





# 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 12 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13720

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

Upon the application of:

Name: LUIS VASQUEZ

Address: 342 TEXAS BLVD  
MERCEDES TX 78570

Phone: 956 520-6719

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

Water Supplier: City of Mercedes

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:

INDIAN HILLS BLK 1 342

[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 Vally  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13720

**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

Luis Vasquez

Known to me [or proved to me in the oath of TX ID# 060573385 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Indian Hills Lot # 342 Blk # 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-

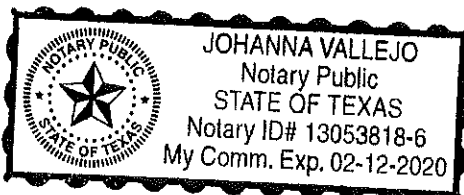
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Luis Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on June 23rd, 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:

1-13720

Jun. 23, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

12230-00-001-0342-00

[ 1 ] OWNER: VAZQUEZ, LUIS  
MOLINERO, YOLANDA  
342 TEJAS, BLVD  
MERCEDES, TEXAS 78570  
Telephone No. 274-1323

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 342 BLK 1

LOCATION: 0 MILE 11 & FM 491

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$13,000

[ 5 ] SIZE OF STRUCTURE: 270 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:6'  
MIN. ELE.ABOVE TOP OF NATURAL GROUND 18"

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.

Prepared by Leonel Magana Date 6/23/16

Approved by [Signature] Date 6/23/16

Signature of Owner or Applicant [Signature] Date 6/23/16

[ 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.

# WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 26, 2016

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: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Luis Vazquez and Yolanda Molinero

GRANTEE'S MAILING ADDRESS: P.O. Box 1224  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirteen thousand and NO/100 Dollars ( \$13000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Forty-Two (342), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

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

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors, to warrant and forever defend all and singular the Property to Grantee and Grantee's heir, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.  
Restrictions: See Exhibit A

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

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

property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

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

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

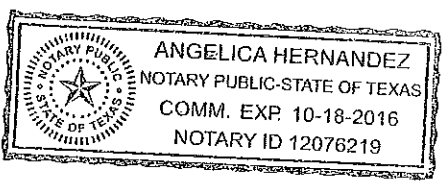
*Robert L. Schwarz*

Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the 31<sup>st</sup> day of May 2016, by Robert L. Schwarz



*Angelica Hernandez*

Notary Public, State of Texas

Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-16

### BUYER'S ACCEPTANCE OF DEED 05-26-2016

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.

*Luis Vazquez*

Luis Vazquez

*Yolanda Molinero*  
Yolanda Molinero

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574





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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13722

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

Upon the application of:

Name: Alejandro Garcia

Address: 12530 Tejas  
Blvd Mercedes  
TX 78570

Phone: (956) 503-0449

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

Water Supplier: CITY OF MERCEDDES

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

Account/ESI No.: KIP  
 Temporary Pole  Permanent Service

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

INDIAN HILLS LOT 345 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



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 173722

### 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

ALLIANDRO GARCIA

Known to me [or proved to me in the oath of TX 0447 28255472 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

INDIAN HILLS LOT 345 OUR 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]

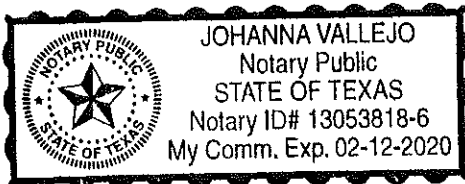
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 23<sup>rd</sup>, 2016, to certify which, witnesses my hand and seal of office.



Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 24, 2016

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: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Alejandro Garcia

GRANTEE'S MAILING ADDRESS: PO Box 1467  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirteen thousand and NO/100 Dollars ( \$13000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Forty-Five (345), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

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

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors, to warrant and forever defend all and singular the Property to Grantee and Grantee's heir, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.  
Restrictions: See Exhibit A

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

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

Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

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

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

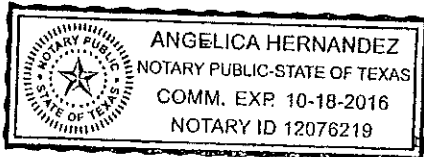
*Robert L. Schwarz*

Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the *31<sup>st</sup>* day of *March* *2016* by Robert L. Schwarz



*Angelica Hernandez*  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires 10-18-16

BUYER'S ACCEPTANCE OF DEED  
03-24-2016

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.

