  
Signature of Owner or Applicant Date

- 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.

2006 Nov 15 As 1687475  
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 in the State of Texas, your social security number or your drivers license number  
Know All Men by These Presents:

County of Hidalgo

THAT I, Eleazar Moncivais

1687475

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

of the sum of Ten Dollars and No/100ths-----  
and other valuable consideration. DOLLARS

to me in hand paid by Salvador Gonzalez, ( a married man)

as follows:

PAID IN FULL

have Granted, Sold and Conveyed, and by these presents do es Grant, Sell and Convey, unto the said

SALVADOR GONZALEZ

whose mailing address is 1413 Black Jack Street Edinburg, Texas 78539  
of the County of Hidalgo State of Texas all that certain

Lot 36 in TIERRA BUENA SUBDIVISION NO II of Hidalgo County, Texas, being a subdivision of 12.78 acre tract of land out of Lots 94 Ramseyer Gardens No. Two (2), Hidalgo County, Texas according to the map or plat thereof recorded in Volume II, Page 31, Map Records, Hidalgo County, Texas; on Vol.2904 page 353 recorded on April 9, 1990.

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

~~Salvador Gonzalez~~ Eleazar Moncivais  
heirs and assigns forever and do hereby bind

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Salvador Gonzalez

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

WITNESS his hand at Edinburg, Texas 78539  
this 15th day September, 2006  
Witness at Request of Grantor:

*Eleazar Moncivais*  
Eleazar Moncivais

(Acknowledgment)

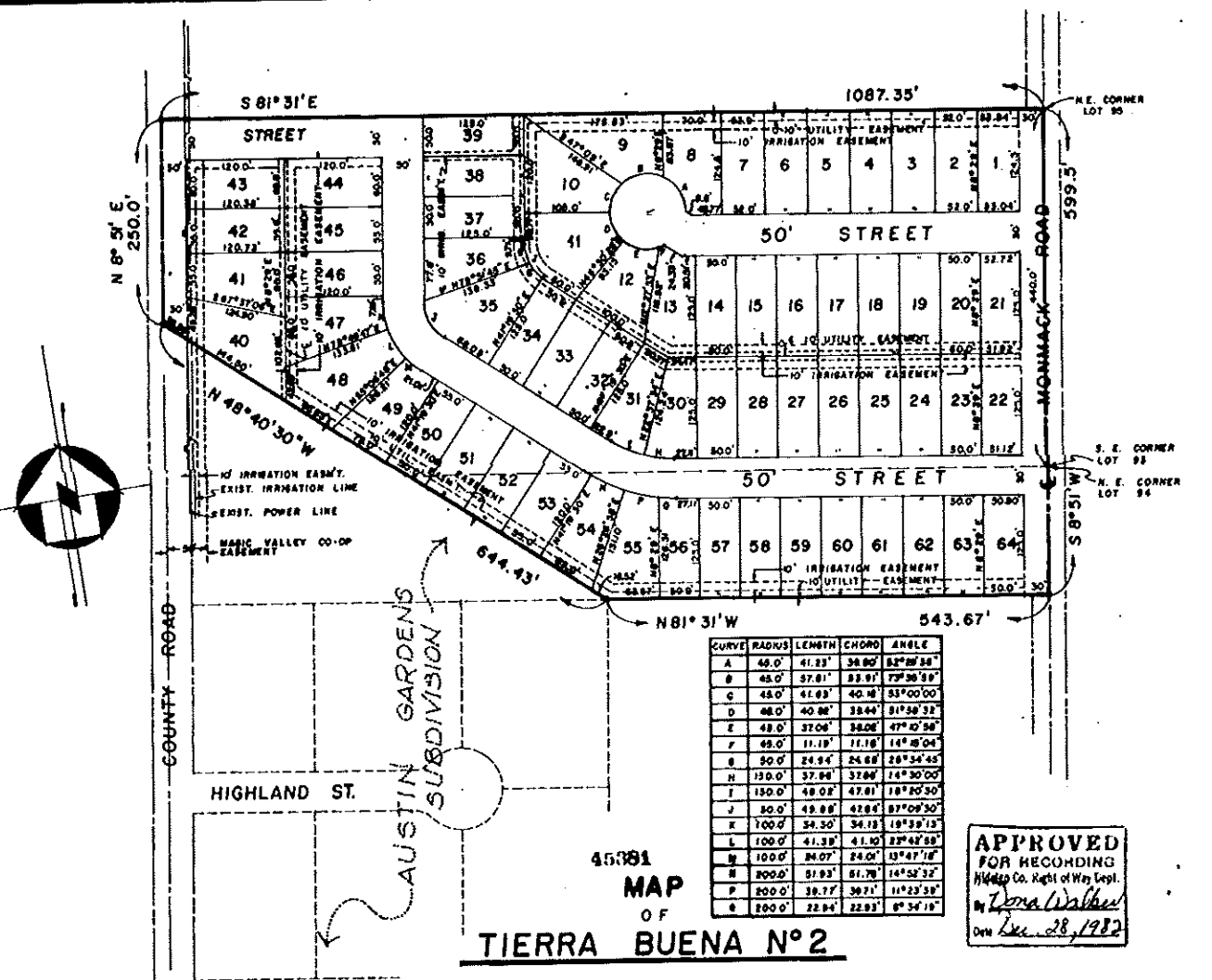
STATE OF TEXAS  
COUNTY of Hidalgo

Eleazar Moncivais was acknowledged before me on the 15th day of September, 2006



My commission expires:  
08-04-2010

*Rita K. Salmeron*  
Notary Public, State of Texas  
Notary's printed name:  
Rita R. Salmeron



45381  
**MAP**  
 OF  
**TIERRA BUENA N° 2**

BEING A SUBDIVISION A 12.78 AC.  
 TRACT OF LAND OUT OF LOTS 94  
 AND 95,  
**RAMSEY GARDENS N° 2,**  
 HIDALGO COUNTY, TEXAS  
 PREPARED BY  
**FABIAN NELSON & MEDINA INC.**  
 WHALLEN, TEXAS

**APPROVED FOR RECORDING**  
 Hidalgo Co. Reg. of W. Dept.  
 by *Lora Walker*  
 DWN Dec 28, 1982

**NOTE:**  
 NO RESIDENCE WILL BE CONSTRUCTED  
 OVER ANY EXISTING SANTA CRUZ  
 IRRIGATION DISTRICT NO. 18 IRRIGATION  
 EASEMENT.

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TIERRA BUENA N° 2" NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVISION TO HIDALGO COUNTY TEXAS, AND WHOSE

ATTEST: *[Signature]*

TIERRA BUENA INVESTMENTS INC.  
*Michael J. Rogus*  
 BY, PRESIDENT

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSONS 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF December, 1982.

*Wilma M. Castorena*  
 NOTARY PUBLIC  
 WILMA M. CASTORENA, Notary Public  
 in and for the State of Texas  
 My commission expires 12-2-85

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Signature]*  
 FLEWIS C. MEDINA  
 Registered Public Surveyor  
 Whallen, Texas

CHECKED FOR DRAINAGE  
 BY: *Walaban*

APPROVED FOR RECORDING  
 BY COMMISSIONERS' COURT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION  
*[Signature]*  
 SECRETARY

DISTRICT NO. 18 ON THE 16th DAY OF December

AD. 19 82

*M. L. Longwell* Pres. P. C. T. M.  
 PRESIDENT

THE 28th DAY OF Dec. 1982  
 SANTOS SALDANA, County Clerk  
 Hidalgo County, Texas  
*[Signature]*