





# 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: 1-11574

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

Upon the application of:

Name: Alberto Del Villar

Address: 1802 Hidalgo St  
Donna Tx 78537

Phone: (956) 854-5040

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

Water Supplier: Military Water Supply

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:

Southern Valley Estates Lot 13

[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

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956-205-7045  
956-205-7049

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

Precinct D2 3 4

Application No: 1-11574

**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

ALBERTO DEL VILLAR

Known to me [or proved to me in the oath of TX ID# 02 044574 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:

SOUTHERN VALLEY ESTATES LOT 13."

[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]

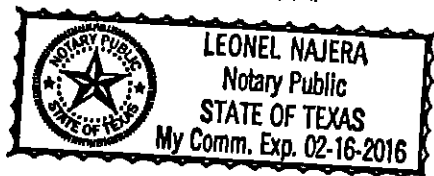
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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."~~

D. Alberto Del Villar (Signature)

SUBSCRIBED AND SWORN TO before me on August 15<sup>th</sup>, 2014, 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:

1-11574

Aug. 15, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

S4845-00-000-0013-00

[ 1 ] OWNER: DEL VILLAR, ALBERTO

1802 HIDALGO ST.  
DONNA, TX 78537

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOUTHERN VALLEY ESTATES LOT 13

LOCATION: 0 MILE 6 & FM 491

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: MILI

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
01-RESIDENTIAL NEW-SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 1,156 Sq. Ft.

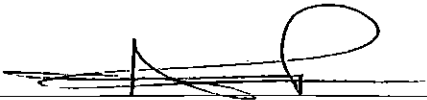
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE B-01

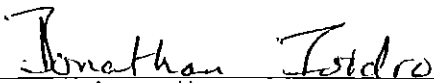
**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by

8 / 15 / 14  
Date

  
Approved by

8 / 25 / 14  
Date

  
Signature of Owner or Applicant

8-15-14  
Date

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0525B Pct: 0

Community No.: 480334

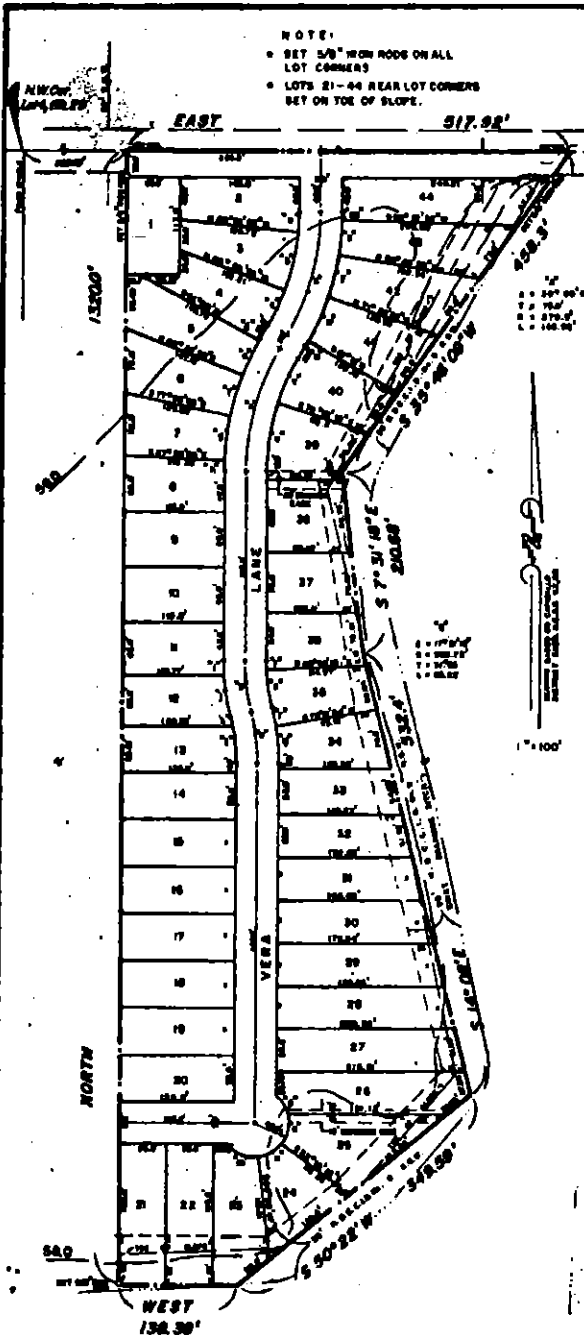
Certification of Elevation  
Required:  YES  NO  BFE

- 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.

