





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13054

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

Upon the application of:

Name: Eddie Villarreal

Address: 1206 Donna Plaza  
Circle St.  
Donna, Tx 78537

Phone: (956) 778-7966

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:

NEW DONNA PLAZA NORTH Lot #10

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

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

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13054

### 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

Eddie Villarreal

Known to me [or proved to me in the oath of 11821779 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:

NEW DONNA, <sup>PARA</sup> NORTH SOUTH Lot # 10"

[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]

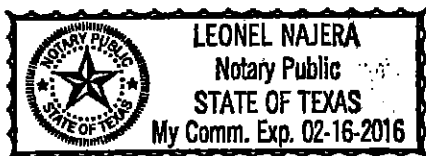
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 FEBRUARY 9<sup>th</sup>, 20 16 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

[Signature]

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-13054

Jan. 26, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

N1250-00-000-0010-00

[1] OWNER: VILLARREAL, EDDIE  
RR 1 BOX 1965

[7] LEGAL DESC./NAME OF SUBDIVISION  
NEW DONNA PLAZA NORTH LOT 10

DONNA TX 78537-9307

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 3,600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[6] USE OF BUILDING: SHOP ZONE C-31

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

MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 10' REAR 10'

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light  [X]

Water  [X]

Flood Zone: NO

Panel No. /Suffix: 0425C

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.

Johanna Vallejo  
Prepared by

1/26/2016  
Date

Gilbert Pecina  
Approved by

1/26/2016  
Date

[Signature]  
Signature of Owner or Applicant

1-26-16  
Date

## [ 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.

## WARRANTY DEED WITH VENDOR'S LIEN

Date: June 7, 2000

882948

Grantor: Dennis E. Hendrix (SS# [REDACTED])

Grantor's Mailing Address (including county):

200 N. 12th St., Ste 202  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: Eddie Villarreal (Social Security # [REDACTED])

Grantee's Mailing Address (including county):

110 N. 6<sup>th</sup> Street  
Donna, Texas 78537  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Sixteen Thousand and 00/100 Dollars (\$16,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Allen B. Odum, Trustee.

Property (including any improvements):

All of Lot 10, New Donna Plaza North, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 2-A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants of record dated February 21, 1995, filed February 22, 1995, under Document Number 437300 and dated June 21, 1995, filed June 21, 1995, under Document Number 459182, Official Records and recorded in Volume 30, Page 2-A, Map Records of Hidalgo County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2000, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change inland usage or ownership.
3. Blanket easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
4. Minimum floor elevations, setback lines 25 foot front, 10 foot rear, 10 foot side, culvert requirements, restrictions, 5 foot utility easement along North and South and 10 foot utility easement along the West as shown on the map of New Donna Plaza North, recorded in Volume 30, Page 2-A, Map Records of Hidalgo County, Texas.

5. All oil, gas and other minerals have heretofore reserved by prior grantors as set by instrument filed January 4, 1994, under Document Number 362339, Official Records of Hidalgo County, Texas.
6. Rights of parties in possession.
7. Visible and apparent on or across the property herein described.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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 warranty.

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 shall become absolute.


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

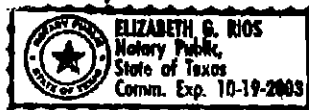
  
Dennis E. Hendrix

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 15<sup>th</sup> day of June, 2000, by Dennis E. Hendrix.

