

| PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY |                                    |                 |
|--|------------------------------------|-----------------|
|  | APPLICANT                          | APPLICATION NO. |
| 1.   | Ernestina T. and Eusebio C. Torres | 4-15725         |
| 2.   | Paulo Perez and Fidela Reyes       | 4-15189         |
| 3.   | Antonia Zavala                     | 4-15365         |
|  |                                    |                 |
|  | COMM. COURT: July 5, 2016          |                 |



# 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: 4-15785

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

Upon the application of:

|                                      |   |                      |
|--------------------------------------|---|----------------------|
| Approved by<br>Environmental Health: | Temporary Service<br> | Final Service        |
| Inspection/Permit No:                | Authorized Signature<br><u>light only</u>   | Authorized Signature |
| Date Approved:                       | <u>6/23/16</u>  | <u>/ /</u>           |

Name: Ernestina Trevino De Torres

Address: 9410 N. Seminary Rd.  
Edinburg, Texas  
78539

Phone: 956-560-5488

Water Supplier: N/A

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

Account/ESI No.: 10032789401899267  
 Temporary Pole  Permanent Service

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

Seminary Heights W726' N75'-S1' Lot 13


[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

Rev. 06-03-15

## County of Hidalgo

|  |   |   |
|--|---|---|
| Main Office<br>1304 South 25 <sup>th</sup> Street<br>Edinburg, Texas 78542<br>956-318-2840<br>956-318-2844 | Precinct No.1 Substation<br>1902 Joe Stephens Ave.<br>Weslaco, TX 78596<br>956-968-4734<br>956-973-7850 | Precinct No.3 Substation<br>2401 N. Moorefield Rd.<br>Mission, TX 78572<br>956-205-7045<br>956-205-7049 |
|--|---|---|

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15725

**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

Ernestina Trevino De Torres

Known to me [or proved to me in the oath of Texas Driver Lic or through  
27928731 (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:

Seminary Heights W 926 N 75-S1 Lot 13."

[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."

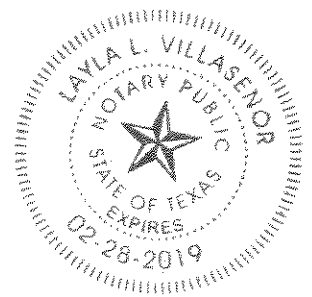
-OR-

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."

Ernestina Trevino (Signature)

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

Layla Villaseñor  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



304970  
704708-DSIC

### WARRANTY DEED WITH VENDOR'S LIEN

Date: September 6, 2000

Grantor: CANUTO O. GARZA and wife, ELIA GARZA

Grantor's Mailing Address (including county): 4702 Borage Dr.  
Austin, Texas 78744-6422  
Travis County, Texas

Grantee: EUSEBIO C. TORRES and wife, ERNESTINA T. DE TORRES

Grantee's Mailing Address (including county): Rt. 7, Box 310-V  
Edinburg, Texas 78539  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of EIGHT THOUSAND AND NO/100THS DOLLARS (\$8,000.00) payable to the order of COASTAL BANC ssb and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to TIM GEARHART, Trustee.

Property (including any improvements):

Being 1.25 acre tract, more or less, out of the South half (1/2) of the West half (1/2) of Lot Thirteen (13), Seminary Heights Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, said 1.25 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of this tract, said Southwest corner bears North 08 degrees 39 minutes East, 75.00 feet from the Southwest corner of Lot 13;

THENCE, continuing North 08 degrees 39 minutes East, 75.00 feet with the West boundary line of said Lot 13 to the Northwest corner of this tract;

THENCE, South 81 degrees 21 minutes East, at 20.00 feet passing a half (1/2) inch iron rod set at the East right-of-way of Seminary Road, at 726.00 feet in all to a half (1/2) inch iron rod set for the Northeast corner of this tract;

THENCE, South 08 degrees 39 minutes West, 75.00 feet with the East boundary line of the West half (1/2) of said Lot 13 to a half (1/2) inch iron rod set for the Southeast corner of this tract;

METES AND BOUNDS  
TRACT 2

Being a 1.25 acre tract of land out of the South half (1/2) of the West half (1/2) of Lot 13, Seminary Heights Subdivision, Hidalgo County, Texas, as per plat recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas, said 1.25 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 13 for the Southwest corner of this tract;