**[ 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.



NOTE:  
 • SET 5/8" HIGH ROSS ON ALL LOT CORNERS  
 • LOTS 21-44 REAR LOT CORNERS SET ON TOE OF SLOPE.

1. 7.00	2. 7.00	3. 7.00
4. 7.00	5. 7.00	6. 7.00
7. 7.00	8. 7.00	9. 7.00
10. 7.00	11. 7.00	12. 7.00
13. 7.00	14. 7.00	15. 7.00
16. 7.00	17. 7.00	18. 7.00
19. 7.00	20. 7.00	21. 7.00
22. 7.00	23. 7.00	24. 7.00
25. 7.00	26. 7.00	27. 7.00
28. 7.00	29. 7.00	30. 7.00

## MAP OF SOUTHERN VALLEY ESTATES SUBDIVISION

BEING A RE-SUBDIVISION OF THE EAST 10 ACRES OUT OF A  
 21.000 ACRES TRACT OUT OF LOT 4, BLOCK 20,  
 CAPITALLA DISTRICT SUBDIVISION, LEASO GRANT,  
 KIDLAND COUNTY, TX.

I, THE UNDERSIGNED, FRED L. SMITH, A REGISTERED PROFESSIONAL SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING MAP AND FIND IT TO BE A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE ABOVE DESCRIBED TRACT.



I, ALAN S. CHASE, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

*Alan S. Chase*  
 ALAN S. CHASE  
 REGISTERED PUBLIC SURVEYOR  
 STATE OF TEXAS  
 NO. 12345  
 PREPARED: FEBRUARY 15, 1956  
 T. P. 2-408 JOB NO. 1 2-00010

STATE OF TEXAS  
 COUNTY OF KIDLAND

BEING ALL OWN BY THREE PARTNERS;  
 THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY SURRENDERING, JOHN SMITH, DEPARTS, AND  
 CONFIRMS THE FOREGOING MAP OR PLAN AND DOES HEREBY AGREE TO THE PUBLIC THE SURFACE USE OF THE PARTS  
 AND ALLEYS DESCRIBED THEREON.

*John Smith*  
 JOHN SMITH, OWNER

STATE OF TEXAS  
 COUNTY OF KIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN SMITH, OWNER HEREIN  
 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF FEBRUARY, A.D., 1956.

APPROVED  
*Lena Walker*  
 April 11, 1956

*Fred L. Smith*  
 FRED L. SMITH  
 Notary Public  
 State of Texas  
 My Commission Expires *April 1958*

Recorded in Book 24 Page 171A  
 of the public records of  
 County, Texas  
 Under and subject to  
 County Surveys