*Alejandro Garcia*  
Alejandro Garcia

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574





STATE OF TEXAS  
COUNTY OF HOUSTON

I, **JOHN L. GIBBY**, a registered public surveyor and contractor, do hereby certify that this map is a true and accurate representation of the subdivision of the lands herein according to a plan filed in my office.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

FROM ALL REAL ESTATE INTERESTS, ON THIS AN UNRECORDED DEED, MORE FULLY SET FORTH, RECORDS, AND CONTAINING THE FULL AND UNRECORDED DEED OF THE PROPERTY HEREIN REFERRED TO, THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN REFERRED TO, THE UNDERSIGNED HAS HEREBY CONVEYED TO THE CITY OF HOUSTON, TEXAS, ALL HIS RIGHTS AND INTERESTS IN THE PROPERTY HEREIN REFERRED TO, TO BE USED FOR THE PURPOSES AND CONDITIONS HEREIN EXPRESSLY SET FORTH IN THE DEED OF CONVEYANCE, THIS THE 12th DAY OF FEBRUARY, 1924.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

1. THE UNDERSIGNED, OWNER OF THE PROPERTY AND SAVING COMMISSION OF THE CITY OF HOUSTON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT OF THIS CITY ENACTED IN JUNE, 1910, A.C. 11.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

2. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

3. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

4. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

5. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

6. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

7. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

8. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
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No. 12345  
Houston, Texas

9. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

10. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

11. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

12. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

13. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

14. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

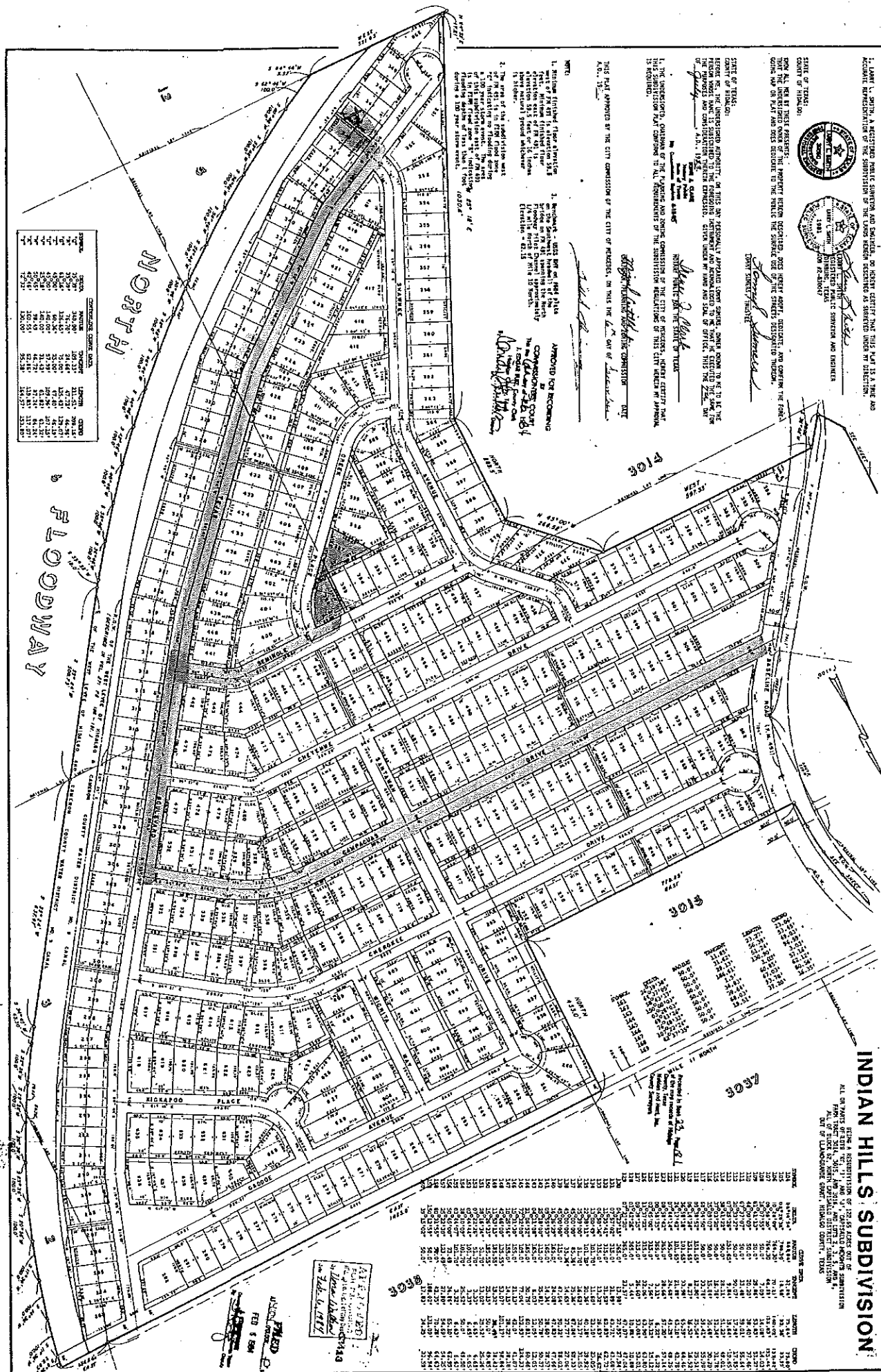
*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

15. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas

16. THE AREA OF THE SUBDIVISION WAS MEASURED BY MEANS OF A STATIONING SYSTEM OF 100 FEET PER STATION, THE POINTS OF WHICH ARE IDENTIFIED BY NUMBERS 1 TO 100, AND THE DISTANCE BETWEEN EACH POINT IS 100 FEET.

*John L. Gibby*  
Registered Public Surveyor and Engineer  
No. 12345  
Houston, Texas



SECTION	ACRES	FRONT	DEPTH	AREA
1	1.25	100	100	12,500
2	1.25	100	100	12,500
3	1.25	100	100	12,500
4	1.25	100	100	12,500
5	1.25	100	100	12,500
6	1.25	100	100	12,500
7	1.25	100	100	12,500
8	1.25	100	100	12,500
9	1.25	100	100	12,500
10	1.25	100	100	12,500
11	1.25	100	100	12,500
12	1.25	100	100	12,500
13	1.25	100	100	12,500
14	1.25	100	100	12,500
15	1.25	100	100	12,500
16	1.25	100	100	12,500
17	1.25	100	100	12,500
18	1.25	100	100	12,500
19	1.25	100	100	12,500
20	1.25	100	100	12,500

INDIAN HILLS SUBDIVISION

ALL OF PARTS OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 15 WEST, COUNTY OF HOUSTON, TEXAS, AS SHOWN ON THE MAP OF THE SUBDIVISION OF THE LANDS HEREIN REFERRED TO, FILED IN MY OFFICE ON FEBRUARY 12, 1924.

MAP OF  
INDIAN HILLS SUBDIVISION  
FILED IN MY OFFICE ON FEBRUARY 12, 1924.

LOT	ACRES	FRONT	DEPTH	AREA
1	0.125	100	100	1,250
2	0.125	100	100	1,250
3	0.125	100	100	1,250
4	0.125	100	100	1,250
5	0.125	100	100	1,250
6	0.125	100	100	1,250
7	0.125	100	100	1,250
8	0.125	100	100	1,250
9	0.125	100	100	1,250
10	0.125	100	100	1,250
11	0.125	100	100	1,250
12	0.125	100	100	1,250
13	0.125	100	100	1,250
14	0.125	100	100	1,250
15	0.125	100	100	1,250
16	0.125	100	100	1,250
17	0.125	100	100	1,250
18	0.125	100	100	1,250
19	0.125	100	100	1,250
20	0.125	100	100	1,250

FILED IN MY OFFICE ON FEBRUARY 12, 1924.

FILED IN MY OFFICE ON FEBRUARY 12, 1924.



# 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13732

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

Upon the application of:

Name: Alfonso Castro Jr

Address: 21815 Castro Dr  
Edinburg TX 78539

Phone: 956 533 3558

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

Water Supplier: MAWS

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 TRACT BLK 581 LOT 2

[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.