  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

Dennis E. Hendrix  
P.O. Box 1016  
Edinburg, Texas 78540

**PREPARED BY:**

Dennis E. Hendrix  
P.O. Box 1016  
Edinburg, Texas 78540

File/GF Number: 17508.wdvl

Filed for Record in:  
Hidalgo County  
by Juan D. Salinas III  
County Clerk

On: Jun 22, 2000 at 09:45A

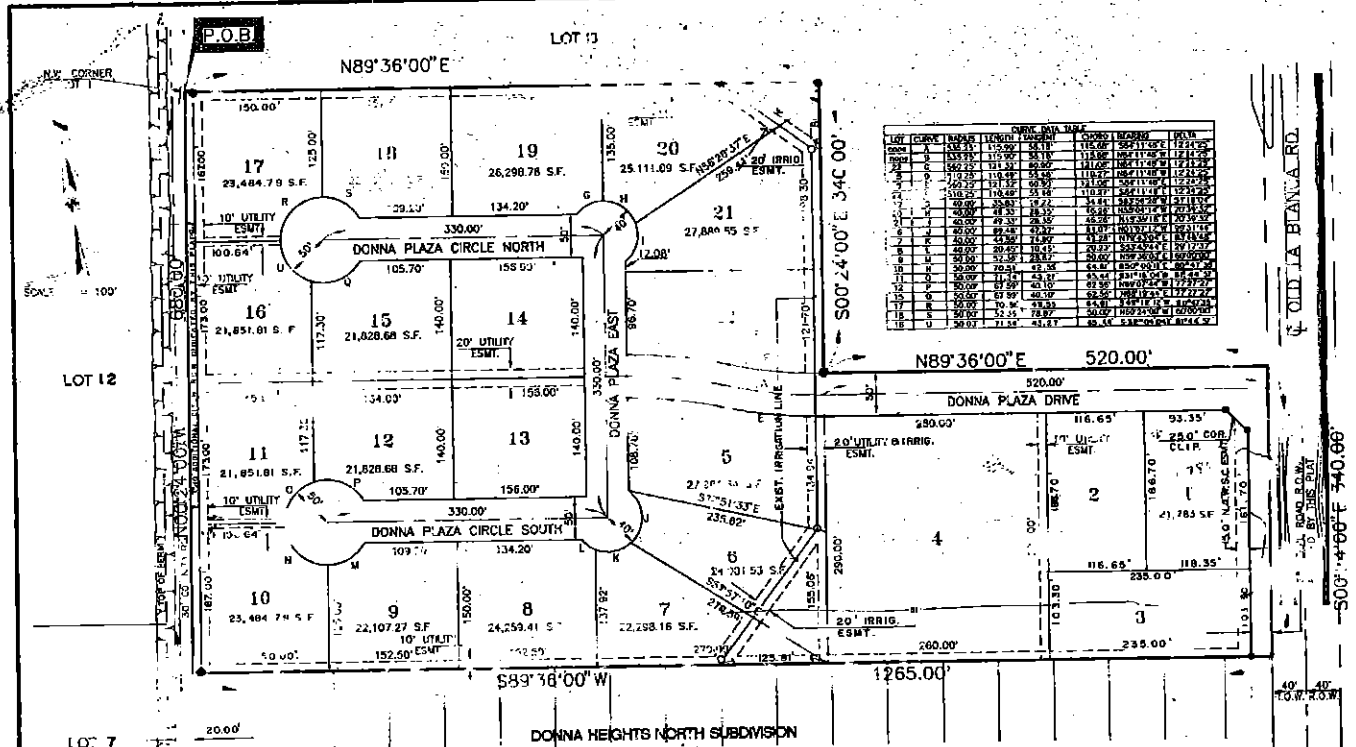
As a  
Recording

Document Number:	882948
Total Fees	11.00

Receipt Number - 288947

By,  
MANNY CANTU

C:\TREMNEW\WORK\16827.WDV



LOT	AREA (S.F.)	AREA (ACRES)
2	21,828.68	0.50
3	21,828.68	0.50
4	21,828.68	0.50
5	21,828.68	0.50
6	21,828.68	0.50
7	21,828.68	0.50
8	21,828.68	0.50
9	21,828.68	0.50
10	21,828.68	0.50
11	21,828.68	0.50
12	21,828.68	0.50
13	21,828.68	0.50
14	21,828.68	0.50
15	21,828.68	0.50
16	21,828.68	0.50
17	21,828.68	0.50
18	21,828.68	0.50
19	21,828.68	0.50
20	21,828.68	0.50
21	21,828.68	0.50

**MAP OF  
NEW DONNA PLAZA NORTH**

BEING A RESUBDIVISION OF LOT 1 OUT OF A VACATING AND RESUBDIVISION PLAT OF DONNA PLAZA NORTH SUBDIVISION (DEED REFERENCE: VOLUME 24, PAGE 193, H.C.M.R.) CONTAINING 15.689 ACRES

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NEW DONNA PLAZA NORTH SUBDIVISION TO THE CITY OF DONNA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