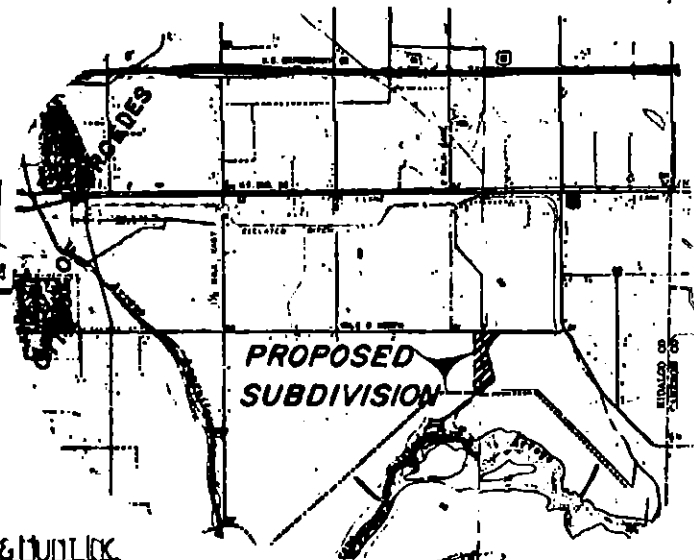
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING FOOTPRINTS SHALL BE 10 INCHES ABOVE NATURAL GROUND OR ELEVATION 60.0 UNLESS OTHERWISE INDICATED.
- ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM IS LESS THAN 1 FOOT OF DEPTH IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "B" OF FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 480334 DATED JAN. 2, 1987.
- SEWER NAME: CITY HALL IN PAYMENT OF THE NORTHERLY CORNER OF PROPERTY. ELEVATION 61.0

1	60.0	60.0	60.0
2	60.0	60.0	60.0
3	60.0	60.0	60.0
4	60.0	60.0	60.0
5	60.0	60.0	60.0
6	60.0	60.0	60.0
7	60.0	60.0	60.0
8	60.0	60.0	60.0
9	60.0	60.0	60.0
10	60.0	60.0	60.0
11	60.0	60.0	60.0
12	60.0	60.0	60.0
13	60.0	60.0	60.0
14	60.0	60.0	60.0
15	60.0	60.0	60.0
16	60.0	60.0	60.0
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18	60.0	60.0	60.0
19	60.0	60.0	60.0
20	60.0	60.0	60.0
21	60.0	60.0	60.0
22	60.0	60.0	60.0
23	60.0	60.0	60.0
24	60.0	60.0	60.0
25	60.0	60.0	60.0
26	60.0	60.0	60.0
27	60.0	60.0	60.0
28	60.0	60.0	60.0
29	60.0	60.0	60.0
30	60.0	60.0	60.0

APPROVED FOR RECORD  
 BY  
 COMMISSIONER  
 THE STATE OF TEXAS  
 1956

CHECKED FOR DRAINAGE  
 BY: *W. Smith*

FILED



VICINITY MAP

MELDEN & HUNT, INC.  
 SURVEYORS  
 1000 N. GULF ST.  
 DALLAS, TEXAS 75201

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Recorded On: 2014-May-27 As: 2516451

CHG: EDWARDS ABSTRACT AND TITLE CO  
GPI 794240/ TP

2516451

**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**

Date: May 23, 2014

Grantor: SOUTHERN FIELDS ALOE, INC.

Grantor's Mailing Address (including county): P. O. Box 1330  
Mercedes, Texas 78570  
Hidalgo County, Texas

Grantee: ALBERTO DELVILLAR

Grantee's Mailing Address (including county): 1803 Hidaslgo  
Donna, Texas 78537  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Thirteen (13), SOUTHERN VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 171-A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 2726, PAGE 806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments dated June 1, 1976, recorded in Volume 1495, Page 540, and dated July 7, 1977, recorded in Volume 1536, Page 996, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Easement dated April 23, 1943, recorded in Volume 511, Page 140, Deed Records, Hidalgo County Texas.

Easement and Right of Way dated January 12, 1987, recorded in Volume 2399, Page 663, Official Records, Hidalgo County Texas.

Recorded On: 2014-May-27 As: 2516451

V.

Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation D No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdiv Taxes for the year 2014 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance ar Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, toj with all and singular the rights and appurtenances thereto in any way belonging, to have and to it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor Grantor's heirs and successors to warrant and forever defend all and singular the Property to G and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claim to claim the same or any part thereof, except as to the Reservations from Conveyance ar Exceptions to Conveyance and Warranty.

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

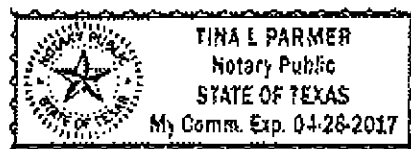
SOUTHERN FIELDS ALOE, INC.

