





# 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: 1-11611

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

Upon the application of:

*Fernando and*  
Name: francesca Coronado

Address: 2107 OATMILK 11 MCH  
DONNA TX 78537

Phone: 956-461-3173

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: MILITARY

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:

"CARISALLO DISTRICT SUBD. Lot #12 BIK # 28, A 100 AC Tract 612. 0.86 AC NET  
LAND out of a 3.47"

[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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Precinct ① 2 3 4

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

Application No: 1-11611

**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

fernando and francisca Coronado

Known to me [or proved to me in the oath of DL#12363091 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:

CAPISAUO LT 12 BLK 28 1AC. G.R. 0.86 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."

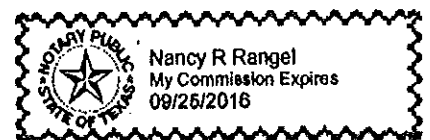
-OR-

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 27, 2014, to certify which, witnesses my hand and seal of office.

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 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

WE HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT. EDWARDS ABSTRACT & TITLE CO.

Date: May 25, 2010

BY 

Grantor: FRANCISCO ROJAS, JR., not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead.

Grantor's Mailing Address (including county): 949 South Ohio  
Mercedes, Texas 78570  
Hidalgo County, Texas

Grantee: FERNANDO CORONADO and wife, FRANCISCA CORONADO

Grantee's Mailing Address (including county): 5814 North FM 493  
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):

A 1.00 acre tract of land out of a 3.47 acre tract out of Lot 12, Block 28, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, as per map recorded in volume "P" Pages 226-227, Deed Records, Hidalgo County, Texas, said 1.00 acre tract of land being the same land described in Document No. 1178386, Official Records and is also being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 12;

THENCE, North with the West line of said Lot 12, a distance of 254.84 feet to the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE, North continuing with said West line, a distance of 295.16 feet to the North corner of this tract of land;

THENCE, South 45 degrees 00 minutes 00 seconds East, at 28.28 feet pass a 1/2 inch iron rod set at the East right-of-way line of Mile 2 East, at 417.42 feet in all to a 1/2 inch rod found for the Southeast corner tract of land;

THENCE, West, at 275.16 feet pass a 1/2 inch rod found at the East right-of-way line of said Mile 2 East, at 295.16 feet in all to the POINT OF BEGINNING, containing 1.00 acre of land more or less.

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

A stated undivided 1/2 interest in all oil, gas and other minerals on, in, under or that be produced from the land, as set forth in instrument dated September 11, 1961, recorded in Volume 1016, Page 78, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated June 10, 1948, recorded in Volume 88, Page 235 and dated March 25, 1970, recorded in Volume 329, Page 564, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Twenty foot (20') right of way along the West side and power poles, as per survey dated May 20, 2010, prepared by Rio Delta Surveying, Job No. RIO 10 124.

Encroachment and protrusion of wood fence, as per survey dated May 20, 2010, prepared by Rio Delta Surveying, Job No. RIO 10 124.

Taxes for the year 2010 and subsequent years.

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.

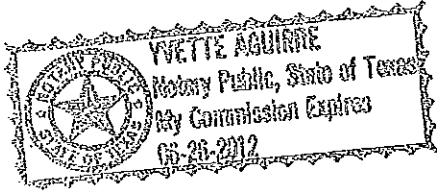
When the context requires, singular nouns and pronouns include the plural.

  
FRANCISCO ROJAS, JR.

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10th of May,  
2010, by FRANCISCO ROJAS, JR.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
FERNANDO CORONADO  
FRANCISCA CORONADO  
5814 North FM 493  
Donna, Texas 78537

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 764707; YA:cam

**NOTICE**

Prepared by the State Bar of Texas for use by Lawyers only.  
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

14365  
RW

**WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS }  
COUNTY OF HIDALGO } 17226 } KNOW ALL MEN BY THESE PRESENTS:

That we, HERMINIO CASTANEDA and wife, ALBERTA CASTANEDA,  
of the County of HIDALGO and State of TEXAS for and  
in consideration of the sum of TEN AND NO/100THS (\$10.00)-----DOLLARS  
and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of  
which is hereby acknowledged, and the further consideration of the execution and delivery by  
grantees of their one certain promissory note of even date herewith in the  
principal sum of TWO THOUSAND ONE HUNDRED DOLLARS (\$2,100.00), payable to  
the order of HIDALGO COUNTY BANK & TRUST COMPANY, at its office in Mercedes,  
Hidalgo County, Texas, as therein provided and bearing interest at the rates  
therein specified and providing for acceleration of maturity in event of  
default and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of  
trust of even date herewith to TOM WEIGEL, JR. Trustee.  
I, HERMINIO CASTANEDA and wife, ALBERTA CASTANEDA, do hereby grant, sell and convey unto  
FRANCISCO ROJAS and wife, SENAI DA ROJAS  
of the County of HIDALGO and State of TEXAS, all of the following described real  
property in HIDALGO County, Texas, to-wit:

