

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Argelio and Evangelina Gutierrez	4-15244
2.	Jorge Luis Hinojosa and Clara Hinojosa	4-8417
3.	Eduardo Yeudiel Cantu and Erika I. Hernandez	4-15200
	COMM. COURT: March 7, 2016	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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:

4-15244

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

Upon the application of:

Name: Argelio Gutierrez

Address: 5515 S.

Alamo Rd

Edinburg, TX 78542

Phone: 956-457-1850

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>light TEMP</u>	
Date Approved:	<u>3 12 16</u>	<u>1 1</u>

Water Supplier: N/A

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:

Argelio Gutierrez Moreno (owner)
Alamo Land + Sugar CO. 10TH#14 BIK#52

[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 March 15th, 2016, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-15244

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

Argelio Gutierrez Moreno

Known to me [or proved to me in the oath of _____ or through
TX DL 23056105 (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:

Alamo Land & Sugar Co. Lot #14 Block #52."

[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."

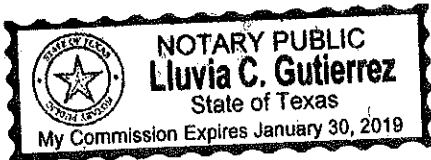
-OR-

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 MARCH 1st, 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:

4-15244

Mar. 1, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

A1800-00-052-0014-25

[1] OWNER: GUTIERREZ, ARGELIO

5305 EL BOSQUE DR
EDINBURG, TX 78542

Telephone No. 457-1856

[7] LEGAL DESC./NAME OF SUBDIVISION
ALAMO LAND & SUGAR CO LOT 14 B
52 E435.6'-S100'-N510' 1.0 AC

LOCATION: 0 S. ALAMO & E. OWASSA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$3,500

[5] SIZE OF STRUCTURE: 128 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'
MINIMUM 24" ABOVE TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

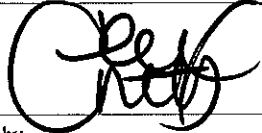
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 480334 Pot: 4

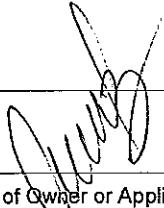
Community No.: 0425C

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 3/1/16

Guillermo Rdgz. _____
Approved by Date 3/1/16

 _____
Signature of Owner or Applicant Date 3/1/16

[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.

C

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 LICENSE NUMBER

SPECIAL WARRANTY DEED

Date: January 25, 2016

Grantor: JUAN MOLINA and wife, JUANA MOLINA

Grantor's Mailing Address (including county): 1107 Hunter's Chase Dr
Edinburg, Hidalgo County TX 78539

Grantee: ARGELIO GUTIERREZ and wife, EVANGELINA GUTIERREZ

Grantee's Mailing Address (including county): 5305 El Bosque Dr
Edinburg, Hidalgo County TX 78542

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): **A portion of land out of the South one-half (1/2), of Lot 14, Block 52, Alamo Land & Sugar Co. Subdivision, Hidalgo County, Texas, being more particularly described as follows:**

Beginning at a point on the east line of Lot 14 for the southeast corner hereof, said corner being located North 817.0 feet from the southeast corner of Lot 14;

Thence, West 435.6 feet to a point for the southwest corner hereof;

Thence, North 100.0 feet to a point for the northwest corner hereof;

Thence, East 435.6 feet to a point on the east line of Lot 14 for the northeast corner hereof;

Thence South 100.0 feet along the east line of Lot 14 to the place of beginning, containing 1.0 acre, of which the East 40.0 feet lie in FM 907 (Alamo Road).