BY: [Signature]  
JOHN SIGRIST, PRESIDENT

(Acknowledgment)

State of Texas  
County of HIDALGO

This instrument was acknowledged before me on the 23 of May 2014, by JOHN SIGRIST, PRESIDENT of SOUTHERN FIELDS ALOE, INC., A TI CORPORATION, on behalf of said corporation.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ALBERTO DELVILLAR  
1803 Hidalgo  
Dumas, Texas 78537

PREPARED BY:  
Lewis, Monnie & Poff  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
C/P# 794240; T/P#



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 1-11092

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

Upon the application of:

Name: Alfredo P. Santillan

Address: 747 Christina St.  
Donna, Tx 78537

Phone: (956)460-1638

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

Piquito De Oro lot # 80

*[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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Precinct ① 2 3 4

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

Application No: 1-11092

**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

Alfredo P. Santillen

Known to me [or proved to me in the oath of FCOL#5534-015-77-022-0 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:

Piquito De Oro Lot # 80."

[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."~~

Alfredo P. Santillen (Signature)

SUBSCRIBED AND SWORN TO before me on August 12<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

NOTICE OF 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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE.

### GENERAL WARRANTY DEED

Date: March 13, 2014.

Grantor: VICENTE MENDOZA, and wife, MARIA MENDOZA.

Grantor's Mailing Address: 1652 Aberdeen St., Chicago Heights, Cook County, IL 60411.

Grantee: ALFREDO P. SANTILLEN, a married man as his sole and separate property.

Grantee's Mailing Address: 747 Christina St., Donna, Hidalgo County, TX 78537.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration receipt of which is hereby acknowledged.

Property (including any improvements): Lot 80, PIQUITO DE ORO, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas. .

Reservations from Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any;
2. All oil, gas leases and drilling agreements of record, if any;
3. Easements of record, if any;
4. Easements and conditions as may be contained in plat of said subdivision, if any;
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any;
6. All visible easements and restrictions of record, if any;

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.

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

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-11092  
Apr. 7, 2014

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

P6960-00-000-0080-00

[ 1 ] OWNER: SANTILLEN, ALFREDO P.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PIQUITO DE ORO LOT 80

747 CHRISTINA ST.  
DONNA TX 78537

Telephone No. 460-1638

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 2,160 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE C-25