A 1.0 acre tract of land out of a 3.47 acre tract out of Lot 12, Block 28,  
Capisallo District Subdivision, Hidalgo County, Texas, and being more par-  
ticularly described as follows:

BEGINNING at a point lying along the West line of Lot 12, Mile 2 East,  
254.84 feet North of the southwest corner of said Lot 12, for the southwest  
corner of this tract of land, thence East 20.0 feet to an iron pin set for

an offset, and at 295.16 feet in all an iron pin for the southeast corner;

THENCE, North 45 degrees 00' West at 389.14 feet an iron pin set for an offset corner and at 417.42 feet a point lying along the West line of Lot 12, Block 28, for the northwest corner of this tract of land;

THENCE, South along said West line 295.16 feet to a point being the southwest corner of this tract of land, the point of beginning of this description, and containing 1.0 acre, more or less.

SUBJECT TO:

1. The prior reservation of 1/2 oil, gas and other minerals.
2. Easements, rules, regulations and rights in favor of Hidalgo & Cameron County Water Control & Improvement District No. 9.

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 grantee s. their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The HIDALGO COUNTY BANK & TRUST COMPANY at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$2,100.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said HIDALGO COUNTY BANK & TRUST COMPANY and the same are hereby TRANSFERRED and ASSIGNED to said HIDALGO COUNTY BANK & TRUST COMPANY.

EXECUTED this 18th day of

May

A. D. 19 78.

*Hermínio Castaneda*

HERMINIO CASTANEDA

*Alberta Castaneda*

ALBERTA CASTANEDA

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared

**HERMINIO CASTANEDA and wife, ALBERTA CASTANEDA**

known to me to be the person                      whose name                      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 on this the

16<sup>th</sup> day of May, A. D. 1978



Andrew D. Leanie III  
Notary Public in and for Hidalgo County, Texas.  
ANDREW D. LEANIE III

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person                      whose name                      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 on this the

                     day of                     , A. D. 19

Notary Public in and for                      County, Texas.

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person                      whose name                      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 on this the

                     day of                     , A. D. 19

Notary Public in and for                      County, Texas.

(Corporate acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation; 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the

                     day of                     , A. D. 19

Notary Public in and for                      County, Texas.

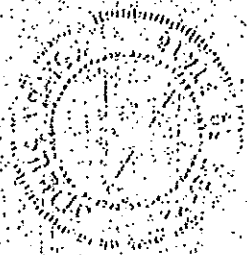
17226

WARRANTY DEED  
WITH VENDOR'S LIEN

HERMINIO CASTANEDA, et ux

TO

FRANCISCO ROJAS, ET UX



FILED FOR RECORD THIS DATE  
At 4:28 o'clock P M.

MAY 19 1978

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
Deputy

PREPARED IN THE LAW OFFICE OF:  
Andrew D. Leonie, III  
Smith, McIlheran, Lauderdale & Jones  
P. O. Drawer 1104  
Weolaco, Texas 78596

chs  
PLEASE RETURN TO:

Same

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-11611

Aug. 27, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

C1400-00-028-0012-03

[ 1 ] OWNER: CORONADO, FERNANDO  
CORONADO, FRANCISCA  
5814 N. FM 493  
DONNA TX 78537

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAPISALLO N295.16'-S550'-W295.  
16'-BEING A TR1 TR LOT 12 BLK  
28 1.0AC GR 0.86AC NET

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N.AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MISCELLANEOUS  
31-BARNS, REC. BLDNG, POOL HOUSE, SHED

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

[ 5 ] SIZE OF STRUCTURE: 1,440 Sq. Ft.

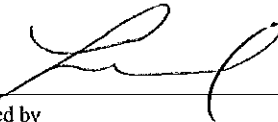
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-31

**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"

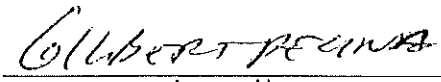
**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by

8/27/14  
Date

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

Light [X] Water [X]

  
Approved by

8/18/14  
Date

Flood Zone: NO  
Panel No. /Suffix: 045-0C Pct: 0

Community No.: 4860324

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

8/27/14  
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.

### [ 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.