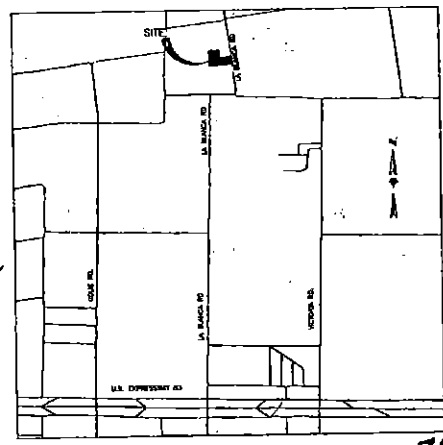
*Dennis Hendrix*  
DENNIS HENDRIX (TRUSTEE)

CHECKED FOR DRAINAGE  
BY: *Melinda L. H. H. H.*  
5-17-94

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS HENDRIX, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF May, 1994.

*Paul A. Kuntz*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



LOCATION MAP

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

*Brian M. Moore*  
CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

ATTEST: *Sheila R. Adams*  
MAYOR  
CITY SECRETARY: \_\_\_\_\_ DATE: 3-24-94

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT  
ON THIS THE 21 DAY OF April, 1994

ATTEST: *William M. White*  
SECRETARY  
STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

*Fred L. Kurth* 5-11-94  
FRED L. KURTH, RPE # 54151 RPLS # 4750  
DATE SURVEYED: 2/10/94  
DATE PREPARED: DECEMBER 14, 1992  
T. 370 PG. 68 JOB NO. 93219

**METES AND BOUNDS DESCRIPTION**

A tract of land containing 15.689 acres situated in Hidalgo County, Texas, and also being a part or portion of LOT 1 OUT OF A VACATING & RESUBDIVISION PLAT OF DONNA PLAZA NORTH SUBDIVISION (Deed Reference: Volume 24, Page 193, H.C.M.R.), and said 15.689 acres of land being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1, on the east right-of-way line of a 30.00 foot County Road for the northeast corner of this tract;

THENCE N 89° 36' E along the north line of said Lot 1, a distance of 745.00 feet to the northeastern northeast corner of this tract;

THENCE S 0° 24' E, a distance of 340.00 feet to an inside corner of this tract;

THENCE N 89° 36' E, a distance of 520.00 feet to the west right-of-way line of the Old La Blanca Road, for the easternmost northeast corner of this tract;

THENCE S 0° 24' E, along the west right-of-way line of said Old La Blanca Road, a distance of 340.00 feet to the southeast corner of said Lot 1, for the southeast corner of this tract;

THENCE S 89° 36' W, along the south line of said Lot 1, a distance of 1265.00 feet to the southwest corner of said Lot 1 on the east right-of-way line of said 30.00 County Road, for the southwest corner of this tract;

THENCE N 0° 24' W, along the east right-of-way line of said 30.00 County Road, a distance of 680.00 feet to the POINT OF BEGINNING, containing 15.689 acres of land, more or less.

- GENERAL NOTES:**
- ANTICIPATED WATER CREATED BY A 100-YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISION NOVEMBER 16, 1982.
  - SETBACKS ARE AS FOLLOWS: FRONT 25' REAR 10' SIDE 10' SIDE CORNER 15'
  - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 1.16 ABOVE NATURAL GROUND.
  - CULVERTS ARE REQUIRED ON ALL DRIVEWAYS.
  - BENCH MARK: NAIL IN POWER POLE 100' FROM 5 MILE ED. ELEV. 82.04 ONLY ONE RESIDENCE PER LOT.
  - NO WATER WELLS WITHIN 150' OF THIS SUBDIVISION.
  - NO STRUCTURES OVER ANY EASEMENTS.

