





# 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

T.J. Arredondo  
Director of Planning

Application No: 1-12435

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

Upon the application of:

Name: Hugo Vasquez

Address: 12639 Texas Blvd  
Mercedes TX

78570  
Phone: (956) 373-3786

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

Water Supplier: City of Mercedes

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 10327894/4885827  
 Temporary Pole     Permanent Service

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

INDIAN HILLS LOT 432 BUC 1

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

**T.J. Arredondo**  
Director of Planning

Application No: 1-12435

**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

Hugo Vasquez

Known to me [or proved to me in the oath of Permanent Resident Card  
A# 077-799-598 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:

Indian Hills Lot # 432 BIK # 1"

[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]

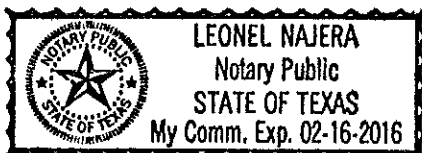
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Hugo Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on June 25<sup>th</sup>, 2015, 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:

1-12435

Jun. 1, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

I2230-00-001-0432-00

[1] OWNER: VASQUEZ, HUGO  
10744 MILE 1 1/2 RD  
MERCEDAS, TEXAS 78570  
Telephone No. 373-3786

[7] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 432 BLK 1

LOCATION: 0 MILE 11 & 1015

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING  
05-RESIDENTIAL MOVE-IN/RELO. BUILD

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

[5] SIZE OF STRUCTURE: 480 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[6] USE OF BUILDING: NEW RES ZONE X-05

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY / COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

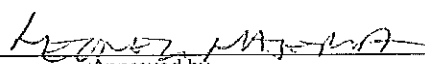
### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by 

6/1/15  
Date

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

Light [X] Water [X]

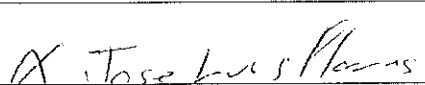
Approved by   
Approved by

5/29/15  
Date

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

Community No.: 480234

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

06-01-15  
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.

1. JOHN L. SMITH, A REGISTERED PROFESSIONAL SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON RECORDED AS SUBMITTED UNDER MY SUPERVISION.



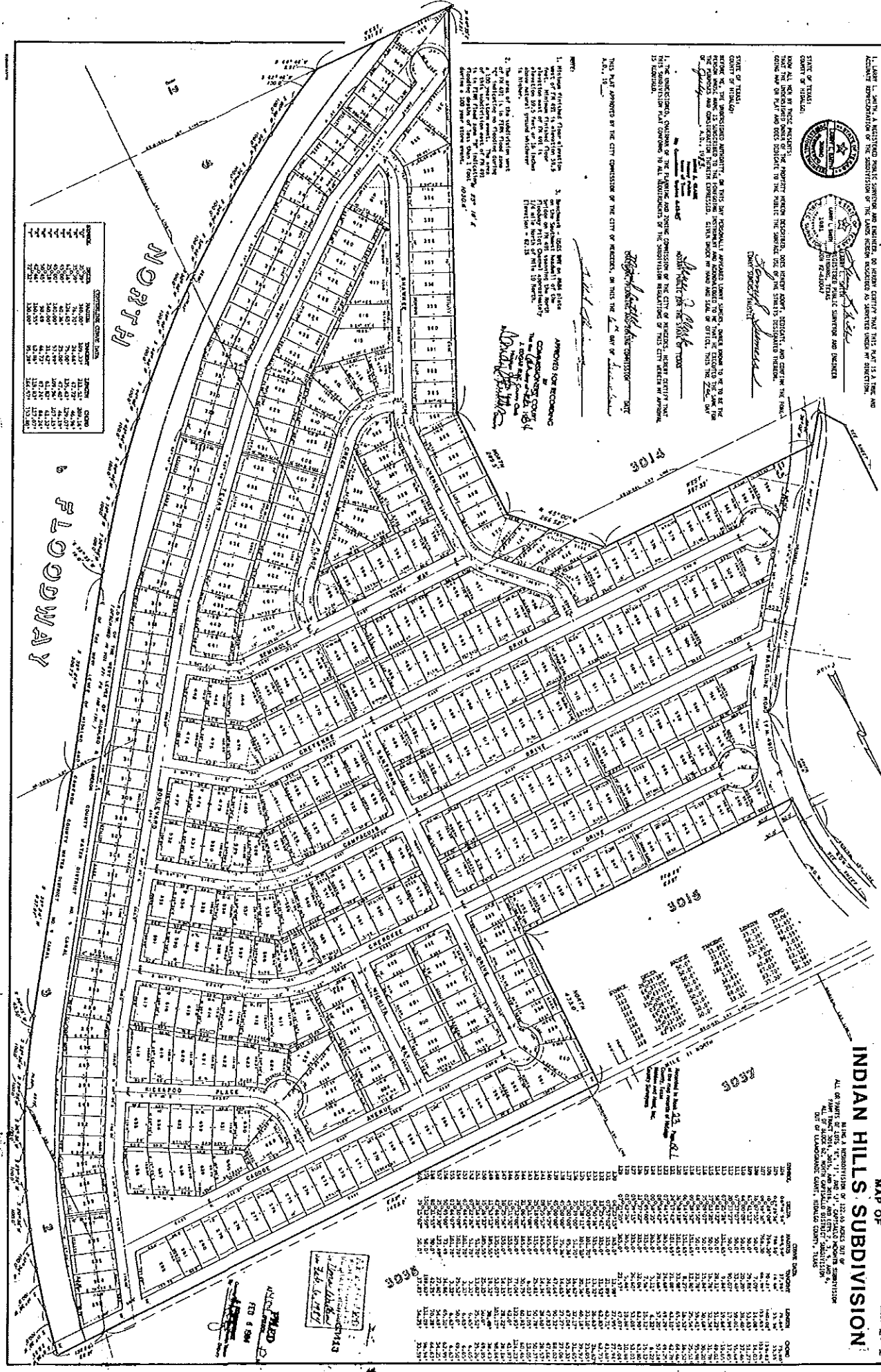
STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF FORT WORTH