THENCE North 08° 39' East, 75.00 feet with the West boundary line of said Lot 13 to the Northwest corner of this tract;

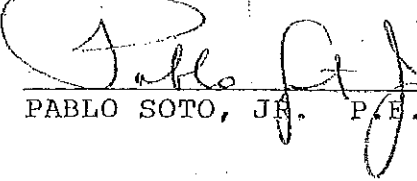
THENCE South 81° 21' East, at 20.00 feet passing a half (1/2) inch iron rod set at the East R.O.W. of Seminary Road, at 726.00 feet in all to a half (1/2) inch iron rod set for the Northeast corner of this tract;

THENCE South 08° 39' West, 75.00 feet with the East boundary line of the West half (1/2) of said Lot 13 to a half (1/2) inch iron rod set of the Southeast corner of this tract;

THENCE North 81° 21' West with the South boundary line of said Lot 13, at 706.00 feet passing a three-quarter (3/4) inch pipe found at the East R.O.W. of said Seminary Road, at 726.00 feet in all to the PLACE OF BEGINNING, containing 1.25 acres, more or less.

PREPARED BY:

S.A. GARZA ENGINEERS, INC.  
1200 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539

  
PABLO SOTO, JR. P.E., R.P.L.S.



METES AND BOUNDS  
TRACT 1

Being 1.25 acre tract of land out of the South half (1/2) of the West half (1/2) of Lot 13, Seminary Heights Subdivision, Hidalgo County, Texas, as per plat recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas, said 1.25 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of this tract, said Southwest corner bears North 08° 39' East 75.00 feet from the Southwest corner of Lot 13;

THENCE continuing North 08° 39' East, 75.00 feet with the West boundary line of said Lot 13 to the Northwest corner of this tract;

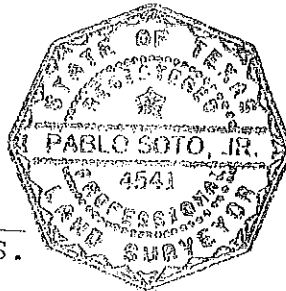
THENCE South 81° 21' East, at 20.00 feet passing a half (1/2) inch iron rod set at the East R.O.W. of Seminary Road, at 726.00 feet in all to a half (1/2) inch iron rod set for the Northeast corner of this tract;

THENCE South 08° 39' West, 75.00 feet with the East boundary line of the West half (1/2) of said Lot 13 to a half (1/2) inch iron rod set for the Southeast corner of this tract;

THENCE North 81° 21' West, at 706.00 feet passing a half (1/2) inch iron rod set at the East R.O.W. of said Seminary Road, at 726.00 feet in all to the PLACE OF BEGINNING, containing 1.25 acres, more or less.

PREPARED BY:

S.A. GARZA ENGINEERS, INC.  
1200 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539



*Pablo Soto*  
PABLO SOTO, JR. P.E., R.P.L.S.

THEŒNCE, North 81 degrees 21 minutes West, at 706.00 feet passing a half (1/2) inch iron rod set at the East right-of-way of said Seminary Road, at 726.00 feet in all to the PLACE OF BEGINNING, containing 1.25 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 1636, PAGE 760, DEED RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated January 23, 1956, recorded in Volume 860, Page 529 and dated June 3, 1978, recorded in Volume 1636, Page 760, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Lease dated April 15, 1954, recorded in Volume 175, Page 145, Oil and Gas Records, Hidalgo County, Texas.

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

Subject to any portion of subject property described herein lying within canal right of way.

Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 13.

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

Taxes for the year 2000 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 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.

COASTAL BANC ssb, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described, the vendor's lien and the

superior title to the Property are retained for the benefit of COASTAL BANC ssb, and are transferred to COASTAL BANC ssb, without recourse on Grantor.

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

Canuto O. Garza  
CANUTO O. GARZA

Elia Garza  
ELIA GARZA

(Acknowledgment)

State of Texas  
County of Travis

This instrument was acknowledged before me on the 8<sup>th</sup> of Sep., 2000,  
by CANUTO O. GARZA.



Jay Ahn  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Travis

This instrument was acknowledged before me on the 8<sup>th</sup> of Sep., 2000,  
by ELIA GARZA.