**MELDEN & HUNT, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
303 S. 100th STREET  
LINDSEY, TEXAS 78239  
PH. (214) 341-0961 FAX 341-1029



# PLANNING DEPARTMENT

## County of Hidalgo

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

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-10690

### HIDALGO COUNTY

#### CERTIFICATE OF WATER SERVICE AVAILABILITY

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Noe Mendez H

Address: 2818 KERPS ST.  
Weslaco TX 78599

Phone: 956-254-6028

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

Water Supplier: N.A.W.S

Utility Provider:  I.M.V.E.C.  ~~FAEP~~

Account/ESI No.: 301502-001

Temporary Pole  Permanent Service

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

BARROSA LOPEZ #3 lot 200

[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

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-10690

### 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

Noe Mendez Hernandez

Known to me [or proved to me in the oath of ID# 14068008 or through Texas ID Card (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:

Barboza Lopez #3 Lot 20 Weslaco Tx 78596

[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]~~

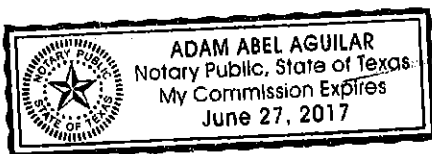
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Noe Mendez Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on 10 Feb, 2016, 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:

1-10690


Nov. 19, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

B1610-03-000-0020-00

[1] OWNER: <sup>NOE</sup> MENDEZ, NOEMI   
C/O ADAN LOA  
402 E. BUCHANAN  
HARLINGEN TX 78550  
Telephone No. 742-1937

[7] LEGAL DESC./NAME OF SUBDIVISION  
BARBOSA LOPEZ #3 LOT 20  
X-25

LOCATION: 0 6 1/2 & 9 N

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$30,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[6] USE OF BUILDING: NEW RES ZONE X

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

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

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

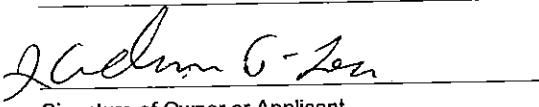
Community No.: 480334

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.

  
Prepared by \_\_\_\_\_ Date 11-19-13

  
Approved by \_\_\_\_\_ Date 11-14-13

  
Signature of Owner or Applicant \_\_\_\_\_ Date 11-19-13

### [ 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.

WARRANTY DEED

2520148

The State of Texas,

Know All Men by These Presents:

County of Hidalgo

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE AN OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS'S LICENSE NUMBER

THAT I, Nohemi Mendez Hernandez AKA Noemi Mendez Hernandez of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100ths-----(\$10.00)-----DOLLARS

and other good and valuable consideration to me in hand paid by NOE MENDEZ HERNANDEZ and MARISELA MERCADO JAUREGUI as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said NOE MENDEZ HERNANDEZ and MARISELA MERCADO JAUREGUI whose mailing address is P. O. Box 432, Los Indios, Texas 78567 of the County of Hidalgo State of Texas all that certain Property (including ant improvements):

ALL of Lot #20, Unit #3, BARBOSA LOPEZ SUBDIVISION, being a subdivision of Lots #3, 4, 5, and 6, Delta Court Subdivision out of Farm Tract 157, West and Adams Tract Subdivision, Hidalgo County Texas, as said lot is shown according to the plat or map of said Barbosa Lopez Subdivision appearing of record in Vol. #21, Page #156, Plat Records of Hidalgo County, Texas, to which map or plat, including the written parts thereof, reference is here made for all purposes.

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 NOE MENDEZ HERNANDEZ and MARISELA MERCADO JAUREGUI; 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 NOE MENDEZ HERNANDEZ and MARISELA MERCADO JAUREGUI, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, WITNESS my hand at Donna, Texas this 31st day May 2014. Witness at Request of Grantor:

Nohemi Mendez Hernandez AKA Noemi Mendez Hernandez

(Acknowledgement)

STATE OF TEXAS COUNTY OF Hidalgo

This instrument was acknowledged before me on the 31st day of May 2014 by Nohemi Mendez Hernandez AKA Noemi Mendez Hernandez.

Notary Public seal for Juanita S. Perez, State of Texas, commission expires 04-30-2017

Signature of Notary Public, State of Texas, Notary's printed name: JUANITA S. PEREZ

**Warranty Deed**

FROM

Noemi Mendez Hernandez  
AKA Noemi Mendez Hernandez

TO

Noe Mendez Hernandez and  
Matsela Mercado Jauregui  
FILED FOR RECORD

This ..... day of .....  
at ..... o'clock ..... M.

County Clerk

By ..... Deputy

RECORD

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 RECORDED RETURN TO:

P. O. Box 432  
Los Indios, Texas 78567

My commission expires:

by

This instrument was acknowledged before me on the ..... day of .....

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

My commission expires:

by

This instrument was acknowledged before me on the ..... day of .....