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

All that part owned or claimed by Hidalgo County Irrigation District No. 16;

Subject to Oil & Gas Leases of record;

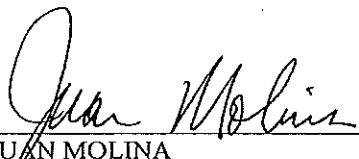
Subject to easements of record;

Subject to Building Restrictions of record;

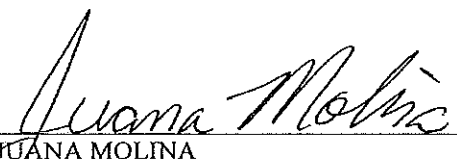
Subject to visible or apparent easements on or across the property herein described.

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 TO 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 conveyance and warranty.

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



JUAN MOLINA

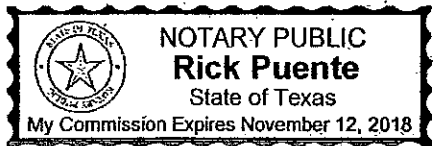


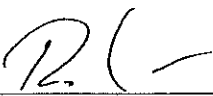
JUANA MOLINA

(Acknowledgement)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 25th day of January 2016 by Juan Molina and Juana Molina.





Rick Puente
Notary Public, State of Texas
My Commission Expires: 11-12-18

THE CITY OF EDINBURG

PLANNING & ZONING DEPARTMENT CERTIFICATE OF COMPLIANCE

No: 2016-3-01

Date: March 1, 2016

NAME OF PROPERTY OWNER: Argelio and Evangelina Gutierrez

LEGAL DESCRIPTION OF PROPERTY: The South one-half (1/2), of Lot 14, Block 52, Alamo Land & Sugar Co. Subdivision, Edinburg, Hidalgo County Texas

LOCATION OF PROPERTY: 5515 S. Alamo Rd. Edinburg, Texas 78542

THE PROPERTY DESCRIBED HEREIN OR IN THE ATTACHED LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE CITY'S SUBDIVISION REGULATIONS. PERMITS MAY BE ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL AND NON-RESIDENTIAL BUILDING(S). UTILITY SERVICES MAY BE EXTENDED TO THE PROPERTY TO THE BY THE PUBLIC UTILITIES HOLDING A CERTIFICATE OF CONVENIENCE AND NECESSITY IN SUCH AREA. COMPLIANCE WITH THE CITY OF EDINBURG'S SUBDIVISION REGULATIONS IS BASED ON: (MARK APPROPRIATE LINE)

- (a) The property was subdivided prior to it being in the City's extraterritorial jurisdiction;
- (b) The property was subdivided as a result of a family partition;
- (c) Where the last recorded conveyance of such lot or tract prior to March 9, 1987 was by metes and bounds;
- (d) Where a building was in existence on said lot prior to March 9, 1987; or where such subdivision, whether by recorded plat or by actual occupancy and use was in existence prior to March 9, 1987.
- (e) The property was subdivided after March 9, 1987 and the property owner has complied with the City's Subdivision Ordinance.
- (f) Where such division of land is used for agricultural purposes in parcels or tracts of 5 acres or more and not involving any new street, alley, or easement of access.

PROPERTY IS SUBJECT TO REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, AND POTABLE WATER SUPPLY, ETC.

COMMENTS: This property is located outside the City of Edinburg city limits. The City authorizes the connection of water services through North Alamo Water Supply Co. . Any further division of the property for any purpose will be subject to compliance with the City's review Requirements.

PLANNING & ZONING DEPARTMENT STAFF

3/1/16
Date



415 West University Drive • P. O. Box 1079 • Edinburg, Tx. 78540
Phone (956) 388-8202 • Fax (956) 292-2080





PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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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:

4-15200

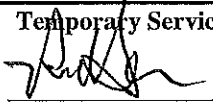
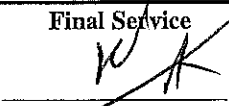
HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Eduardo Y Cantin

Address: 135 Paseo Del Prado #21
Edinburg TX 78539

Phone: 956-960-5259

Approved by Environmental Health:	Temporary Service 	Final Service 
Inspection/Permit No:	Authorized Signature <u>Temp pole</u>	Authorized Signature
Date Approved:	<u>2/19/16</u>	<u>1 1</u>

Water Supply: N/A
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:

Wilsher Subdivision Lot #3

[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 February 25, 2016, 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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-15200

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

Eduardo Yaudiel Cantu

Known to me [or proved to me in the oath of Eduardo Y Cantu or through Texas driver License (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:

15611 N Depot Road, Edinburg TX 78541
Wilshie lot #3

[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."

