





# 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 4 2 3 4

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

Application No: 1-11444

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

Upon the application of:

Name: DAVID THOMAS

Address: 10312 SAN FELIPE  
WESLACO TX 78596

Phone: (261) 720-5700

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

Water Supplier: P.A.W.S

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:

EL 0015927700 LOT 38

[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



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

Precinct 1 2 3 4

Application No: 1-11444

### 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

DAVID L. THOMAS II

Known to me [or proved to me in the oath of MICHIGAN DE#1 T520 135497746 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:

FL OBINAPAD LOT 36

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

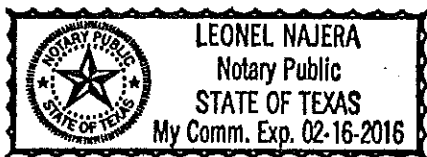
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42, and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 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:  
1-11444  
Jul. 3, 2014

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

E4560-00-000-0038-00

[ 1 ] OWNER: THOMAS, DAVID  
10312 SAN FELIPE  
WESLACO TX 78596-9823  
Telephone No. 720-5706

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EL OBISPADO LOT 38

LOCATION: 0 MILE 6 & MILE 14

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: NAL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$1,800

[ 5 ] SIZE OF STRUCTURE: 224 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE C-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 7/13/14  
Approved by GILBERTO PECINA Date 6/19/14

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

Light  Water

Flood Zone: NO  
Panel No. /Suffix: 04506 Pct: 0

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant Carlos Mendez 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.

SUBDIVISION PLAN OF  
**EL OSPILADO SUBDIVISION**  
 BEING A RESUBDIVISION OF BLK 50 ACRES  
 OF TOWN OF FORT WORTH AND CO. 20 ACRES 137  
 OF TOWN OF FORT WORTH, COUNTY OF TARRANT,  
 VOL. 2, PG. 24, H.C. 24, H.C. 24,  
 HOLLAND COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, *[Signature]*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this 10th day of *[Month]*, 19*[Year]*.  
 My Commission Expires on *[Date]*.  
 COUNTY CLERK

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Fort Worth, Texas, this 10th day of *[Month]*, 19*[Year]*.  
*[Signature]*  
 COUNTY CLERK

APPROVED FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK

APPROVED FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK



APPROVED FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK

APPROVED FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK

APPROVED FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK

LEGEND

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|--|---------------|
|  | STREET        |
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**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.**

**General Warranty Deed**

Date: February 24, 2014

Grantor: BLUE CACTUS SERIES, LLC

Grantor's Mailing Address: 601 Trenton Rd., Ste. D PMB 101  
McAllen, Texas 78504  
Hidalgo County

Grantee: DAVID THOMAS

Grantee's Mailing Address: 10312 San Felipe St.  
Weslaco, Texas 78599  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 38, EL OBISPAO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 10, 1993, under Clerk's File No. 358261 and Restrictions as set out on plat recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Nelle B. Dietrich to Tejas Gas Corporation, by instrument dated November 9, 1973, recorded in Volume 1397, Page 685, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Hidalgo County Water Control and Improvement District No. 9 to Tejas Gas Corporation, by instrument dated December 1, 1973, recorded in Volume 2028, Page 518, Official Records of Hidalgo County, Texas.

Easements for roadway and canal rights-of-way and drainage ditch as reserved in Deed dated December 10, 1918, from American Rio Grande Land and Irrigation Company to C. A. Lathrop, recorded in Volume 81, Page 191, Deed Records of Hidalgo County, Texas.

Easements for roadway and canal rights-of-way and drainage ditch as reserved in Deed dated December 10, 1918, from American Rio Grande Land and Irrigation Company to C. A. Lathrop, recorded in Volume 81, Page 205, Deed Records of Hidalgo County, Texas.

Easement granted by Nelle B. Dietrich to Tejas Gas Corporation by instrument dated November 9, 1973, recorded in Volume 1397, Page 685, Deed Records of Hidalgo County, Texas.

A ten foot (10') Utility, Electrical and Irrigation Easement along the rear of subject property as shown on plat recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Easements, or claims of easements, which are not of public record.

A twenty foot (20') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the interior side of said property as shown on plat recorded in Volume 29, Page 117, Map Records of Hidalgo County, Texas.

A one-half (1/2) of all oil, gas, and other minerals set out in Probate Cause No. 17,136-A for the Estate of Nelle Dietrich, Deceased.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2014 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

BLUE CACTUS SERIES, LLC

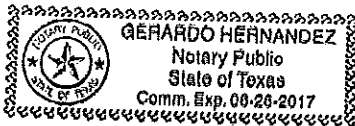
By: [Signature]

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of February, 2014, by BLUE CACTUS SERIES, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
DAVID THOMAS  
10312 San Felipe St.  
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3152598;GH/bm