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

My commission expires:

by

This instrument was acknowledged before me on the ..... day of .....

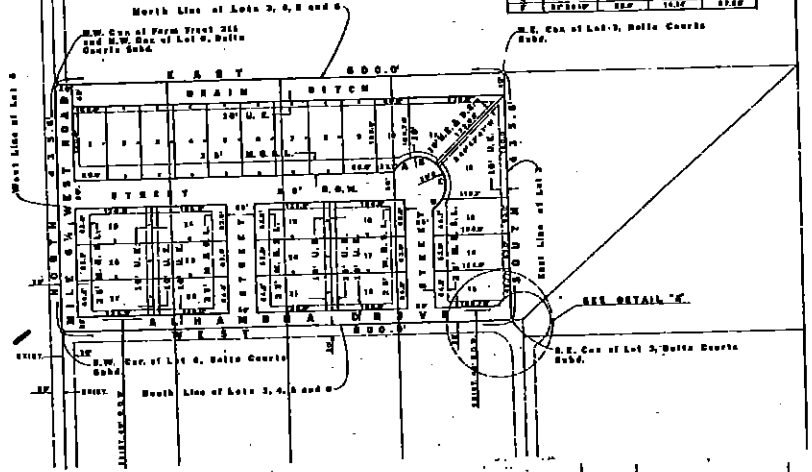
STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

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

**SARINIS & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 1008 W. 10th Street - Dallas, Texas  
 214-521-1111

CURVE DATA			
STATION	RADIUS	TANGENT	LENGTH
1+00.00	100.00	100.00	157.08
2+00.00	100.00	100.00	157.08
3+00.00	100.00	100.00	157.08
4+00.00	100.00	100.00	157.08
5+00.00	100.00	100.00	157.08
6+00.00	100.00	100.00	157.08
7+00.00	100.00	100.00	157.08
8+00.00	100.00	100.00	157.08
9+00.00	100.00	100.00	157.08
10+00.00	100.00	100.00	157.08



**LEGEND:**  
 M.H.S. - Mts. Hdg. Backsight Line  
 W.E. - Utility Easement  
 M.E. - Mortgage Easement

**BARBOSA - LOPEZ**  
 Subdivision  
 Unit No. 3

APPROVED FOR RECORDING  
 COMMISSIONER'S COURT  
 HON. JUDGE J. M. ...  
 BARTON SALAMON, County Clerk  
 Hidalgo County, Texas  
 on March 7, 1981

A REPRESENTATION OF LOTS 3, 4, 5 AND 6, DELTA COURTS  
 SUBDIVISION OUT OF PARK TRACT 137, WEST END ADAMS  
 TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

APPROVED  
 FOR RECORDING  
 JAMES ...  
 on March 7, 1981

DETAIL 'K'  
 FILED FOR RECORD THIS DATE  
 MARCH 7 1981

STATE OF TEXAS;  
 COUNTY OF HIDALGO;

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE BARBOSA-LOPEZ SUBDIVISION, UNIT NO. 3, IN HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Hilda Lopez  
 HILDA LOPEZ - OWNER

STATE OF TEXAS;  
 COUNTY OF HIDALGO;

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HILDA LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL, OF OFFICE, THIS 3rd DAY OF March, 1981.

MY COMM. NO. 21348  
 EXP. 08/15/81  
 OCT 1979

John ...  
 NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS;  
 COUNTY OF HIDALGO;

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATE 3-7-81  
James ...  
 REG. PROFESSIONAL ENGINEER # 26164





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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, CFM  
Director of Planning

Application No: 1-13099

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

Upon the application of:

Name: JUAN D. BARRIENTAS

Address: 12510 TEXAS BLK  
MERCEDES TX 78570

Phone: (956) 773-5785

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
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.: 10032789405631876  
 Temporary Pole  Permanent Service

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

INDIAN HILLS COT 350 BLK 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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13099

### 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

JUAN D. BARRIENTOS

Known to me [or proved to me in the oath of DCH 15099562 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:

JUAN D. INDIAN HILLS LOT 300 BK 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]

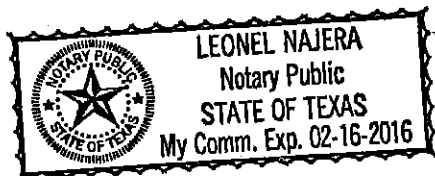
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan D. Barrientos (Signature)

SUBSCRIBED AND SWORN TO before me on February 1<sup>st</sup>, 2016, 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:  
1-13099  
Feb. 5, 2016

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

12230-00-001-0350-00

[ 1 ] OWNER: BARRIENTOS, JUAN  
P.O. BOX 1060  
MERCEDES TX, 78570  
Telephone No. 373-5785

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 350 BLK 1  
7/7/10P/PIOK

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
06-RES.ADD./RENOVATIONS ETC.