BEFORE ME, the undersigned authority, on this day personally appeared JOHN SMITH, 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.

THIS MAP APPROVED BY THE CITY COMMISSION OF THE CITY OF FORT WORTH, ON THIS THE 1st DAY OF MARCH, A.D. 1911.

1. Section 1, Block 1, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. The area of this subdivision is 100 acres, more or less, as shown on the plat hereon.
3. The area of this subdivision is 100 acres, more or less, as shown on the plat hereon.

| SECTION | ACRES  | SECTION | ACRES  |
|---------|--------|---------|--------|
| 1       | 100.00 | 11      | 100.00 |
| 2       | 100.00 | 12      | 100.00 |
| 3       | 100.00 | 13      | 100.00 |
| 4       | 100.00 | 14      | 100.00 |
| 5       | 100.00 | 15      | 100.00 |
| 6       | 100.00 | 16      | 100.00 |
| 7       | 100.00 | 17      | 100.00 |
| 8       | 100.00 | 18      | 100.00 |
| 9       | 100.00 | 19      | 100.00 |
| 10      | 100.00 | 20      | 100.00 |
| 11      | 100.00 | 21      | 100.00 |
| 12      | 100.00 | 22      | 100.00 |
| 13      | 100.00 | 23      | 100.00 |
| 14      | 100.00 | 24      | 100.00 |
| 15      | 100.00 | 25      | 100.00 |
| 16      | 100.00 | 26      | 100.00 |
| 17      | 100.00 | 27      | 100.00 |
| 18      | 100.00 | 28      | 100.00 |
| 19      | 100.00 | 29      | 100.00 |
| 20      | 100.00 | 30      | 100.00 |
| 21      | 100.00 | 31      | 100.00 |
| 22      | 100.00 | 32      | 100.00 |
| 23      | 100.00 | 33      | 100.00 |
| 24      | 100.00 | 34      | 100.00 |
| 25      | 100.00 | 35      | 100.00 |
| 26      | 100.00 | 36      | 100.00 |
| 27      | 100.00 | 37      | 100.00 |
| 28      | 100.00 | 38      | 100.00 |
| 29      | 100.00 | 39      | 100.00 |
| 30      | 100.00 | 40      | 100.00 |
| 31      | 100.00 | 41      | 100.00 |
| 32      | 100.00 | 42      | 100.00 |
| 33      | 100.00 | 43      | 100.00 |
| 34      | 100.00 | 44      | 100.00 |
| 35      | 100.00 | 45      | 100.00 |
| 36      | 100.00 | 46      | 100.00 |
| 37      | 100.00 | 47      | 100.00 |
| 38      | 100.00 | 48      | 100.00 |
| 39      | 100.00 | 49      | 100.00 |
| 40      | 100.00 | 50      | 100.00 |
| 41      | 100.00 | 51      | 100.00 |
| 42      | 100.00 | 52      | 100.00 |
| 43      | 100.00 | 53      | 100.00 |
| 44      | 100.00 | 54      | 100.00 |
| 45      | 100.00 | 55      | 100.00 |
| 46      | 100.00 | 56      | 100.00 |
| 47      | 100.00 | 57      | 100.00 |
| 48      | 100.00 | 58      | 100.00 |
| 49      | 100.00 | 59      | 100.00 |
| 50      | 100.00 | 60      | 100.00 |
| 51      | 100.00 | 61      | 100.00 |
| 52      | 100.00 | 62      | 100.00 |
| 53      | 100.00 | 63      | 100.00 |
| 54      | 100.00 | 64      | 100.00 |
| 55      | 100.00 | 65      | 100.00 |
| 56      | 100.00 | 66      | 100.00 |
| 57      | 100.00 | 67      | 100.00 |
| 58      | 100.00 | 68      | 100.00 |
| 59      | 100.00 | 69      | 100.00 |
| 60      | 100.00 | 70      | 100.00 |
| 61      | 100.00 | 71      | 100.00 |
| 62      | 100.00 | 72      | 100.00 |
| 63      | 100.00 | 73      | 100.00 |
| 64      | 100.00 | 74      | 100.00 |
| 65      | 100.00 | 75      | 100.00 |
| 66      | 100.00 | 76      | 100.00 |
| 67      | 100.00 | 77      | 100.00 |
| 68      | 100.00 | 78      | 100.00 |
| 69      | 100.00 | 79      | 100.00 |
| 70      | 100.00 | 80      | 100.00 |
| 71      | 100.00 | 81      | 100.00 |
| 72      | 100.00 | 82      | 100.00 |
| 73      | 100.00 | 83      | 100.00 |
| 74      | 100.00 | 84      | 100.00 |
| 75      | 100.00 | 85      | 100.00 |
| 76      | 100.00 | 86      | 100.00 |
| 77      | 100.00 | 87      | 100.00 |
| 78      | 100.00 | 88      | 100.00 |
| 79      | 100.00 | 89      | 100.00 |
| 80      | 100.00 | 90      | 100.00 |
| 81      | 100.00 | 91      | 100.00 |
| 82      | 100.00 | 92      | 100.00 |
| 83      | 100.00 | 93      | 100.00 |
| 84      | 100.00 | 94      | 100.00 |
| 85      | 100.00 | 95      | 100.00 |
| 86      | 100.00 | 96      | 100.00 |
| 87      | 100.00 | 97      | 100.00 |
| 88      | 100.00 | 98      | 100.00 |
| 89      | 100.00 | 99      | 100.00 |
| 90      | 100.00 | 100     | 100.00 |



INDIAN HILLS SUBDIVISION

ALL OF PARTS OF LOT 11, AND OF CERTAIN NEARBY SUBDIVISIONS, IN TARRANT COUNTY, TEXAS.

