





# 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

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: 1-13671

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

Upon the application of:

Name: Maria M. Aguirre

Address: 1318 Washington  
Drive  
Merida, TX 78537

Phone: (956) 975-5756

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

Water Supplier: North Alamo water supply

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

36 Palms Terrace West 1/2 of  
Lot #7 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.

Johanna Valley  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
1-13671

Application No:

### 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

Maria Magdalena Aquinaga

Known to me [or proved to me in the oath of TR DL # 15190029 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:

36 Palms Terrace West 1/2 of Lot 17 Block 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."

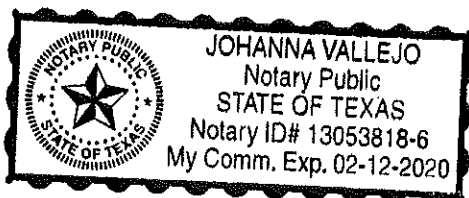
-OR-

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."

Maria M. Aquinaga (Signature)

SUBSCRIBED AND SWORN TO before me on June 14, 2016, to certify which, witnesses my hand and seal of office.

Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO: 1-13671 Jun. 7, 2016

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

T4090-00-001-0007-01

[ 1 ] OWNER: AGUINAGA, MARIA AGUINAGA, RAUL 1418 S. TIO AVE WESLACO TX 78596-7204 Telephone No. 975-4313

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION THIRTY-SIX PALMS TERRACE WEST 62.50' - LOT 7 BLK 1

LOCATION: 0 OLD LA BLANCA & MILE 11

[ 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.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 1,260 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C-25

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

Johanna Vallejo Prepared by

6/7/2016 Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Napraw Approved by

6/6/2016 Date

Flood Zone: NO Panel No. /Suffix: 0475C Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant

6/7/2016 Date

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

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

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**GIFT DEED**

**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 RECORD: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE. {CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE}**

**Date:** December 8, 2015

**Grantor:** \*JOSE G. GARCIA aka JOSE GUADALUPE GARCIA, a single man

**Grantor's Mailing Address (including county):** 100 Maple HL Lot 111  
Hartford, MI 49057-1282

**Grantee:** RAUL AGUINAGA and wife, MARIA MAGDALENA AGUINAGA

**Grantee's Mailing Address (including county):** 1418 S. Tio Avenue  
Weslaco, Texas 78596  
Hidalgo County, Texas

**Consideration:** For the love and affection Grantor has and bears unto Grantee.

**Property (including any improvements):**

**The West ½ of Lot 7, Block 1, 36 PALMS TERRACE, Part One, Hidalgo County, Texas, according to the map thereof recorded in Volume 21, Page 182, Map Records, Hidalgo County, Texas.**

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

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Standby fees and taxes for the year 2014 and assessments for prior years.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO**

**OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.**

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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 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.

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

  
JOSE G. GARCIA aka JOSE  
GUADALUPE GARCIA

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 0<sup>th</sup> day of December 2015, by  
JOSE G. GARCIA aka JOSE GUADALUPE GARCIA.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.  
5522 North 10th Street  
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente, P.C.  
5522 North 10th Street  
McAllen, Texas 78504

File Number:15-RAGUINAGA.GD

94461

**WARRANTY DEED**  
(LONG FORM)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That THIRTY-SIX PALMS TERRACE, INC., a Texas Corporation doing business in

of the County of Hidalgo, and State of Texas, for and in

consideration of the sum of TEN AND NO/100 (\$10.00)-----

-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

\*JOSE G. GARCIA and wife, MATILDE GARCIA

of the County of Hidalgo, and State of Texas, all of

## THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 1/2 of all minerals reserved in Deed dated April 7, 1956 recorded in Vol. 859, Page 270, Deed Records;
2. Oil & Gas Lease dated January 27, 1982 from Thirty-Six Palms Terrace, Inc. to National Oil Company, recorded in Vol. 411, Page 171, Oil and Gas Lease Records;
3. Oil and Gas Lease dated February 4, 1982 from Troy Hayes and Mildred Cochrane Bowen to National Oil Company, recorded in Vol. 413, Page 896, Oil and Gas Lease Records;
4. Restrictions recorded in Vol. 1564, Page 890, Deed Records, Amended Vol. 1763, Page 944, Deed Records;
5. Water Service Agreement dated July 15, 1978 between North Alamo Water Supply Corporation and L. J. Cox, recorded in Vol. 1544, Page 978, Deed Records;
6. Drainage Easement dated February 6, 1980 between 36 Palms Terrace, Inc. and Lloyd Pykowski, et. ux. Minnie Pykowski, recorded in Vol. 1658, Page 828, Deed Records;
7. Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1 and all visible easements;

