





# 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: 1-1/607

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

Upon the application of:

Name: Santiago Prado

Address: 7938 Vera Lane  
Mercedes, TX 78570

Phone: (956) 463-8219

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

Water Supplier: City of Mercedes

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

Account/ESI No.: 10032789456111545  
 Temporary Pole  Permanent Service

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

Lt 43 & 44 Southern Valley Estates Subdivision

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

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956-205-7049

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

Precinct 1 2 3 4

Application No: 1-11607

**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

SANTIAGO P. RARO

Known to me [or proved to me in the oath of D# 15390349 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:

L# 43 + 44 Southern Valley Estates Subdivision.

[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."

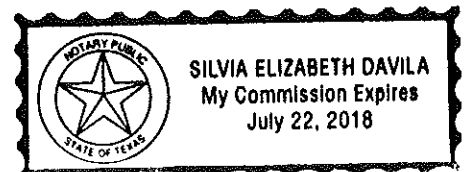
OR

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."

Santiago P. Raro (Signature)

SUBSCRIBED AND SWORN TO before me on August 28<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:

1-11607

Aug. 27, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S4845-00-000-0043-00

[ 1 ] OWNER: PRADO, SANTIAGO  
PRADO, SOILA  
PO BOX 341  
MERCEDES TX 78570-1330

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOUTHERN VALLEY ESTATES LOT 43  
&44 USING BOTH LOTS

Telephone No.

LOCATION: 0 MILE 6 & MILE 2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$120,000

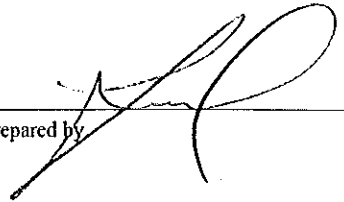
[ 5 ] SIZE OF STRUCTURE: 2,680 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

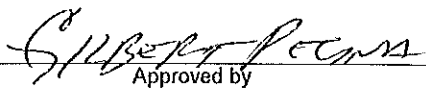
[ 6 ] USE OF BUILDING: REST. ZONE B-01

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:50' SIDE:6' CORNER:10'  
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

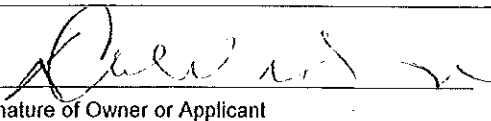
## FOR COUNTY USE ONLY APPLICATION FEES

Prepared by 

8/27/14  
Date

Approved by 

8/26/14  
Date

Signature of Owner or Applicant 

8/27/14  
Date

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 05250 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.



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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: August 1, 2014

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

Grantee: SANTIAGO PRADO and wife, SOILA PRADO  
Grantee's Mailing Address (including county): P. O. Box 341  
Mercedes, Texas 78570  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED TEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$110,500.00), of which the sum of \$30,000.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lots Forty-three (43) and Forty-four (44), 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.

Mineral and/or royalty grant and/or reservation in instrument 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 whether listed herein or not.

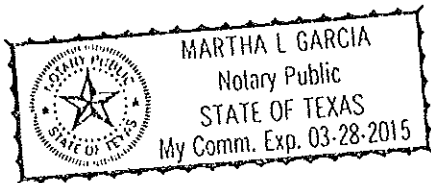
SOUTHERN FIELDS ALOE, INC.

BY: *John Sigrist*  
JOHN SIGRIST, PRESIDENT

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

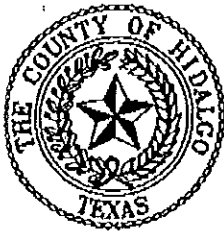
This instrument was acknowledged before me on the 7 of Aug, 2014,  
by JOHN SIGRIST, PRESIDENT of SOUTHERN FIELDS ALOE, INC., a Texas Corporation,  
on behalf of said corporation.