MAP OF

| SECTION | ACRES  | SECTION | ACRES  |
|---------|--------|---------|--------|
| 1       | 100.00 | 11      | 100.00 |
| 2       | 100.00 | 12      | 100.00 |
| 3       | 100.00 | 13      | 100.00 |
| 4       | 100.00 | 14      | 100.00 |
| 5       | 100.00 | 15      | 100.00 |
| 6       | 100.00 | 16      | 100.00 |
| 7       | 100.00 | 17      | 100.00 |
| 8       | 100.00 | 18      | 100.00 |
| 9       | 100.00 | 19      | 100.00 |
| 10      | 100.00 | 20      | 100.00 |
| 11      | 100.00 | 21      | 100.00 |
| 12      | 100.00 | 22      | 100.00 |
| 13      | 100.00 | 23      | 100.00 |
| 14      | 100.00 | 24      | 100.00 |
| 15      | 100.00 | 25      | 100.00 |
| 16      | 100.00 | 26      | 100.00 |
| 17      | 100.00 | 27      | 100.00 |
| 18      | 100.00 | 28      | 100.00 |
| 19      | 100.00 | 29      | 100.00 |
| 20      | 100.00 | 30      | 100.00 |
| 21      | 100.00 | 31      | 100.00 |
| 22      | 100.00 | 32      | 100.00 |
| 23      | 100.00 | 33      | 100.00 |
| 24      | 100.00 | 34      | 100.00 |
| 25      | 100.00 | 35      | 100.00 |
| 26      | 100.00 | 36      | 100.00 |
| 27      | 100.00 | 37      | 100.00 |
| 28      | 100.00 | 38      | 100.00 |
| 29      | 100.00 | 39      | 100.00 |
| 30      | 100.00 | 40      | 100.00 |
| 31      | 100.00 | 41      | 100.00 |
| 32      | 100.00 | 42      | 100.00 |
| 33      | 100.00 | 43      | 100.00 |
| 34      | 100.00 | 44      | 100.00 |
| 35      | 100.00 | 45      | 100.00 |
| 36      | 100.00 | 46      | 100.00 |
| 37      | 100.00 | 47      | 100.00 |
| 38      | 100.00 | 48      | 100.00 |
| 39      | 100.00 | 49      | 100.00 |
| 40      | 100.00 | 50      | 100.00 |
| 41      | 100.00 | 51      | 100.00 |
| 42      | 100.00 | 52      | 100.00 |
| 43      | 100.00 | 53      | 100.00 |
| 44      | 100.00 | 54      | 100.00 |
| 45      | 100.00 | 55      | 100.00 |
| 46      | 100.00 | 56      | 100.00 |
| 47      | 100.00 | 57      | 100.00 |
| 48      | 100.00 | 58      | 100.00 |
| 49      | 100.00 | 59      | 100.00 |
| 50      | 100.00 | 60      | 100.00 |
| 51      | 100.00 | 61      | 100.00 |
| 52      | 100.00 | 62      | 100.00 |
| 53      | 100.00 | 63      | 100.00 |
| 54      | 100.00 | 64      | 100.00 |
| 55      | 100.00 | 65      | 100.00 |
| 56      | 100.00 |         |        |

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.

**GIFT DEED**

Date: February 6, 2014

2487237

Grantor: AUDELIA HERRERA, a widow

Grantor's Mailing Address: 10744 Mile 1½ Rd. W., Mercedes, Hidalgo County, TX 78570

Grantee: HUGO VASQUEZ, a single man

Grantee's Mailing Address: 10744 Mile 1½ Rd. W., Mercedes, Hidalgo County, TX 78570

Consideration: The love and affection Grantor has for Grantee herein.

Property (including any improvements): Lot Four Hundred Thirty-Two (432), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23, Page 180 and 181, and in Volume 24, Page 81, Map Records of Hidalgo County, Texas.

Reservations From Conveyance and Warranty: Any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in Hidalgo County, Texas, together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the property; taxes for prior, current and subsequent years, the payments of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives 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 when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Property is conveyed to Grantee as his sole and separate property.

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

*Audelia Herrera*

AUDELIA HERRERA

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 11<sup>th</sup> day of February, 2014, by AUDELIA HERRERA.



*Elizabeth S. Pena*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert  
612 S. Texas  
Weslaco, TX 78596-6222  
(956) 968-1578  
(956) 968-0698 (Fax)  
Email: [rstlaw@bizrgv.rr.com](mailto:rstlaw@bizrgv.rr.com)

File: Re/Msc- 2014/Herrera

AFTER RECORDING RETURN TO:

Mr. Hugo Vasquez  
10744 Mile 1½ Rd. W.  
Mercedes, TX 78570



# 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

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12436

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

Upon the application of:

Name: YESSICA FURRES

Address: 3614 Seminole way  
Mercedes, TX 78570

Phone: (956) 351-24-36

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

Water Supplier: CITY OF MERCEDES

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

Account/ESI No.: 10032789498733887  
 Temporary Pole  Permanent Service

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

INDIAN HILLS LOT 443 B421

[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**

Rev. 02-19-10

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

Precinct 02 3 4

**T.J. Arredondo**  
Director of Planning

Application No: 1-12436

**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

JESSICA FLORES

Known to me [or proved to me in the oath of TX ID # 34553120 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:

INDIANHILLS LOT 443 BCK 1"

[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]

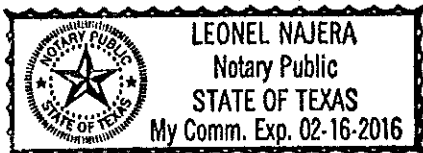
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jessica Flores (Signature)

SUBSCRIBED AND SWORN TO before me on June 3<sup>rd</sup>, 2015, 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:

1-12436

Jun. 1, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

I2230-00-001-0443-00

[ 1 ] OWNER: FLORES, YESSICA L.