Torhanna Valles  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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: 1-13732

### 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

ALFONSO CASTRO JR

Known to me [or proved to me in the oath of TXID# 12980461 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:

WEST TRACT W/ 581 ACR 2"

[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-

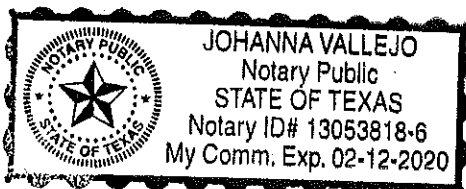
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 28<sup>th</sup>, 2010, to certify which, witnesses my hand and seal of office.

Johanna Vallejo

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## Warranty Deed with Vendor's Lien

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: February 25, 2015

Grantor: ALEJANDRO R. GUERRA joined herein proforma by my wife,  
YOLANDA M. GUERRA

Grantor's Mailing Address: 104 Buffalo Gap  
Seguin, Texas 78155  
Guadalupe County

Grantee: ALFONSO CASTRO, JR., a single person

Grantee's Mailing Address: P.O. Box 1046  
Elsa, Texas 78543  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

A 0.916 acre tract of land out of a certain 2.00 acre tract out of Farm Tract 581, THE WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the West line of Farm Tract 581, and in the centerline of Mile 6 West Road for the Southwest corner of this tract, said spindle bears North, 935.00 feet from a 1/2 inch iron rod found for the Southwest corner of Farm Tract 581;

THENCE, North, along the West line of Farm Tract 581, and the centerline of Mile 6 West Road, a distance of 60.00 feet to a cotton picker spindle set for the Northwest corner of this tract;

THENCE, East, passing a 1/2 inch iron rod set at 30.00 feet for the East R.O.W. line of Mile 6 West Road, a distance of 664.84 feet to a 1/2 inch iron rod set for the Northeast corner of this tract;

THENCE, South, a distance of 60.00 feet to a 1/2 inch iron rod found for the Southeast corner of this tract;

THENCE, West, passing a 1/2 inch iron rod found at 634.84 feet to the POINT OF BEGINNING, and containing 0.916 of an acre of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Terms, covenants, conditions and provisions as set out in that certain Easement Agreement granted to Central Power and Light Company dated November 14, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 604, Page 466, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof filed for record in Volume 2, Page 34, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 (district).

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Lyman W. Bittman, Jr. to Tidewater Oil Company, dated March 17, 1966, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 308, Page 369, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from David A. Owen to Tidewater Oil Company, dated February 24, 1966, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 307, Page 745, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Lyman W. Bittman, Jr. to MW Petroleum Corp., dated July 28, 1997, filed for record on May 28, 1999 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 778553.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from The Lyman W. Bittman, Jr. Trust under Agreement dated November 20, 1969 to Mitchell Petroleum Land Services, Inc., dated June 22, 2006, filed for record on October 24, 2006 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1678960.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved in deeds dated December 1, 1944, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 553, Page 50, and dated March 3, 1978, recorded in Volume 1570, Page 691, Deed Records Hidalgo County, Texas.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2015 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

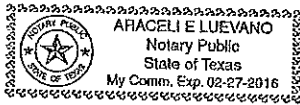
Alejandro R. Guerra  
ALEJANDRO R. GUERRA

Yolanda M. Guerra  
YOLANDA M. GUERRA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 03 day of February, 2015, by  
ALEJANDRO R. GUERRA.

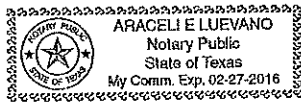


Araceli E Luevano  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 03 day of February, 2015, by  
YOLANDA M. GUERRA.



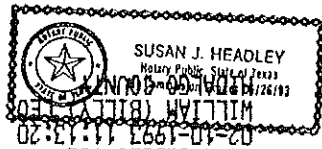
Araceli E Luevano  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Alfonso Castro, Jr.  
P.O. Box 1046  
Elsa, Texas 78543

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3160122;AL/bm

THE STATE OF TEXAS S (ACKNOWLEDGMENT)  
COUNTY OF HIDALGO S

This instrument was acknowledged before me on the 10th day of FEBRUARY 1993 by JOSE LEDESMA AND WIFE, AMALIA LEDESMA.