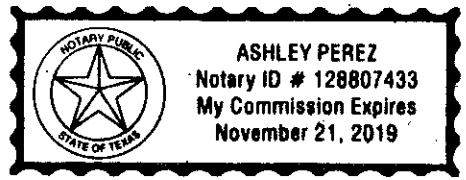
-OR-

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 26th, 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:
4-15200
Feb. 18, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

W6170-00-000-0003-00

[1] OWNER: CANTU, EDUARDO YEUDIEL &
HERNANDEZ, ERIKA
2809 E JESSICA ST
EDINBURG, TX 78541

[7] LEGAL DESC./NAME OF SUBDIVISION
WILSHER LOT 3

Telephone No.

LOCATION: 0 DEPOT & M. CRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST *Capita tank*

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$137,040


[5] SIZE OF STRUCTURE: 3,426 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:40' BACK40' N.SIDE:32' S.SIDE:10'
MINIMUM ELEV. 18" ABOVE NATURAL GROUND

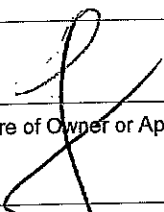
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 2/18/16

OTHER _____
TOTAL AMOUNT \$30.00

Julio Ruiz
Approved by _____ Date 2/17/16

Light Water
Flood Zone: NO Panel No. /Suffix: 480334 Pct: 0


Signature of Owner or Applicant _____ Date 2/18/16

Community No.: 0325 D
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.

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

[Back to the search page](#)

Printing Instructions



Doc-2510634

Charge to VLTC
GP: 140495/PG

WARRANTY DEED

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.

Date: October 24, 2014

Grantor: JOSE REYES DEL BOSQUE AND WIFE, LILIA AMAYA DEL BOSQUE

Grantor's Mailing Address: 15611 N. Depot Road
Edinburg, Texas 78541

Grantee: EDUARDO YEUDIEL CANTU AND WIFE, ERIKA I. HERNANDEZ

Grantee's Mailing Address: 2809 Jessica Street
Edinburg, Texas 78541

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 3, WILSHER SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 27, Page 130-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 Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- Restrictive covenants as set forth in instrument dated April 24, 1992, recorded in Volume 3246, Page 639, Official Records and Volume 27, Page 130-A, Map Records of Hidalgo County, Texas.
- Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Wilsher Subdivision, recorded in Volume 27, Page 130-A, Map Records of Hidalgo County, Texas.
- Easement and right of way in favor of Central Power and Light Company as shown by instrument dated December 9, 1949, recorded in Volume 689, Page 152, Deed Records of Hidalgo County, Texas.
- Easement in favor of Hidalgo County Water Control & Improvement District No. 1 as shown by instrument recorded in Volume 937, Page 592, Deed Records of Hidalgo County, Texas.
- Right of way easement as shown by instrument dated May 6, 1980, recorded in Volume 1674, Page 37, Deed Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated January 5, 1949, recorded in Volume 655, Page 69, Deed Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deeds dated March 10, 1948, recorded in Volume 637, Page 248, dated March 26, 1952, recorded in Volume 743, Page 83, dated October 24, 1975, recorded in Volume 1461, Page 334, Deed Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated May 13, 1959, recorded in Volume 949, Page 304, Deed Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 19, 1944, recorded in Volume 55, Page 270, dated February 2, 1955, recorded in Volume 168, Page 147, dated April 27, 1983, recorded in Volume 429, Page 535, dated April 27, 1983, recorded in Volume 429, Page 560, all Oil and Gas Records, dated April 25, 1983, recorded in Volume 1862, Page 900, dated July 28, 1983, recorded in Volume 1883, Page 772 and dated September 27, 1983, recorded in Volume 1903, Page 251, Official Records of Hidalgo County, Texas.
- Certification of Resolution as shown by instrument dated April 11, 2000, filed April 12, 2000 under Document Number 863154, Official Records of Hidalgo County, Texas.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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

[Back to the search page](#)

Printing Instructions



Doe-2510834

Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years, 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 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.