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

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 04256 Pct: 0

Community No.: 980334

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 [Signature] Date 4/17/14

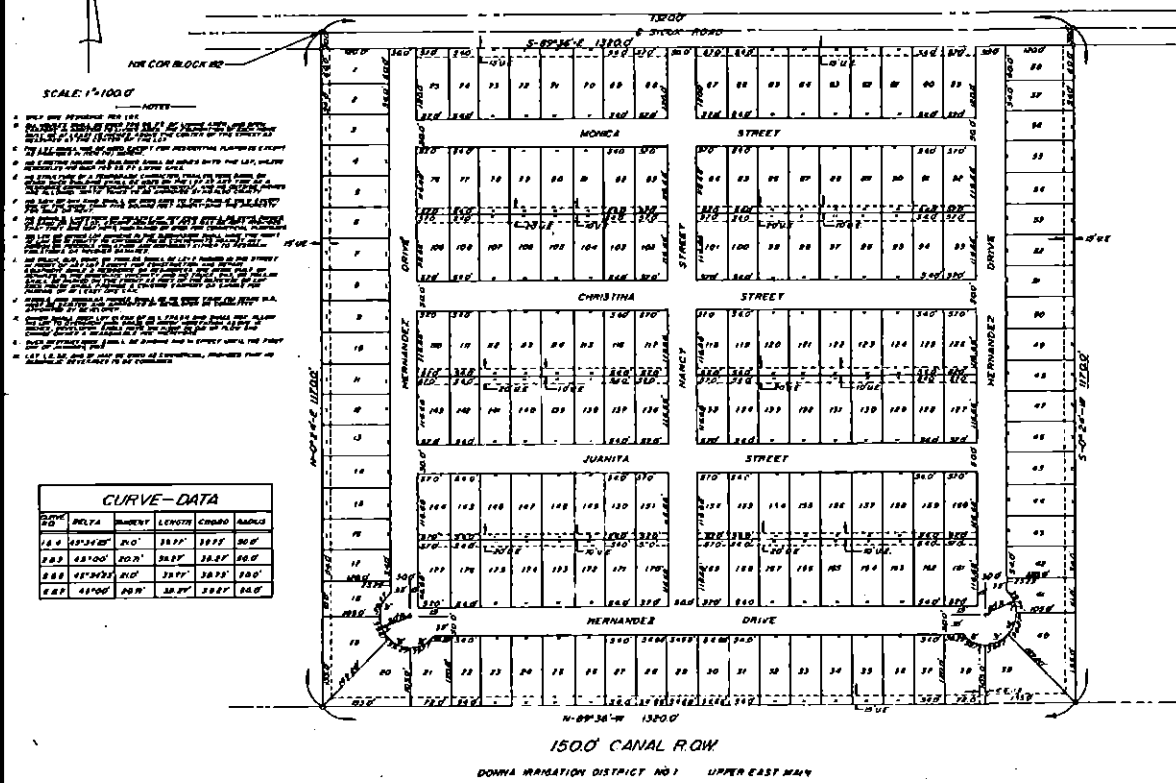
Approved by [Signature] Date 3/25/14

Signature of Owner or Applicant [Signature] Date 4/17/14

### [ 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.



SCALE: 1"=100'  
 NOTES:  
 1. THIS PLAN IS PREPARED FOR THE...  
 2. THE OWNER OF THE PROPERTY...  
 3. THE SURVEYOR HAS...  
 4. THE SURVEYOR HAS...  
 5. THE SURVEYOR HAS...  
 6. THE SURVEYOR HAS...  
 7. THE SURVEYOR HAS...  
 8. THE SURVEYOR HAS...  
 9. THE SURVEYOR HAS...  
 10. THE SURVEYOR HAS...

CURVE-DATA				
STATION	ANGLE	CHORD	CHORD BEARING	ARC LENGTH
1+00	112.50°	100.00'	S 77.50° E 100.00'	157.08'
1+15	112.50°	100.00'	S 77.50° E 100.00'	157.08'
1+30	112.50°	100.00'	S 77.50° E 100.00'	157.08'
1+45	112.50°	100.00'	S 77.50° E 100.00'	157.08'
1+60	112.50°	100.00'	S 77.50° E 100.00'	157.08'

21757  
 PLAN FOR RECORD THE DWS  
 N 321 1/2  
 JUN 9 1982  
 STATE OF TEXAS  
 COUNTY OF HARRIS  
 DONNA IRRIGATION DISTRICT NO. 1  
 UPPER EAST MAIN  
 150.0' CANAL R.O.W.  
 BLOCK 108 OF THE HALL-HALBERT TRACT  
 EL GARDIAR LAGUNA CONDENTS  
 HARRIS COUNTY, TEXAS

APPROVED FOR RECORDING  
 COMMISSIONERS COURT  
 HARRIS COUNTY, TEXAS  
 APPROVED FOR RECORDING  
 FOR RECORDING  
 HARRIS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF HARRIS  
 KNOW TO ALL PERSONS BY THESE PRESENTS:  
 THAT JOSE A. HERNANDEZ, UNDERWRITER OWNED OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADMIT, DEED AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES  
 WARRANT TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN  
 EXPRESSLY.

OWNER Jose A. Hernandez

STATE OF TEXAS  
 COUNTY OF HARRIS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 9th PERSONALLY APPEARED JOSE A. HERNANDEZ, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th  
 DAY OF JUNE A.D. 1982.

NOTARY PUBLIC Raymond A. ...

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT HARRIS COUNTY NO. 1 ON THIS 9th DAY OF June A.D. 1982.

SECRETARY E. C. ...  
 PRESIDENT H. A. ...