Jay Ahn  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

EUSEBIO C. TORRES  
Rt. 7, Box 310-V  
Edinburg, Texas 78539

PREPARED BY:

Scott & Lewis  
Attorneys At Law  
208 West Cano  
Edinburg, Texas 78539

File/GF Number: 704705  
DK:ncl

20101

CORRECTED WARRANTY DEED

Vol. 3104 PAGE 339

Date: June 3, 1991  
Grantor: Maria de Jesus B. Garza and husband Luis Garza  
Grantor's Mailing Address (including county):  
P.O. Box 1132  
Alamo, Hidalgo County, Texas 78516  
Grantee: Canuto O. Garza and wife Elia Garza  
Grantee's Mailing Address (including county):

Consideration: Ten and no/100 DOLLARS -----(\$10.00)-----

Property (including any improvements):

Being a 1.25 acre tract of land out of the South half (1/2) of the West half (1/2) of Lot 13, Seminary Heights Subdivision, Hidalgo County, Texas, as per plat recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas, said 1.25 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of this tract, said Southwest corner bears North 08 degrees 39' East 75.00 feet from the Southwest corner of Lot 13;

THENCE continuing North 08 degrees 39' East, 75.00 feet with the West boundary line of said Lot 13 to the Northwest corner of this tract;

THENCE South 81 degrees 21' East, at 20.00 feet passing a half (1/2) inch iron rod set at the East R.O.W. of Seminary Road, at 726.00 feet in all to a half (1/2) inch iron rod set for the Northeast corner of this tract;

THENCE North 08 degrees 39' West, 75.00 feet with the East boundary line of the West half (1/2) of said Lot 13 to a half (1/2) inch iron rod set of the Southeast corner of this tract;

THENCE North 81 degrees 21' West, at 706.00 feet passing a half (1/2) inch iron rod set at the East R.O.W. of said Seminary Road, at 726.00 feet in all to the PLACE OF BEGINNING, containing 1.25 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

None

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

This deed is made in place of and to correct a deed from Grantor to Grantee, dated June 3, 1991 and recorded in Volume 3091, Page 328, in the real property records of Hidalgo County, Texas. By mistake that deed failed to describe the property by its Metes and Bounds. This correction deed is made by Grantor

3104 MAR 3-10

and accepted by Grantee to correct that mistake, is effective on June 3, 1991, and in all other respects confirms the former deed.

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

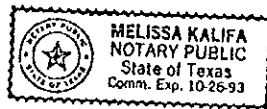
Maria de Jesus B. Garza  
MARIA DE JESUS B. GARZA

Luis Garza  
LUIS GARZA, husband

(ACKNOWLEDGMENT)

STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on the 11th day of July, 1991 by MARIA DE JESUS B. GARZA and LUIS GARZA, husband.



Melissa Kalifa  
NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:

MARIA DE JESUS B. GARZA  
P.O. Box 1132  
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:

EMILIO RODRIGUEZ, JR., P.C.  
505 West Cano  
Edinburg, Texas 78539

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15725  
Jun. 23, 2016

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

S2400-00-000-0013-00

[ 1 ] OWNER: TORRES, EUSEBIO C & ERNESTIN

RR 22 BOX 680  
EDINBURG, TX 78541-7571

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SEMINARY HEIGHTS W726'-N75'-S1  
' LOT 13 1.25AC GR 1.22AC NET

[ 2 ] CONTRACTOR: SELF

LOCATION: 0

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: META

[ 5 ] SIZE OF STRUCTURE: 1,276 Sq. Ft

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

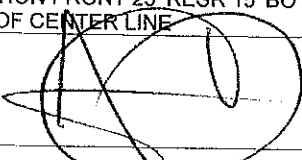
[ 6 ] USE OF BUILDING: RES.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

MUST COMPLY WITH ALL COUNTY SETBACKS AND  
REGULATION FRONT 25' RESR 15' BOTH SIDES 6'  
18" TOP OF CENTER LINE

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Prepared by 

Date 06/23/2016

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$60.00**

Approved by 

Date 06/22/2016

Light  Water

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant 

Date 6-23-16

- 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



# PLANNING DEPARTMENT

Rev. 06-03-15

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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: 4-15189

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

Upon the application of:

Name: Paulo Perez

Address: 1721 N. McCall Rd #161  
Edinburg Tx 78541

Phone: (956)-270-9181

|                                      |                      |  |
|--------------------------------------|----------------------|--|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service                          |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature                   |
| Date Approved:                       | <u>1 / 1</u>         | <u>EXISTING OSSF</u><br><u>6/17/16</u> |