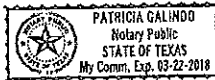
Jose Reyes del Bosque
JOSE REYES DEL BOSQUE

Lilia Amaya del Bosque
LILIA AMAYA DEL BOSQUE

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October 20th, 2014 by JOSE REYES DEL BOSQUE.



Patricia Galindo
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October 20th, 2014 by LILIA AMAYA DEL BOSQUE.



Patricia Galindo
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
EDUARDO YKUDIEL CANTU &
ERIKA I. HERNANDEZ
2809 Jessica Street
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: 140495

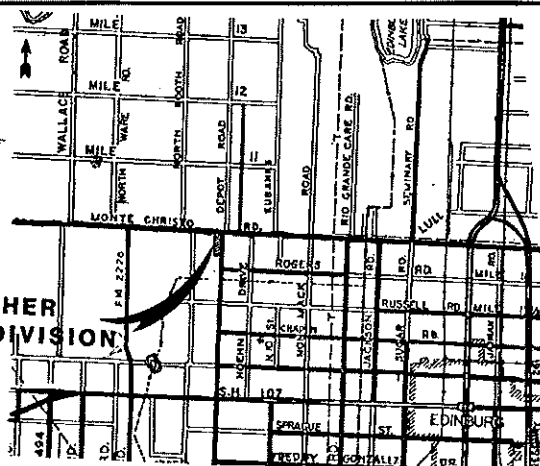
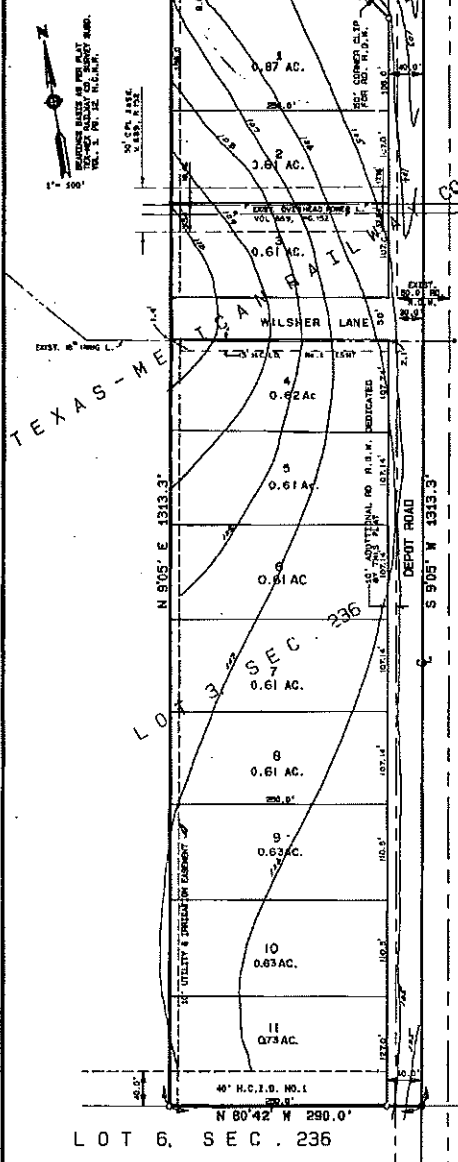
LOT 10, BLK. 30, RIO GRANDE DEV. CO. SUBD.