STATE OF TEXAS  
 COUNTY OF HARRIS  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR, BEING IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN  
 IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE ABOVE.

CHECKED FOR DRAINAGE  
 BY: W. G. ...

MANOR H. PARK Samuel H. ...

DATE 1-25-82  
 REVISION  
 SCALE 1"=100.00'  
 JOB NO. E-82-103  
 CHECKED BY  
 DRAWN BY JAM

Phase II ENGINEERING  
 PHONE (512) 781-8887  
 P.O. BOX 606 PHARR, TEXAS

PIQUITO DE ORO

NOTICE OF 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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE.

### GENERAL WARRANTY DEED

Date: March 13, 2014.

Grantor: VICENTE MENDOZA, and wife, MARIA MENDOZA.

Grantor's Mailing Address: 1652 Aberdeen St., Chicago Heights, Cook County, IL 60411.

Grantee: ALFREDO P. SANTILLEN, a married man as his sole and separate property.

Grantee's Mailing Address: 747 Christina St., Donna, Hidalgo County, TX 78537.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration receipt of which is hereby acknowledged.

Property (including any improvements): Lot 80, PIQUITO DE ORO, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas. .

#### Reservations from Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any;
2. All oil, gas leases and drilling agreements of record, if any;
3. Easements of record, if any;
4. Easements and conditions as may be contained in plat of said subdivision, if any;
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any;
6. All visible easements and restrictions of record, if any;

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.

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



# 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: 1-11541

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

Upon the application of:

Name: Christina Longoria

Address: 10914 Guena St.  
Mercedes, Tx  
78570

Phone: (956) 472-8360

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

Water Supplier: ~~NAWSC~~ <sup>G.P</sup> 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:

Cupisallo Park lot #30 BIK# 4

[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: 1-11541

**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

Christina Longoria

Known to me [or proved to me in the oath of TxDL# 17902664 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:

Capital Park lot #30 blk #4."

[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]

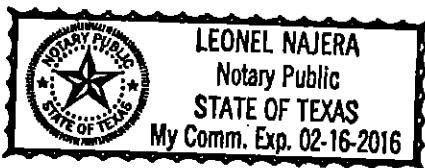
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Christina Longoria (Signature)

SUBSCRIBED AND SWORN TO before me on August 12<sup>th</sup>, 2014, 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:

1-11541

Aug. 7, 2014

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

C1500-00-004-0030-00

[ 1 ] OWNER: LONGORIA, CHRISTINA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
CAPISALLO PARK LOT 30 BLK 4

10914 GUERRA ST.
MERCEDES TX 78570-9333

Telephone No. 472-8360

LOCATION: 0 MILE 9 N. & MILE 1 E.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE
01-RESIDENTIAL NEW-SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$20,000

[ 5 ] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: RES. ZONE X-01

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

Signature of preparer
Prepared by

8/7/14
Date

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Jonathan Zaidro
Approved by

8/7/14
Date

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant

8/7/14
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.