3614 SEMINOLE WAY  
MERCEDDES TX 78570-1119

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 443 BLK 1

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$2,200

[ 5 ] SIZE OF STRUCTURE: 1,046 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-20

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:10' SIDE:6' CORNER:10'  
MIN. ELEV. ABOVE TOP NATURAL 18"

### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by

Date 4/1/15

Approved by

Date 6/29/15

Signature of Owner or Applicant

Date 06-01-15

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0450 Pct: 0

Community No.: 480374

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 ]

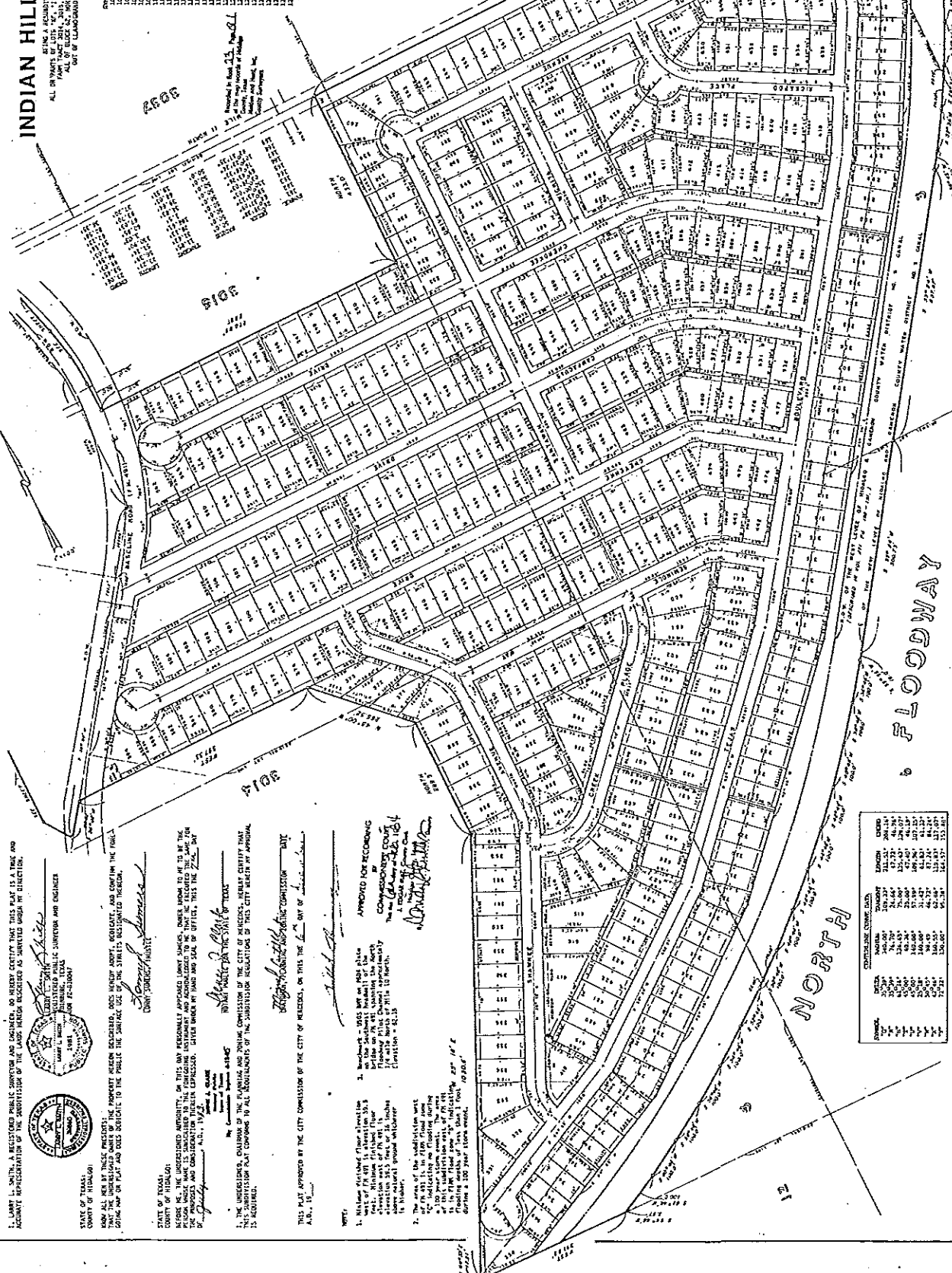
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

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.