MONTE CRISTO (F.M. 1925)

40' RD EASTWYD VOL. 900, PG. 109

S 80°42' E 290.0'

N.E. COR. LOT 3, SEC. 236



WILSHER SUBDIVISION

LOCATION MAP

256475
APR - 2 - 1992
10-19-92

METES AND BOUNDS DESCRIPTION

A tract of land containing 8.74 acres of land situated in Hidalgo County, Texas and also being a part or portion of LOT 3, SECTION 236, TEXAS MEXICAN RAILWAY COMPANY SURVEY (Deed Reference: Volume 1, Page 12, M.C.M.R.) and said 8.74 acres of land also being more particularly described as follows:

Beginning at the northeast corner of said Lot 3 for the northeast corner of this tract;

Thence S 9° 05' W along the east line of said Lot 3 and the center line of said Depot Road a distance of 1211.30 feet to the southeast corner of said Lot 3 for the southeast corner of this tract;

Thence N 80° 42' W along the south line of said Lot 3 at a distance of 30.00 feet past the existing west right-of-way line of said Depot Road, at 40.00 feet past the proposed west right-of-way line of said Depot Road and continuing a total distance of 250.00 feet to the southwest corner of this tract;

Thence N 9° 05' E at a distance of 1304.30 feet past the south right-of-way line of F.M. 1925 (Monte Cristo Road) and continuing a total distance of 1213.30 feet to the north line of said Lot 3 for the northwest corner of this tract;

Thence S 80° 42' E along the north line of said Lot 3 a distance of 250.00 feet to the POINT OF BEGINNING and containing 8.74 acres of land of which 0.06 of one acre lies in the right-of-way of said F.M. 1925, 0.90 of one acre lies in the right-of-way and 0.36 of one acre lies in the proposed right-of-way of said Depot Road and leaving a net of 7.42 acres of land, more or less.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 31st day of April 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By _____ Deputy

- LEGEND
- 1/2" IRON ROD, FOUND
 - 1/2" IRON ROD, SET
 - ⊗ 60 d NAIL, FOUND

PLAT OF
WILSHER SUBDIVISION

BEING 8.74 ACRES OUT OF
LOT 3, SEC. 236 TEX.-MEX. RAILWAY CO. SURVEY SUBDIVISION
HIDALGO COUNTY, TEXAS

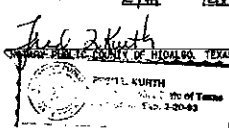
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WILSHER SUBDIVISION TO THE COUNTY OF HIDALGO TEXAS, AND WHERE HANK IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONVEGATION THEREIN DESCRIBED.

Ron Wilsher
RON WILSHER, OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RON WILSHER 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 CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF FEBRUARY, 1992.



STATE OF TEXAS
COUNTY OF HIDALGO

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

Fred L. Kurth
FRED L. KURTH
R.E. #4151
DATE OF PREPARATION: 10/21/91
SURVEYED DATE: 11/19/91
T. 30, S. 36, R. 1110

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE COUNTY OF HIDALGO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS COUNTY WHEREIN MY APPROVAL IS REQUIRED, APPROVED THIS THE 19TH DAY OF DECEMBER, 1991.

William D. Garcia
WILLIAM D. GARCIA
CHAIRMAN, PLANNING COMMISSION
DATE: 3-10-92

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

David H. Casare
DAVID H. CASARE
CITY CLERK
DATE: 3-18-92

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS 10th DAY OF FEBRUARY, 1992.