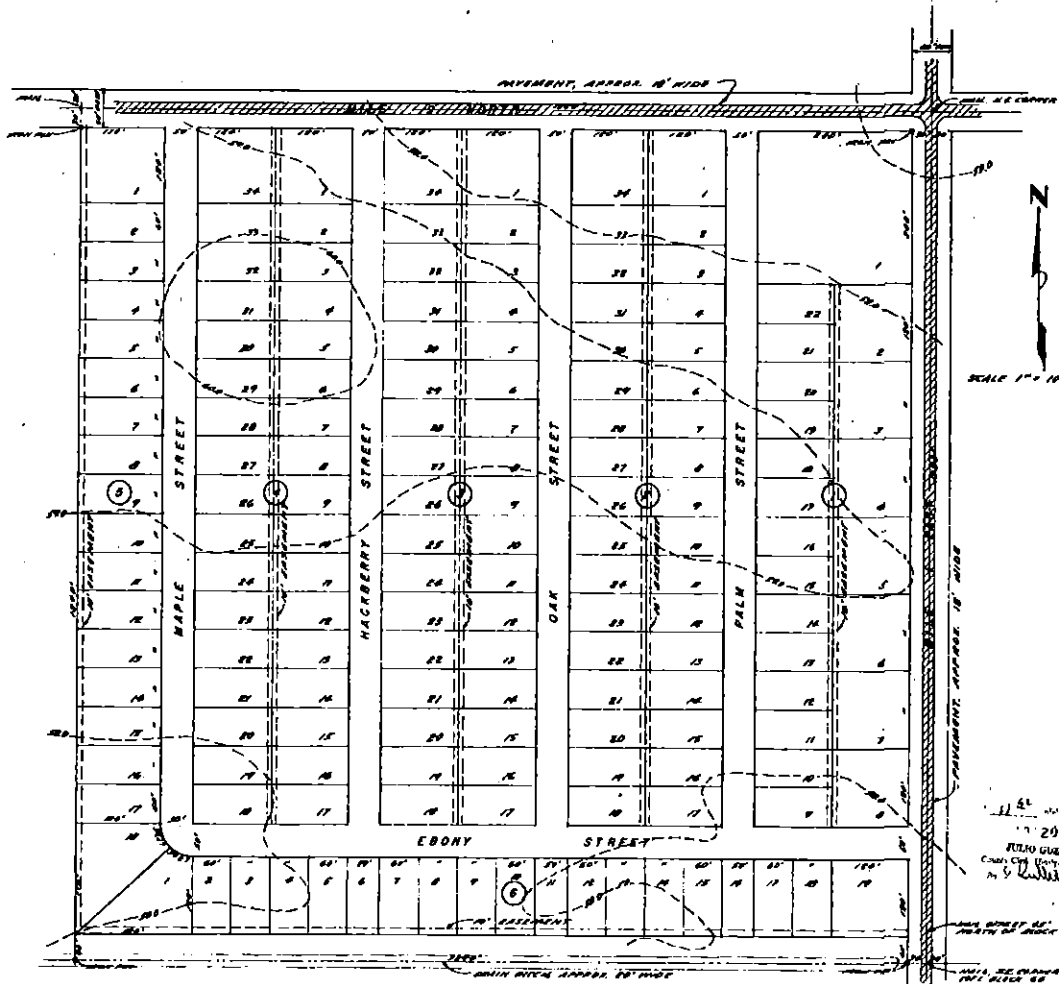
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CAPISALLO PARK SUBDIVISION

20112



SURVEY PLAT

APPROVED FOR RECORDING  
 COMMISSIONERS' COURT  
 This is a true and correct copy of the original as filed in the office of the County Clerk  
 J. L. McDaniel, County Clerk  
 By *L. J. McDaniel* Deputy

SHOWING THE CAPISALLO PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 1, BLOCK 64 OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, Charles A. Greenwood, Civil Engineer, do hereby certify that the above is a true and correct plat of the CAPISALLO PARK SUBDIVISION as prepared by me from surveys made by me upon the ground.

Witness my hand and seal the 13th day July, 1962.

*Charles A. Greenwood*  
 Charles A. Greenwood, Reg. No. 12630

Subscribed and sworn to before me by the said Charles A. Greenwood on this 13th day of July, 1962.

*John G. Eavin*  
 Notary Public, Hidalgo County, Texas  
 JOHN G. EAVIN  
 5099 Hwy. 84, El Paso, Texas

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, L. J. McDaniel, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat and do hereby dedicate to the public the streets and alleys as hereon shown.

*L. J. McDaniel*  
 L. J. McDaniel, Owner

STATE OF TEXAS  
 COUNTY OF HIDALGO

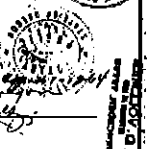
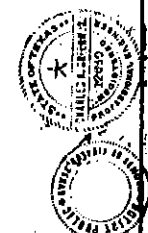
Subscribed and sworn to before me, the undersigned authority, on this the 24th day of July, 1962.