*[Signature]*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SANTIAGO PRADO and wife, SOILA PRADO  
P. O. Box 341  
Mercedes, Texas 78570

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 795098; MG:lc



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Rev. 02-19-10

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956-973-7850

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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: 1-11546

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

Upon the application of:

Name: Micah E. Jones

Address: 3737 Moreland Dr

Apt. 20

Weslaco TX 78596

Phone: (956) 755-9178

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

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 286701-001  
 Temporary Pole     Permanent Service

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

10615 Arboleda Dr. Weslaco, TX 78596

Olivarez #9 2.0 AC Tract 5 (West Tract Ft. #426)

*[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



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Rev. 02-19-10

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956-973-7850

Precinct No.3 Substation  
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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: 1-11546

**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

Mark A. Jones

Known to me [or proved to me in the oath of TXDC# 17011644 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:

Olivera #9 2.0 AC Tract 5 (West Tract #424)."

[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]

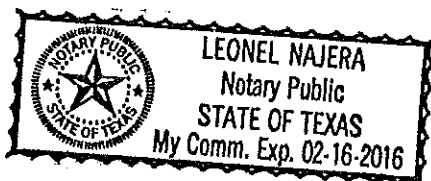
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Mark A. Jones (Signature)

SUBSCRIBED AND SWORN TO before me on August 14<sup>th</sup>, 20 14 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:

1-11546

Aug. 8, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

O3000-09-000-0005-00

[ 1 ] OWNER: JONES, MARK A.  
JONES, MICAH E.  
3737 MOORLAND DDR. 20  
WESLACO TX 78596

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OLIVAREZ #9 2.0AC TRACT 5

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$211,457

[ 5 ] SIZE OF STRUCTURE: 3,420 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:50' REAR:15' SIDES:6'  
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by [Signature] Date 8/8/14

Approved by [Signature] Date 8/8/14

Signature of Owner or Applicant [Signature] Date 8/8/14

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 04500 Pct: 0

Community No.: 48034

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 ]

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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.

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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.

DEED OF GIFT

Date: November 5, 2013

11/6/13 5:42:13

Grantor: Paul J. Jones, aka Paul Julius Jones and wife, Elida Jones, aka Elida Alanis Jones

Grantor's Mailing Address (including county): 10607 Arboleda Dr.  
Weslaco, Texas 78596  
Hidalgo County, Texas

Grantee: Mark Anthony Jones and wife, Micah Elyse Jones

Grantee's Mailing Address (including county): 3737 Mooreland Dr. #20  
Weslaco, Texas 78596  
Hidalgo County, Texas

Consideration: Love of, and affection for. Grantee.

Property (including any improvements):

A 2.00 acre tract of land out of FARM TRACT 426, WEST TRACT SUBDIVISION, Hidalgo  
County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records,  
Hidalgo County, Texas, and being more particularly described by metes and bounds, as follows:

Commencing at the Southeast corner of FARM TRACT 426;

THENCE, West, 567.2 feet along to the South line of FARM TRACT 426, to a point;

THENCE, North, 405.0 feet to the Southeast corner and the point of beginning of this tract;

THENCE, West, 666.03 feet to the Southwest corner of this tract;

THENCE, North, 40 degrees 55 minutes West, 130.55 feet to a point of this tract;

THENCE, North 24.38 feet to the Northwest corner of this tract;

THENCE, East, 752.8 feet to the Northeast corner of this tract;

THENCE, South, 122.08 feet to the POINT OF BEGINNING and for a closure and containing

2.00 acres of land, more or less with the East 25.0 feet of the above described tract are reserved for a road easement.