William Zib
WILLIAM ZIB
PRESIDENT

David M. Casare
DAVID M. CASARE
SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

Fred L. Kurth
FRED L. KURTH
R.P.E. #4151
DATE: 2/27/92

- NOTES:
1. PROPOSED SETBACKS ARE AS FOLLOWS:
FRONT - 40 FEET
REAR - 20' LOT DEPTH MAX. 40 FEET
SIDE - 10 FEET
 2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 18' ABOVE NATURAL GROUND.
 3. ANTICIPATED HURD WATER CREATED BY A 100 YEAR STORM WILL NOT POOD IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP CONC. PANEL NO. 480334 0290C NOV. 10, 1982.
 4. BENCHMARK TBM SET ON POWER POLE S.E. FROM INTER. OF DEPOT RD. & F.M. 1925 I.C.R.S. ELEV. 102.47
 5. ONLY ONE SINGLE FAMILY DWELLING PER LOT.
 6. THERE ARE NO WATER WELLS WITH-IN 150' OF THIS SUBDIVISION.
 7. CULVERTS SHALL BE PROVIDED FOR ALL DRIVEWAYS

William D. Garcia
3-31-92



27 130A



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 4-8419



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

Upon the application of:

Name: Jose L. Kingosa

Address: Lot 80 E. O'NASSARD
Edinburg TX 78542

Phone: 219-8888

Approved by Environmental Health:	Temporary Service 	Final Service 
Inspection/Permit No:	Authorized Signature <u>Temp light</u>	Authorized Signature
Date Approved:	<u>2/19/16</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No: 803738 001
 Temporary Pole Permanent Service

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

Kelly Pharr lot # 80 TR # 5

[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 25th 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: 4-8417

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

Jorge Luis Hinojosa

Known to me [or proved to me in the oath of _____ or through
TX DL 19724579 (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:

TR#5 Lot 80 E. Owassa Rd, TX Edinburg 78542
Kelly Pham

[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]

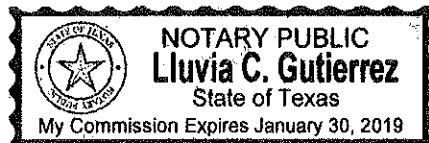
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 19 February, 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:

4-8417

Mar. 18, 2009

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

K2400-00-000-0080-40

[1] OWNER: HINOJOSA, JORGE L & CLARA

RR 2 BOX 508
EDINBURG, TX 78539-9612

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION

KELLY PHARR E75'-W600'-S189.1'
811.3' LOT 80 A/K/A TR 5 0.32A
GR 0.27AC NET

LOCATION: 0 OWASSA & I RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[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.: \$7,000

[5] SIZE OF STRUCTURE: 3,450 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES ZONE B

Special Conditions: No construction allowed over any easements.

SETBACKS MUST BE 10'FRONT 5'REAR 6' SIDE'S. MUST
CALL PRE-POUR INSP 48 HRS BEFORE POUR CONCRETE.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER 30⁰⁰
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 4

Community No.: _____

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.

Ang. Saliz 3/14/09
Prepared by Date

T.J. Arredondo 3/18/09
Approved by Date

[Signature] 3/18/09
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.

RAG:jgv
90-1382
3/8/90

153124

2251

Prepared by the State Bar of Texas for use by lawyers only,
Revised 10-85.

RS

CORRECTION

WARRANTY DEED

VOL 2884 PAGE 303

Date: March 8, 1990

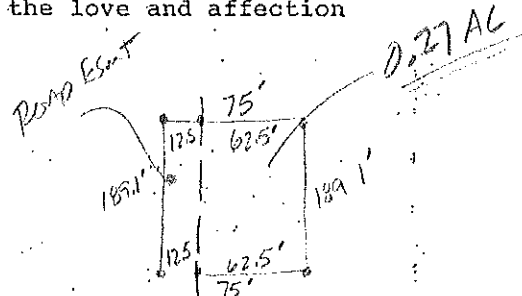
Grantor: LAURO HINOJOSA and CLARA HINOJOSA

Grantor's Mailing Address (including county): Rt. 2, Box 508, Edinburg, Hidalgo County, Texas

Grantee: JORGE LUIS HINOJOSA and CLARA HINOJOSA

Grantee's Mailing Address (including county): Rt. 2, Box 508, Edinburg, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantor holds for Grantee