Susan J. Headley  
Notary Public, State of Texas

METES AND BOUNDS

A 0.916 ACRE TRACT OF LAND OUT OF A CERTAIN 2.00 ACRE TRACT OUT OF FARM TRACT 581, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2623, PAGES 227-228, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE WEST LINE OF FARM TRACT 581, AND IN THE CENTERLINE OF MILE 6 WEST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS NORTH, 935.00 FEET FROM A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF FARM TRACT 581,

THENCE; NORTH, ALONG THE WEST LINE OF FARM TRACT 581, AND THE CENTERLINE OF MILE 6 WEST ROAD, A DISTANCE OF 60.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, PASSING A 1/2" IRON ROD SET AT 30.00 FEET FOR THE EAST R.O.W. LINE OF MILE 6 WEST ROAD, A TOTAL DISTANCE OF 664.84 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, PASSING A 1/2" IRON ROD FOUND AT 634.84 FEET FOR THE EAST R.O.W. LINE OF MILE 6 WEST ROAD, A TOTAL DISTANCE OF 664.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.916 OF AN ACRE OF LAND MORE OR LESS.

DEED OF GIFT

Vol. 3417 Page 037

THE STATE OF TEXAS S  
COUNTY OF HIDALGO S

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, JOSE LEDESMA AND WIFE, AMALIA LEDESMA, WHOSE ADDRESS IS P. O. BOX 48, LA BLANCA, TEXAS 78558

for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these does Grant, Give and Convey unto my beloved husband, Jose Ledesma.

whose mailing address is P. O. Box 48, La Blanca, Texas 78558

the following described real property in Hidalgo County, Texas:

all that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof 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, Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, and Grantor's heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

EXECUTED THIS 10<sup>th</sup> DAY OF FEBRUARY, A. D. 1993.

Jose Ledesma  
Jose Ledesma  
Amalia Ledesma  
Amalia Ledesma

AFTER RECORDING,  
PLEASE RETURN:  
  
Jose Ledesma  
P. O. Box 48  
La Blanca, Texas 78558

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-13732

Jun. 27, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

W3800-00-581-0002-01

[ 1 ] OWNER: CASTRO, ALFONSO JR.

21815 CEDRO DR.  
EDCOUCH, TX 78538

Telephone No. 532-5612

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WEST TRACT N66'-S1001'-W664.84  
' FT 581 1.01AC GR 0.95AC NET

LOCATION: 0 MILE 6 & MILE 17 N.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$65,500

[ 5 ] SIZE OF STRUCTURE: 1,457 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

[ 6 ] USE OF BUILDING: RES. ZONE X-25

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

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0750C 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.

Prepared by [Signature] Date 6/27/16

Approved by GILBERT PERIN Date 6/27/16

Signature of Owner or Applicant [Signature] Date 6/27/16

### [ 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.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13623

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

Upon the application of:

Name: Mari Carmen Garcia

Address: 320 E. mile 15N  
Weslaco, TX  
78596

Phone: (956) 336-3318

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

Frank A. Smith Subdivision Lot # 6 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 Valle  
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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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct (1) 2 3 4

Application No: 1-13623

### 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

Maricarmen Garcia

Known to me [or proved to me in the oath of TX DL# 14227659 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:

FrankSmith Subdivision Lot # 6 Blk # 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."~~

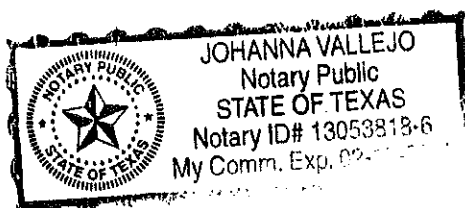
-OR-

~~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."~~

Maricarmen Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on June 15<sup>th</sup>, 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:

1-13623

May. 23, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Prop ID # 285560  
S3950-00-001-0006-00

[1] OWNER: CANTU, NELLY / *Mari Carmen Garcia*  
320 E. MILE 15 N.

[7] LEGAL DESC./NAME OF SUBDIVISION  
SMITH, FRANK A ADDITION BLK 1-  
414 LOT 6 W 1/2 1AC

WESLACO TX 78596-8744

Telephone No.