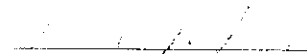
**Reservations from and Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

**NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY.**

  
\_\_\_\_\_  
PAUL J. JONES, AKA  
PAUL JULIUS JONES

  
\_\_\_\_\_  
ELIDA JONES, AKA  
ELIDA ALANIS JONES

STATE OF TEXAS  
COUNTY OF HIDALGO

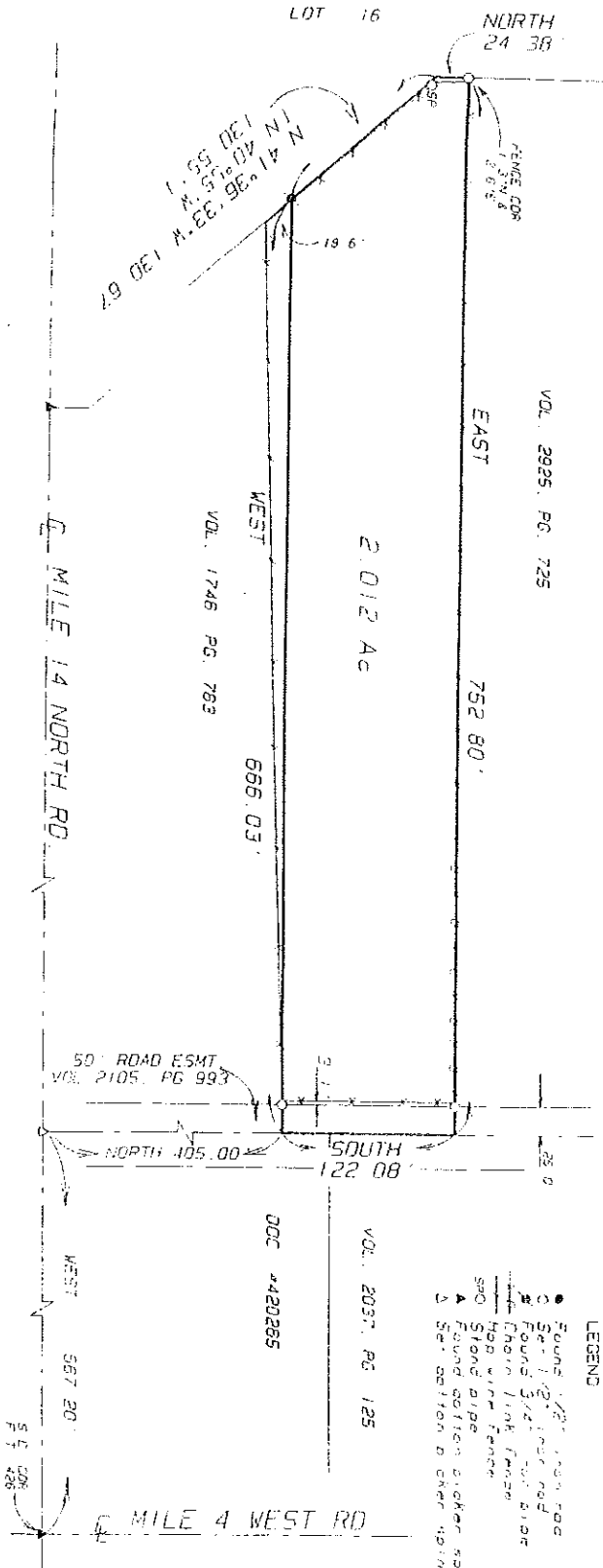
This instrument was acknowledged before me on the 18 day of November, 2013, by Paul J. Jones, aka Paul Julius Jones and wife, Elida Jones, aka Elida Alanis Jones.



*Melissa G. Golnick*  
Notary Public State of Texas

AFTER RECORDING RETURN TO:  
Mark Anthony Jones and wife, Micah Elyse Jones  
3737 Mooreland Dr. #20  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
LEWIS, MONROE & PEÑA  
ATTORNEYS AT LAW  
3111 W. Freddy Gonzalez  
EDINBURG, TEXAS 78539  
GF#199gd ; mg:cam



THE SURVEYOR HAS REQUESTED PROGRESSIVE SURVEYING  
 COMPANY TO BE THE SURVEYOR FOR THIS SURVEY  
 UNDER HIS SUPERVISION

SURVEY PLAT OF  
 A 2.012 ACRE TRACT OF LAND OUT OF  
 FARM TRACT 426  
 WEST TRACT SUBDIVISION  
 HIDALGO COUNTY, TEXAS  
 PER MAP RECORDED IN VOLUME 2 PAGES 34-37, H.C.M.S.