Property (including any improvements): Parcel Five (5) out of a 2.75 acre tract of Lot Eighty (80), KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, said Parcel Five (5) being more particularly described by metes and bounds as follows: BEGINNING at a five-eighths (5/8) inch diameter iron rod set for the Northeast corner hereof, said corner hereof, said corner being located East 600.0 feet with the North boundary line of Lot 80, Thence South 622.2 feet from the Northwest corner of Lot 80; THENCE continuing South 189.1 feet to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof; THENCE West, at 62.5 feet pass a five-eighths (5/8) inch diameter iron rod set at the East Road Easement line, at 75.0 feet in all to the Southwest corner hereof; THENCE North 189.1 feet to the Northwest corner hereof; THENCE East, at 12.5 feet pass a five-eighths (5/8) inch diameter iron rod set at the said East Road Easement line, at 75.0 feet in all to the place of beginning, containing thirty-two hundredths (0.32) of an acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

VOL 2884 PAGE 304

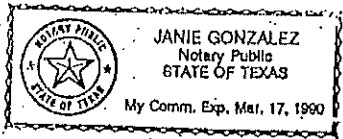
This deed is made in place of and to correct a deed from Grantor to Grantee; dated January 22, 1990, and recorded in Volume 2862, Page 769 through Page 770, in the Official Records of Hidalgo County, Texas. By mistake that deed name Grantee as JORGE LUIS HINOJOSA when it should have named the Grantee to be JORGE LUIS HINOJOSA and CLARA HINOJOSA. This correction deed is made by Grantor and accepted by Grantee to correct that mistake, if effective on January 22, 1990, and in all other respects confirms the former deed.

Lauro Hinojosa
LAURO HINOJOSA

Clara Hinojosa
CLARA HINOJOSA
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of March, 19 90
by LAURO HINOJOSA and CLARA HINOJOSA.



Janie Gonzalez
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
LAW OFFICE OF RICARDO A. GARCIA
820 SOUTH MAIN
McALLEN, TEXAS 78501
(512) 630-2882

PREPARED IN THE LAW OFFICE OF:
RICARDO A. GARCIA
ATTORNEY AT LAW
820 SOUTH MAIN
McALLEN, TEXAS 78501
(512) 630-2882

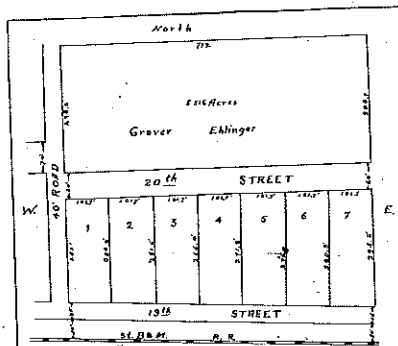
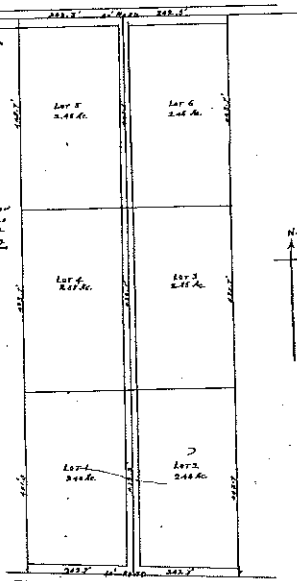
Subdivision of West 15 Acres
of Lot 10, Block 33
of Alamo Land & Sugar Company's
Alamo Tract, Hidalgo County, Texas.
Scale 1 inch = 100'

STATE OF TEXAS,
County of Hidalgo,
I, E.M. Card, Civil Engineer & Surveyor of
Hidalgo County, do hereby certify that the
above map of the Alamo Tract is a true and
correct map of the Alamo Tract as shown
on the map of the Alamo Tract, filed
in the office of the County Clerk of
Hidalgo County, Texas, on the 15th day of
March, 1915.