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

[ 5 ] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X-06

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

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

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

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.

Johanna Valley 2/5/2016  
Prepared by Date

Leonel Najera 2/4/2016  
Approved by Date

Maria Louisa 2-5-16  
Signature of Owner or Applicant Date

### [ 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.

CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER, YOUR DRIVER'S LICENSE NUMBER.

1473934

WARRANTY DEED WITH VENDOR'S LIEN

DATE : April 13, 2025

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 : 800 N. McColl  
McAllen, Hidalgo County, Texas 78501

GRANTEE : Juan D. Barrientos and Maria Soria

GRANTEE'S MAILING ADDRESS : P.O. Box 1060  
Mercedes, Texas 78570

325  
16,250  
x 9  
146,340  
300.00  
176,340

CONSIDERATION : TEN AND NO/100 DOLLARS (\$10.00), and a note of even date that is in the principal amount of Nine thousand Seven hundred and NO/100 Dollars (\$9700.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien in this deed and by a deed of trust of even date from Grantee to Victor R. Perez, Trustee.

PROPERTY :

Lot Three hundred Fifty (350), 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; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal 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.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY :

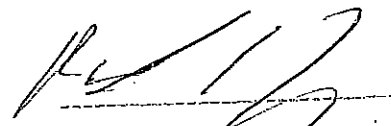
Those reservations and exceptions on Exhibit "A" attached hereto and made a part hereto for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wife belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from, and exceptions to warranty, by, through and under Grantor and no further.

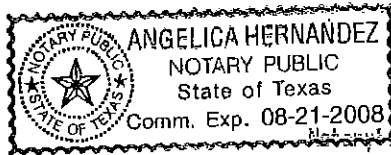
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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 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.

  
Robert L. Schwarz

This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2005 by Robert L. Schwarz



*Angelica Hernandez*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :

Notary's name (printed) :

Notary's commission expires : 08-21-08

**BUYER'S ACCEPTANCE OF DEED**  
**04-13-2005**

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.

*Juan D Barrientos*  
Juan D. Barrientos

*Maria Soria*  
Maria Soria

AFTER RECORDING RETURN TO :  
Harold Munai  
800 N. McColl  
McAllen, Texas 78501





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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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, CFM  
Director of Planning

Application No: 1-13073

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

Upon the application of:

Name: EVERARDO ACABAL

Address: 1146 Anacua Circle  
Alamo, Texas  
78016

Phone: (956) 376-5828

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
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:

BROWN ACRES LOT 16

[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. 06-03-15

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, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13073

### 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

Everardo Acabal

Known to me [or proved to me in the oath of TX Ever 35436402 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:

Brown Acres Lot # 14."

[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~~]

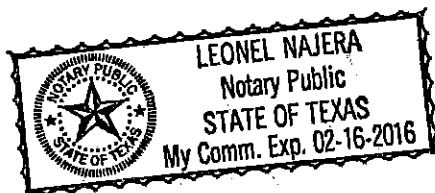
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

X Everardo Acabal JK (Signature)

SUBSCRIBED AND SWORN TO before me on FEB. 10, 2016, 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: 1-13073 Feb. 2, 2016

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

B4500-00-000-0016-00

[ 1 ] OWNER: ACABAL, EVERARDO

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION BROWN ACRES LOT 16

1146 ANACUA CIRCLE ALAMO, TEXAS 78516

Telephone No. 376-5828

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,000

[ 5 ] SIZE OF STRUCTURE: 240 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE C-44

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

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0425C Pct: 1

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.