*Professional Seal*  
 JOHN W. ROBLETS, R.P.L.S. #4012

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod
- Found 3/4" iron pipe
- Chain link fence
- Hdr wire fence
- SPQ Stone pipe
- ▲ Round bottom checker board
- ▽ Set bottom checker board

BASIS OF BEARINGS  
 CENTER LINE OF  
 MILE 14 NORTH RD

PREPARED FOR JOHN W. ROBLETS, SR. AND WIFE  
 ROSIE MAE JONES

**RRA** ROBLETS &  
 ASSOCIATES PLLC  
 PROFESSIONAL LAND SURVEYORS

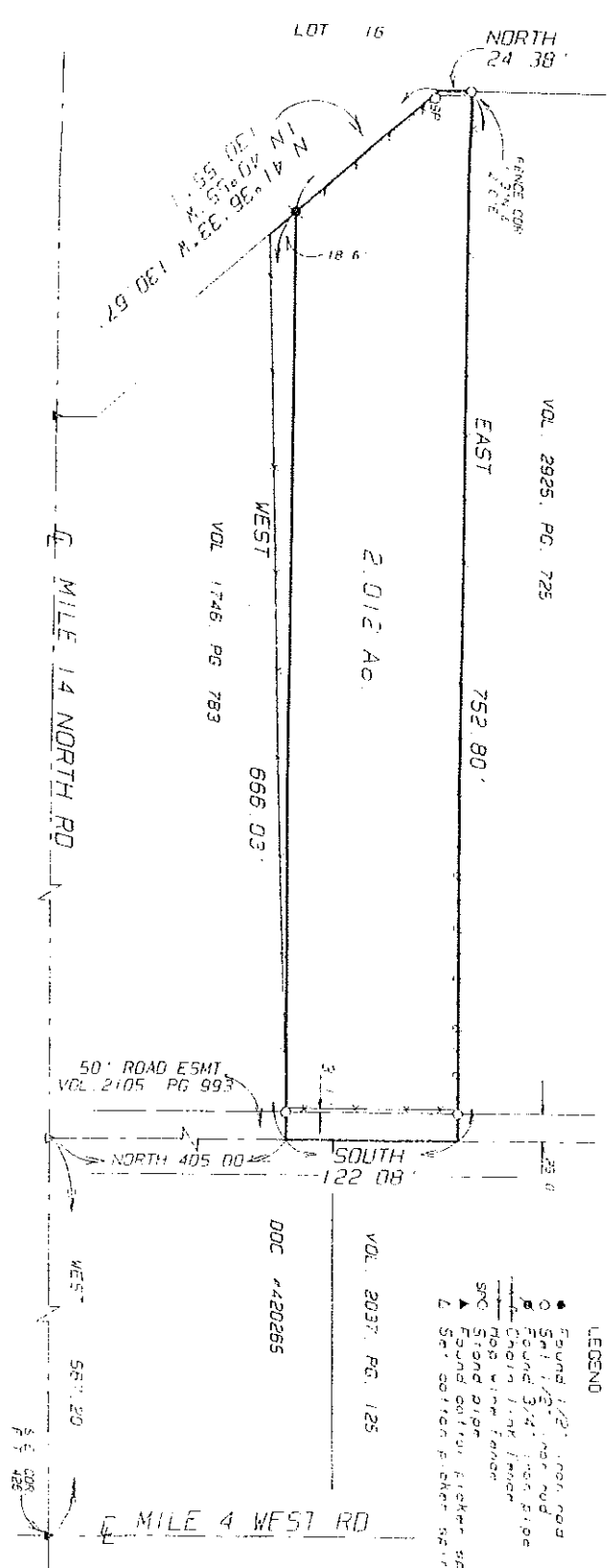
411 BOY 475  
 METACOCK TOWNSHIP  
 METACOCK TEXAS 75856