Survey made and witnessed by E.M. Card, Surveyor,
Hidalgo County, Texas, on the 15th day of March, 1915.
E.M. Card, Surveyor.
Hidalgo County, Texas.

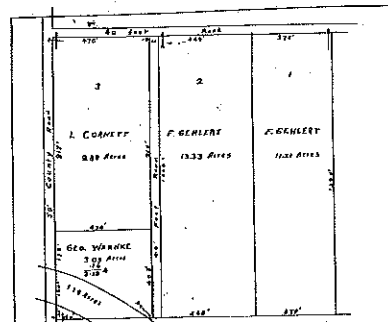
STATE OF TEXAS,
County of Hidalgo,
I, E.M. Card, Civil Engineer & Surveyor of
Hidalgo County, do hereby certify that the
above map of the Alamo Tract is a true and
correct map of the Alamo Tract as shown
on the map of the Alamo Tract, filed
in the office of the County Clerk of
Hidalgo County, Texas, on the 15th day of
March, 1915.

Witness my hand and seal of office on this
15th day of March, 1915.
E.M. Card, Surveyor.
Hidalgo County, Texas.



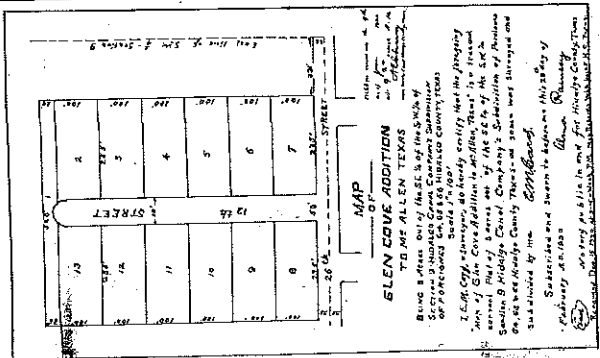
MAP
SHOWING
SUBDIVISION OF LOT 10 IS 15 OF THE NORTH
EAST ONE FOURTH SECTION 8 HIDALGO
CANAL COMPANY'S SUBDIVISION OF PORCIONES
64, 66 HIDALGO COUNTY TEXAS
Scale 1" = 100'
McAllen Texas May 29, 1910

I, E.M. Card, a Surveyor, do hereby certify that
the foregoing Map Showing Subdivision of Lot No 10
is a true & correct Plat of said Lands as surveyed and
subdivided by me.
E.M. Card
State of Texas Subscribed and sworn to before me this
County of Hidalgo, 1910 day of May A.D. 1910
Alma Ramsey
Hidalgo County, Texas



MAP
SHOWING
LOT 109 KELLY-PHARR SUBDIVISION
of
PORCIONES 698 TO HIDALGO COUNTY TEXAS
Scale 1" = 200'
McAllen Feb 28, 1910

I, E.M. Card, a Surveyor, do hereby certify that the foregoing
Map of LOT 109 KELLY-PHARR SUBDIVISION of PORCIONES
698, is a true and correct Plat of said Lands as described
above, as surveyed and subdivided by me.
E.M. Card
Subscribed and sworn to before me this day of
Feb 28, 1910
Alma Ramsey
Hidalgo County, Texas



MAP
SHOWING
ELEN COVE ADDITION
of
LOT 109 KELLY-PHARR SUBDIVISION
of
PORCIONES 698 TO HIDALGO COUNTY TEXAS
Scale 1" = 200'
McAllen Feb 28, 1910

I, E.M. Card, a Surveyor, do hereby certify that the foregoing
Map of ELEN COVE ADDITION of LOT 109 KELLY-PHARR
SUBDIVISION of PORCIONES 698, is a true and correct Plat of
said Lands as described above, as surveyed and subdivided
by me.
E.M. Card
Subscribed and sworn to before me this day of
Feb 28, 1910
Alma Ramsey
Hidalgo County, Texas