Johanna Vallejo Prepared by

2/2/2016 Date

Leonel Najera Approved by

1/28/2016 Date

Everardo Acabal Signature of Owner or Applicant

2/2/2016 Date

[ 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.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENCE NUMBER.

Date: October 15, 2015

Grantor: Joe Metz.

Grantor's Mailing Address:  
8301 W Business Highway 83  
Mission, Texas 78572  
Hidalgo County

2655946

Grantee: Everardo Acabal

Grantee's Mailing Address (including county):  
1146 Anacua Circle  
Alamo, Texas 78516  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

**Property Description:**

TRACT 1; GEO: B45000000001600, BROWN ACRES, LOT 16, AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 45, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affects the property.  
Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority land usage or ownership;

9. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, and other matters shown on the plat of Lot 16 Brown Acres Subdivision, as recorded in Map Records Volume 13, Page 45, Hidalgo County, Texas.

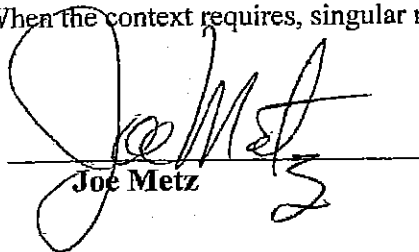
**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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 warranty, when claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the 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 the Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Note is fully paid according to its terms, at which time this deed shall become absolute.

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

  
Joe Metz

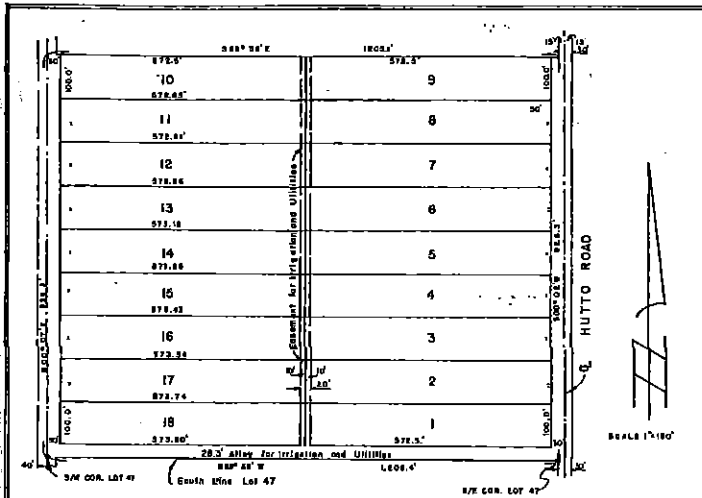
(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 15<sup>th</sup> day of October, 2015  
by **Joe Metz**.



*Maria Elena Martinez*  
Notary Public, State of Texas



APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the 11 day of Jan. 1961  
 GEO. L. ANDERSON, County Clerk  
*George L. Anderson*

MAP  
 OF  
**BROWN ACRES**

APPROVED  
 FOR RECORDING  
 Hidalgo Co. Dept. of Reg. & Tax.  
 By *R. J. [Signature]*  
 Date 1-9-61

BEING A SUBDIVISION OF THE SOUTH 25.67 ACRES OF  
 BLOCK 47, LOTT TOWN & IMPROVEMENT SUBDIVISION  
 HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING  
 PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON  
 DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

*Charles L. Melden*  
 CHARLES L. MELDEN  
 REGISTERED PUBLIC SURVEYOR  
 EDWING, TEXAS



STATE OF TEXAS:  
 COUNTY OF *Haskell*

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, DON EARL BROWN, OWNER OF THE ABOVE DESCRIBED PROPERTY DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

*Don Earl Brown*  
 DON EARL BROWN

STATE OF TEXAS:  
 COUNTY OF *Haskell*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED DON EARL BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF *November* A. D. 1960.

*John [Signature]*  
 NOTARY PUBLIC IN AND FOR

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF DONNA, TEXAS ON THIS THE 3rd DAY OF *January* A. D. 1961.

*Hampton M. Maby*  
 HAMPTON MABY, MAYOR

ATTEST:

*George L. Anderson*  
 CITY SECRETARY

FILED FOR RECORD THIS DATE  
 11:00 A. M.

JAN 11 1961  
 GEO. L. ANDERSON  
 COUNTY CLERK HIDALGO COUNTY, TEXAS  
*to [Signature]*