PHONE: 936-1389-3887

DRAWN BY N. S. B. H. 95

SCALE: 1" = 100'

JOB No. 11395



LAND SURVEYOR'S REQUIREMENTS FOR SURVEYING  
PROFESSIONAL SURVEYING BOARD OF TEXAS  
UNDER MY SUPERVISION

*John H. Rowe Jones*  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 11395

SURVEY PLAT OF  
A 2.012 ACRE TRACT OF LAND OUT OF  
FARM TRACT 426  
WEST TRACT SUBDIVISION  
HIDALGO COUNTY, TEXAS  
PER MAP RECORDED IN VOLUME 2 PAGES 34-37 H. C. M. R.

PREPARED FOR JOHN H. ROWE JONES, SR AND WIFE  
ROSIE MAE JONES

**RRA** ROBBLES &  
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

211 BOX 47E  
101 N. HOUSTON  
WEST HOUSTON, TEXAS 75996

PHONE 1-856-988-5873

SURVEY/REC 5-28-95 DRAWN BY: J/S/G-S-99

SCALE 1" = 100' JOB NO. 11395

The State of Texas,

} Know All Men by These Presents:

County of HIDALGO

THAT I, L. C. Olivarez, not joined herein by my wife, as the within described property constitutes no part of our legal homestead of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, ~~DOLLARS~~

to me in hand paid by Paul J. Jones and wife, Elida Jones, the receipt of which is hereby acknowledged and confessed, ~~as follows~~

DOC# 355382

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Paul J. Jones and wife, Elida Jones

whose mailing address is 108 North Palmas St. -- Weslaco, Texas 78596 of the County of Hidalgo State of Texas all that certain lot, tract, or parcel of land lying and being situated in Hidalgo County, Texas, and more particularly described as follows, to-wit:

A 2.00 acre tract of land out of Farm Tract 426, West Tract Subdivision, Hidalgo County, Texas, and more particularly described by metes and bounds, as follows:

Commencing at the Southeast corner of Farm Tract 426;

Thence, West, 567.2 feet along the South line of Farm Tract 426, to a point;

Thence, North, 405.0 feet to the Southeast corner and the point of beginning of this tract;

Thence, West, 666.03 feet to the Southwest corner of this tract;

Thence, N 40 55' W, 130.55 feet to a corner of this tract;

Thence, North, 24.38 feet to the Northwest corner of this tract;

Thence, East, 752.8 feet to the Northeast corner of this tract;

Thence, South, 122.08 feet to the point of beginning and for a closure and containing 2.00 acres of land, more or less with the East 25.0 feet of the above described tract are reserved for a road easement; SAVE AND EXCEPT for all oil, gas and other minerals.

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

Paul J. Jones and wife, Elida Jones, their heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Paul J. Jones and wife, Elida Jones, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Weslaco, Texas  
this 15th day November 19 93

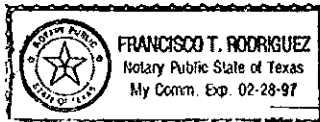
Witness at Request of Grantor:

*L. C. Olivarez*  
L. C. Olivarez

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of November, 19 93, by L. C. Olivarez



My commission expires:

February 28, 1997

*Francisco T. Rodriguez*  
Notary Public, State of Texas  
Notary's printed name:  
Francisco T. Rodriguez

FILED FOR RECORD  
DOC# 355382 \$13  
11-23-1993 02:09:18  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:

**Warranty Deed**

FROM  
L. C. Olivarez  
TO  
Paul J. Jones and wife,  
Elida Jones

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
County Clerk  
By \_\_\_\_\_  
Deputy

RECORDED

\_\_\_\_\_ 19\_\_\_\_  
In \_\_\_\_\_ County Records  
In Book \_\_\_\_\_ on Page \_\_\_\_\_

\_\_\_\_\_  
County Clerk  
By \_\_\_\_\_  
Deputy

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with the County Clerk for record.