LOCATION: 0

[2] CONTRACTOR: LONE STAR

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$59,000

[5] SIZE OF STRUCTURE: 1,195 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[6] USE OF BUILDING: REST. ZONE X-25

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:50' REAR:15' SIDES:6'  
MIN. ELE. ABOVE TOP OF NATURAL GROUND 18"

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

*Johanna Vallejo*  
Prepared by

*5/3/2016*  
Date

Light [X] Water [X]

*Gilbert Pecina*  
Approved by

*5/10/16*  
Date

Flood Zone: NO Panel No. /Suffix: *04500* Pct: 0

Community No.: *480334*

Certification of Elevation Required:  YES  NO  BFE

*[Signature]*  
Signature of Owner or Applicant

*5/23/2016*  
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.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## WARRANTY DEED

Date: May 3, 2016

Grantor: NATALIA VARGAS, a single person

Grantor's Mailing Address (including county): 320 E. Mile 15 N.  
Weslaco, Texas 78596  
Hidalgo County, Texas

Grantee: MARICARMEN GARCIA and NELLY CANTU

Grantee's Mailing Address (including county): 10202 N. Harrington  
Corpus Christi, Texas 78410  
Nueces County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

The West 1/2 of Lot Six (6), Block One (1), FRANK A. SMITH'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 4, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Oil, Gas and Mineral Lease(s) dated August 3, 1965, recorded in Volume 300, Page 107, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement dated February 8, 1974, recorded in Volume 1395, Page 918, Deed Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

1904/596

328111  
Nueces County #2  
10/14/50

Subject to any portion of the land described herein lying within canal right of way.  
Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9.


Easements and reservations as may appear upon the recorded map and dedication of said  
subdivision.

Taxes for the year 2016 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the  
Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,  
together with all and singular the rights and appurtenances thereto in any way belonging, to have  
and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds  
Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the  
Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever  
lawfully claiming or to claim the same or any part thereof, except as to the Reservations from  
Conveyance and the Exceptions to Conveyance and Warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS".  
EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN,  
GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO  
THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR  
ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE  
HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE  
BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF  
MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A  
PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED  
HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND  
EXCLUDED.

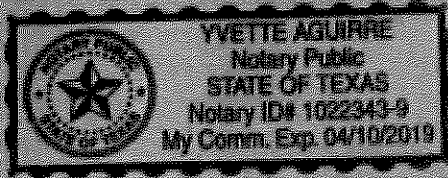
When the context requires, singular nouns and pronouns include the plural.

  
NATALIA VARGAS

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 4th of May  
2016, by NATALIA VARGAS.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MariCarmen Garcia and Nelly Casta

\_\_\_\_\_

\_\_\_\_\_

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
CF#: 905762; YA:vm

XO:nms  
93-280

DOC# 328111

## WARRANTY DEED

Date: June 17, 1993

Grantor: JOSE GALVAN, not joined herein by my wife as the property hereby conveyed does not constitute any part of my homestead.

Grantor's Mailing Address (including county): 649 Forest Lane,  
Sanger, California 93657

Grantee: NATALIA VARGAS, a single person.

Grantee's Mailing Address (including county): Route 1, Box 448  
Weslaco, Hidalgo County, Texas

Consideration: TEN AND NO/100THS DOLLAR (\$10.00) and other good and valuable consideration;

Property (including any improvements):

The West one-half (W 1/2) of Lot Six (6), of Block One (1), of FRANK A SMITH'S SUBDIVISION of the North 25.43 acres in Farm Tract No. 414 in the West Tract Subdivision, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

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

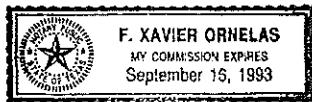
Jose Galvan  
JOSE GALVAN, not joined herein by my wife as the  
property hereby conveyed does not constitute any  
part of my homestead.

(Acknowledgements)

STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*

This instrument was acknowledged before me on the 17<sup>th</sup> day of June, 1993, by Jose Galvan, not joined  
herein by my wife as the property hereby conveyed does not constitute any part of my homestead.



[Signature]  
Notary Public,  
In and For The State of Texas

FILED FOR RECORD  
DOC# 328111 \$10  
06-17-1993 04:44:01  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876