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 grantees, their heirs and assigns forever; and it do<sup>es</sup> hereby bind ~~itself and its successors and assigns/~~ ~~heirs, executors and administrators~~ to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 13th day of December, A. D. 19 83.

ATTEST:

*Judy Cox*  
Secretary

THIRTY-SIX PALMS TERRACE, INC.

By: *Polly Cox*  
POLLY COX, President

Mailing address of each grantee:

Name: Jose G. Garcia  
Address: Matilde Garcia  
1500 Air Port Drive  
Weslaco, Texas 78596

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF

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

My commission expires: \_\_\_\_\_

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

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF

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

My commission expires: \_\_\_\_\_

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

(Corporate Acknowledgment)

STATE OF TEXAS }  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of December, 19 83  
by \_\_\_\_\_ President

of \_\_\_\_\_  
a \_\_\_\_\_ PALMS TERRACE, INC.  
Texas corporation, on behalf of said corporation.

My commission expires: 6/20/85



Vickey Lynn Robbins  
Notary Public, State of Texas  
Notary's printed name: VICKEY LYNN ROBBINS, Notary Public  
In and for the State of Texas  
My Commission expires 6-20-85

94464

AFTER RECORDING RETURN TO:  
Jose G. Garcia  
Matilde Garcia  
1500 Air Port Drive  
Weslaco, Texas 78596  
CHARGE TO: Stewart Title

PREPARED IN THE LAW OFFICE OF:

pd  
7/16

WARRANTY DEED

STATE OF TEXAS  
COUNTY OF HIDALGO

}

KNOW ALL MEN BY THESE PRESENTS:

That I, PAULINE COX, a widow,

of Hidalgo County, Texas,

, in consideration of the sum of

TEN AND NO/100 \_\_\_\_\_  
and other good and valuable consideration,  
to said grantor in hand paid by the grantee

DOLLARS (\$ 10.00 )

hereinafter named, the receipt of which is hereby

acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do

GRANT, SELL AND

CONVEY unto JUAN GUZMAN, JR.  
2604 Redwood, McAllen, TX 78501

of Hidalgo County, Texas, all that certain property situated in Hidalgo County, Texas, described as follows, to-wit:

The East One-half (E. 1/2) of Lot Seven (7), Block One (1), of THIRTY SIX PALMS TERRACE SUBDIVISION, Hidalgo County, Texas, according to the map or plat of said subdivision on file in Vol. 21 Pg. 182 of the Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Any existing easements of record affecting said property.
2. Any existing oil, gas and mineral leases.
3. Any building restriction of record.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantee above named, his heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND the title to said property unto the said grantee above named, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this the 17th day of December, A.D. 1986.

Pauline Cox  
PAULINE COX.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF HIDALGO }

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

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 17th day of December, 1986.

My commission expires 1/31/89

Dora Perez  
Notary Public Hidalgo County, Texas.  
DORA PEREZ

STATE OF TEXAS }  
COUNTY OF }

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

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of

\_\_\_\_\_  
Notary Public County, Texas.

192676

FORM NO. 12

FRED P. HUNTER, CLAYTON, TEXAS

**General Warranty Deed**

TO

JUAN GUZMAN, JR.