WHEN REQUESTED RETURN TO:  
*Record Dept. Kethum*  
*L. Olivarez & Co. Inc.*  
*PO Box 222 Westley TX 78586*



# 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: 1-11575

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

Upon the application of:

Name: Arturo Garcia

Address: 104 S. Iowa  
Weslaco, TX 78596

Phone: (956) 314-9546

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:

CLANU Grande S132'-N396'-E303.25' LOT#64 0.919 AC  
GR. 0.83 AC NET

[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

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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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: 1-11575

**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

ARTURO BARRICA JR.

Known to me [or proved to me in the oath of ID# 09422365 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:

LLANO GRANDE S132°-N3916'-E303.25' LOT#64 0.919 AC GR. 0.83 AC NET."

[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."~~

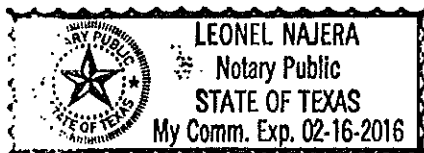
-OR-

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 August 20<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.



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

Texas

USA  
TX

DRIVER LICENSE



*Arturo Garcia III*

DL 09422365    Class C  
Iss 01/10/2014    Exp 01/13/2020  
DOB 01/13/1985  
1 GARCIA  
2 ARTURO III  
3  
4 104 SOUTH IOWA  
5 WESLACO TX 78596-0000  
6  
7  
8  
9  
10  
11  
12 Restrictions NONE    9a End NONE  
13 Hgt 5-11    15 Sex M    18 Eyes BRO  
14 DD 06312410019150218918

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-11575  
Aug. 15, 2014

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

L5025-00-000-0064-05

[ 1 ] OWNER: GARCIA, ARTURO, Jr.  
104 S IOWA AVE  
  
WESLACO TX 78596-6153  
Telephone No. 650-3302

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LLANO GRANDE S132'-N396'-E303.  
25' LOT 64 0.919AC GR 0.83 AC  
NET

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 BAKER & SKY SOLIDER

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

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

[ 9 ] CONSTRUCTION TYPE: META

[ 5 ] SIZE OF STRUCTURE: 1,064 Sq. Ft.

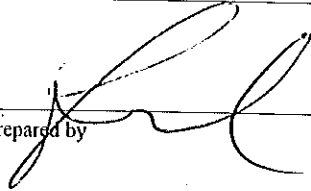
[ 10 ] EST. COST OF CONST.: \$3,000

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

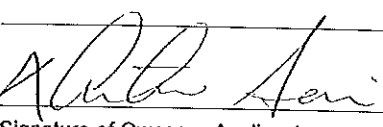
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:50' REAR:15' SIDES:6'  
MIN. ELV. ABOVE TOP OF NATURAL GROUND 18"

### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by  Date 8/15/14

Approved by GILBERT PECANA Date 8/1/14

Signature of Owner or Applicant  Date 8/15/14

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0525B Pct: 1

Community No.: 48034

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.

The State of Texas,

County of HIDALGO

247034 Vol. 3198 Page 065  
Knows All Men by These Presents:

*B*

THAT ARTURO GARCIA, AND WIFE, GUILLERMA GARCIA

of the County of Hidalgo State of Texas for and in consideration  
of the sum of Zero (Gift) DOLLARS

to in hand paid by

TRACT 3:

Being 0.919 of one acre of land situated in Hidalgo County, Texas, as follows:  
out of Block 64, Llano Grande Subdivision, said Subdivision being recorded in  
Volume 3, Page 27 of the Hidalgo County Map Records, and said 0.919 of one  
acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point located on the east line of said Block 64 for the north-  
east corner of said tract herein described; said point also being located  
on the centerline of a County Road (original 40 feet wide, apparent 60 feet  
wide) and bears South 264.00 feet from the northeast corner of said Block 64;

THENCE South, 132.00 feet with the east line of said Block 64 and with the  
centerline of said County Road to a point for the southeast corner of  
said tract herein described;