# MAP OF INDIAN HILLS SUBDIVISION

BEING A REVISION OF 122.55 ACRES OUT OF ALL OR PART OF THE LANDS DESCRIBED IN PLAT NO. 10, COUNTY OF HENRI, MISSOURI, AND THE LANDS DESCRIBED IN PLAT NO. 22, COUNTY OF HENRI, MISSOURI, AND THE LANDS DESCRIBED IN PLAT NO. 10, COUNTY OF HENRI, MISSOURI, AND THE LANDS DESCRIBED IN PLAT NO. 22, COUNTY OF HENRI, MISSOURI.

| SECTION | ACRES | CHANCE ACRES | CHANCE ACRES | CHANCE ACRES |
|---------|-------|--------------|--------------|--------------|
| 101     | 1.00  | 1.00         | 1.00         | 1.00         |
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| 200     | 1.00  | 1.00         | 1.00         | 1.00         |



STATE OF MISSOURI  
COUNTY OF HENRI

BEFORE ME, the undersigned authority, on this day personally appeared JOHN SMITH, known to me to be the person whose name is subscribed to the foregoing plat, 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 July, 1924.

Notary Public for the State of Missouri

THIS PLAT APPROVED BY THE CITY COMMISSIONER OF THE CITY OF HENRI, MISSOURI, ON THIS 15th DAY OF JULY, 1924.

APPROVED FOR RECORDING  
COMMISSIONER OF RECORDS  
HENRI, MISSOURI

1. The area of the subdivision is 122.55 acres, more or less, as shown on the plat hereon attached, and is situated in the County of Henri, State of Missouri.

2. The area of the subdivision is 122.55 acres, more or less, as shown on the plat hereon attached, and is situated in the County of Henri, State of Missouri.

| SECTION | ACRES | CHANCE ACRES | CHANCE ACRES | CHANCE ACRES |
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| 177     | 1.00  | 1.00         | 1.00         | 1.00         |
| 178     | 1.00  | 1.00         | 1.00         | 1.00         |
| 179     | 1.00  | 1.00         | 1.00         | 1.00         |
| 180     | 1.00  | 1.00         | 1.00         | 1.00         |
| 181     | 1.00  | 1.00         | 1.00         | 1.00         |
| 182     | 1.00  | 1.00         | 1.00         | 1.00         |
| 183     | 1.00  | 1.00         | 1.00         | 1.00         |
| 184     | 1.00  | 1.00         | 1.00         | 1.00         |
| 185     | 1.00  | 1.00         | 1.00         | 1.00         |
| 186     | 1.00  | 1.00         | 1.00         | 1.00         |
| 187     | 1.00  | 1.00         | 1.00         | 1.00         |
| 188     | 1.00  | 1.00         | 1.00         | 1.00         |
| 189     | 1.00  | 1.00         | 1.00         | 1.00         |
| 190     | 1.00  | 1.00         | 1.00         | 1.00         |
| 191     | 1.00  | 1.00         | 1.00         | 1.00         |
| 192     | 1.00  | 1.00         | 1.00         | 1.00         |
| 193     | 1.00  | 1.00         | 1.00         | 1.00         |
| 194     | 1.00  | 1.00         | 1.00         | 1.00         |
| 195     | 1.00  | 1.00         | 1.00         | 1.00         |
| 196     | 1.00  | 1.00         | 1.00         | 1.00         |
| 197     | 1.00  | 1.00         | 1.00         | 1.00         |
| 198     | 1.00  | 1.00         | 1.00         | 1.00         |
| 199     | 1.00  | 1.00         | 1.00         | 1.00         |
| 200     | 1.00  | 1.00         | 1.00         | 1.00         |

# WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 14, 2015

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 4209 North 22nd Street  
McAllen, Hidalgo County, Texas 78504

GRANTEE: Yessica L. Flores Sanchez

GRANTEE'S MAILING ADDRESS: 12926 Santawan Dr.  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Eleven thousand Five hundred and NO/100 Dollars ( \$11500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Four hundred Forty-Three (443), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015 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 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 heir, 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.

Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

Affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

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

Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

*[Handwritten signature of Robert L. Schwarz]*  
-----  
Robert L. Schwarz

STATE OF TEXAS    ) (

COUNTY OF HIDALGO    ) (

This instrument was acknowledged before me on the 28<sup>th</sup> day of May, 2015 by Robert L. Schwarz



*[Handwritten signature of Angelica Hernandez]*  
-----  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires :

**BUYER'S ACCEPTANCE OF DEED**  
**05-14-2015**

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*[Handwritten signature]*  
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AFTER RECORDING RETURN TO :

Harold Munal  
4209 North 22nd Street  
McAllen, Texas 78504