FILED  
9:49 o'clock #

DEC 19 1986

J. EDGAR RUIZ  
Clerk, Hidalgo Co. Tex.  
ASBY

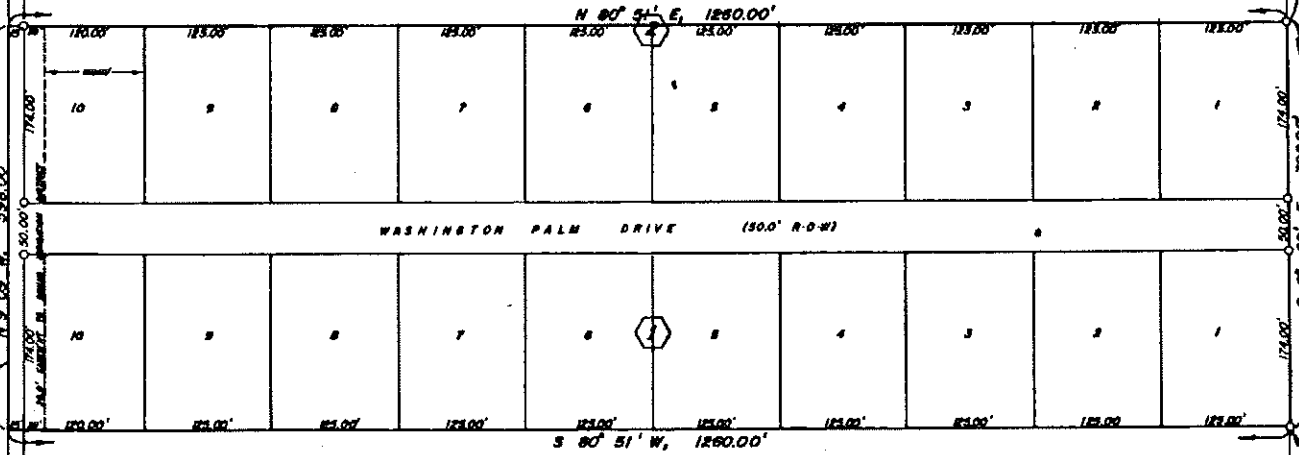
Return to JUAN GUZMAN, JR.  
2604 Redwood

McAllen, TX 78501

36 PALMS TERRACE  
PART ONE  
(11.51 ACRES)

N.E. COR. BLK. 31

CENTERLINE 30' DEDICATED ROAD (HWY)



SCALE - 1" = 100.00'

○ - SET A 2.00' NO. 4 RE-BAR WITH PLASTIC CAP STAMPED "HLS 1001".

29130

Recorded in Book 20 Page 39  
of the map records of Hidalgo  
County, Texas  
Charles L. Holden  
County Surveyor

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This on the 26th of Sept 1977  
SHANTOS S. GARCIA, County Clerk  
Hidalgo County, Texas  
By Shongare Deputy

SUBDIVISION PLAT OF  
THE SOUTH 398.00 FEET OF  
BLOCK 31, LA BLANCA "B" SUBDIVISION,  
LA BLANCA AND LLANO GRANDE GRANTS,  
HIDALGO COUNTY, TEXAS

I, TOM W. STOVALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

Tom W. Stovall 7-28-77  
TOM W. STOVALL #1651  
REGISTERED PUBLIC SURVEYOR  
WESLACO, TEXAS



STATE OF TEXAS;  
COUNTY OF HIDALGO;

KNOW ALL MEN BY THESE PRESENTS:  
THAT, 36 PALMS TERRACE, INC., OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING PLAT OF 36 PALMS TERRACE SUBDIVISION, PART ONE, AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN.

36 PALMS TERRACE INC.  
Polly Cox  
POLLY COX PRESIDENT

STATE OF TEXAS;  
COUNTY OF HIDALGO;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, POLLY COX, PRESIDENT OF 36 PALMS TERRACE, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY NAME AND SEAL OF OFFICE THE 28 DAY OF May A.D., 1977.

David E. Casanova  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS



THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 16 DAY OF May, A.D., 1977.

Stacy M. Stovall  
SECRETARY  
Ed Miller  
PRESIDENT

APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1977.

ATTEST:  
COUNTY CLERK

FILED FOR RECORD  
1:16  
SEP 26 1977  
COUNTY CLERK

APPROVED FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By John D.  
Date 9.26.77