THENCE West, at a distance of 30.00 feet pass a 1/2-inch iron rod set for  
reference on the apparent west right-of-way line of said County Road, and  
continuing for a total distance of 303.25 feet to a 1/2-inch iron rod set  
for the southwest corner of said tract herein described;

THENCE North, 132.00 feet, to a 1/2-inch iron rod set for the northwest  
corner of said tract herein described;

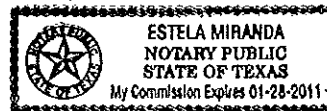
THENCE East, at a distance of 273.25 feet pass a 1/2-inch iron rod set for  
reference on the apparent east right-of-way line of said County Road, and  
ARTURO GARCIA JR.

whose mailing address is 104 S. IOWA MESLAGO  
of the County of HIDALGO State of TEXAS

all that certain

*Ruben Garcia*

*Estela Miranda*



Being 0.919 of one acre of land situated in Hidalgo County, Texas, and being out of Block 64, Llano Grande Subdivision, said Subdivision being recorded in Volume 3, Page 27 of the Hidalgo County Map Records, and said 0.919 of one acre tract being more particularly described by metes and bounds as follows:

Beginning at a point located on the east line of said Block 64 for the northeast corner of said tract herein described; said point also being located on the centerline of a County Road (original 40 feet wide, apparent 60 feet wide) and bears South 264.00 feet from the northeast corner of said Block 64;

Thence South, 132.00 feet with the east line of said Block 64 and with the centerline of said County Road to a point for the southeast corner of said tract herein described;

Thence West, at a distance of 30.00 feet pass a 1/2-inch iron rod set for reference on the apparent west right-of-way line of said County Road and continuing for a total distance of 303.25 feet to a 1/2-inch iron rod set for the southwest corner of said tract herein described;

Thence North, 132.00 feet, to a 1/2-inch iron rod set for the northwest corner of said tract herein described;

Thence East, at a distance of 273.25 feet pass a 1/2-inch iron set for reference on the apparent west right-of-way line of said County Road, and continuing for a total distance of 303.25 feet to the POINT OF BEGINNING and containing 0.919 of one acre of land more or less.

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

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

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

WITNESS hand at  
this 6th day of January

19 92.

Witness at request of Grantor:

*[Signature]*

*[Signature]*  
ARTURO GARCIA

*[Signature]*  
G. NORMA GARCIA

(Acknowledgment)  
 STATE OF TEXAS  
 COUNTY OF Hidalgo  
 This instrument was acknowledged before me on the 6<sup>th</sup> day of JANUARY, 19 92,  
 by \_\_\_\_\_  
 My commission expires: 03/03/92  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: RAUL DE LEON

(Acknowledgment)  
 STATE OF TEXAS  
 COUNTY OF Hidalgo  
 This instrument was acknowledged before me on the 6<sup>th</sup> day of JANUARY, 19 92,  
 by \_\_\_\_\_  
 My commission expires: 03/03/92  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: RAUL DE LEON

(Corporate Acknowledgment)  
 STATE OF TEXAS  
 COUNTY OF Hidalgo  
 This instrument was acknowledged before me on the 6<sup>th</sup> day of JANUARY, 19 92,  
 by \_\_\_\_\_  
 a \_\_\_\_\_ of \_\_\_\_\_  
 corporation, on behalf of said corporation.  
 My commission expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

W 295 No. 068

FILED FOR RECORD  
'92 JAN 27 PM 3 24  
WILLIAM GILLY LEO  
COUNTY CLERK  
WHEELER COUNTY TEXAS

247034

12  
Warrantly Bond

FROM  
TO

FILED FOR RECORD

This day of 19  
at o'clock . M.

By County Clerk  
Deputy

RECORDED

19

County Records

In Book on Page

County Clerk

Deputy

Recording Fee \$

This instrument should be filed immediately with  
the County Clerk for record.

WHEELER COUNTY TEXAS

ARTURO GARCIA JR  
104 S. IOWA  
WESLACO, TX. 78596

THE GOLF COMPANY, Publishers, Dallas