*John G. Eavin*  
 Notary Public, Hidalgo County, Texas  
 JOHN G. EAVIN  
 5099 Hwy. 84, El Paso, Texas

Approved by the Mercedes Zoning and Planning Board the 11th day of September, 1962, by *James H. Smith* Chairman  
 Approved by the City Commission of the City of Mercedes, Texas on the 24th day of September, 1962.

*John G. Eavin*  
 City Secretary

By *John G. Eavin*  
 Mayor of Mercedes, Texas



RECORDED 24798  
 SUBMITTED  
 T. D. ADTWEIL

WINSTON & GREENWOOD  
 CONSULTING ENGINEERS - MERCEDES, TEXAS

**DEED OF GIFT**

THE STATE OF TEXAS        )  
  )  
COUNTY OF HIDALGO        )        **KNOW ALL MEN BY THESE PRESENTS:**

That Manuel Longoria, Jr. in the County of Hidalgo, State of Texas, for and in consideration of the natural love and affection he has for Christina Longoria, by these presents do hereby grant and convey unto Christina Longoria, as her sole and separate property, all of his rights, title and interests in and to all that certain lot, tract or parcel of land, situate, lying and being in Hidalgo County, Texas, together with all improvements thereon, and being more fully described as follows:

All of that property described as Lot 30, Block 4, Capisallo Park Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14, at Page 26, of the Map Records of Hidalgo County, Texas. This being the same property conveyed by Deed of Gift from Manuel Longoria and Elva Longoria his wife, filed in the Deed Records of Hidalgo County, Texas as Document No. 1183743.

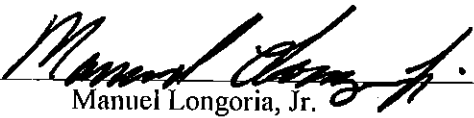
**This conveyance is made and accepted subject to the following Reservations from and Exceptions to Conveyance and Warranty:**

- (1) Any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect and shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any;
- (2) Any and all roads, utility easements, building set-back lines and drainage ditches, existing or shown of record;
- (3) Any and all Vendor's Liens recorded against the property in the Deed/Official Records of Hidalgo County, Texas; and
- (4) Any and all Deeds of Trust recorded against the property in the Deed/Official Records of Hidalgo County, Texas.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant and convey to Grantee all of their rights, title and interests in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold, to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantors hereby bind Grantors and Grantors' successors and assigns 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.

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

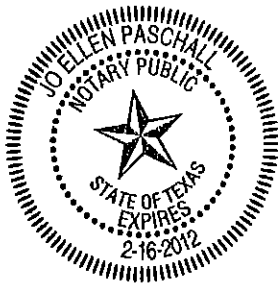
EXECUTED this 7<sup>th</sup> day of August 2009, in Cameron County, Texas.

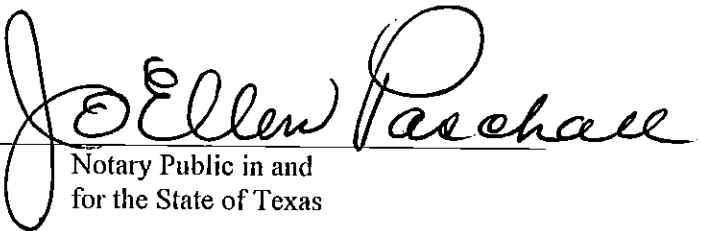
  
Manuel Longoria, Jr.

THE STATE OF TEXAS     )  
  )  
COUNTY OF CAMERON    )

Before me, the undersigned authority, on this day personally appeared MANUEL LONGORIA, JR., 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 expressed.

Given under my hand and seal of office this 7<sup>th</sup> day of August 2009.



  
Notary Public in and  
for the State of Texas

**AFTER RECORDING RETURN TO:**

Law Office of Robert J. Banks  
218 East Harrison Avenue  
Harlingen, Texas 78550-9134

**PREPARED IN THE:**

Law Office of Robert J. Banks  
218 East Harrison Avenue  
Harlingen, Texas 78550-9134  
956-423-3745