Water Supplier: North Alamo

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

Account/ESI No.: C.P.L. 9402929-10032189494521086  
 Temporary Pole  Permanent Service

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

Rankin Lot #13  
107d sunflower

[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

Rev. 06-03-15

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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:

4-15189

**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

PAYLO PEREZ

Known to me [or proved to me in the oath of LBH12963235-2 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:

Rankin Lot #13"

[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]

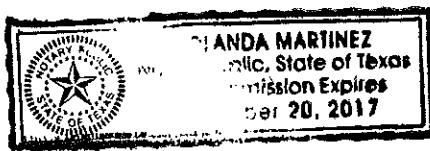
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

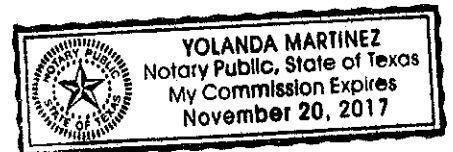
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Paulo A Perez (Signature)

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



Yolanda Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



LBH12963235-2

X

**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.**

2638095

**SPECIAL  
WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** August 14, 2015

**Grantor:** ALLEN JACKSON, not joined herein by my wife because the property constitutes no part of my homestead

**Grantor's Mailing Address:**  
500 Greystone Circle  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** PAULO F. PEREZ and wife, FIDELA REYES

**Grantee's Mailing Address:**  
1721 N. McColl #161  
Edinburg, Texas 78541  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FOURTEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$14,400.00). 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 WILLIAM D. LOWRY, IV, Trustee.

**Property (including any improvements):**

Lot 13, Rankin Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 21, Page 23, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None.

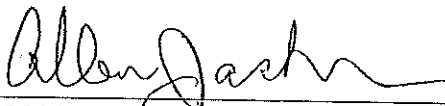
**Exceptions to Conveyance and Warranty:**

1. Taxes for the year 2015 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

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

The 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.

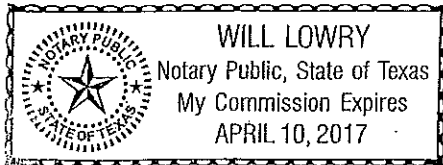
When the context requires, singular nouns and pronouns include the plural.


  
\_\_\_\_\_  
ALLEN JACKSON

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 14<sup>th</sup> day of August, 2015, by ALLEN JACKSON.



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

**PREPARED BY:**  
The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

**AFTER RECORDING RETURN TO:**  
The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

File/GF Number: F #5814-005

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15189  
Feb. 16, 2016

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

R1200-00-000-0013-00

[ 1 ] OWNER: PEREZ, PAULO & FIDELA  
  
1721 N MCCOLL #161  
EDINBURG, TX 78541  
Telephone No. 386-1483

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANKIN LOT 13  
1/18/05C10032789460816209/F

LOCATION: 0 107 & SUNFLOWER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

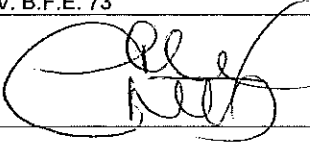
[ 5 ] SIZE OF STRUCTURE: 1,596 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

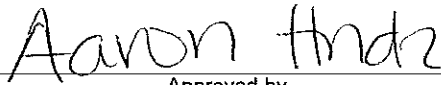
**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25 BACK:15' SIDES:6'  
MINIMUM ELEV. B.F.E. 73

**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
\_\_\_\_\_  
Prepared by

2/16/16  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Approved by

2/16/16  
\_\_\_\_\_  
Date

Light  Water

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

Community No.: 032512

Certification of Elevation  
Required:  YES  NO  BFE

  
\_\_\_\_\_  
Signature of Owner or Applicant

02/16/16  
\_\_\_\_\_  
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.





# 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: 4-15365

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

Upon the application of:

Name: Antonia Zavala

Address: Po Box 867  
La Blanca Tx  
78558

Phone: (956) 207-1200

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | <u>1 1</u>           | <u>6 129 116</u>     |

Water Supplier: North Alamo

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

Account/ESI No.: 100.32789418766939  
 Temporary Pole  Permanent Service

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

Engleman Estates Lot #37

[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

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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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: 4-15365

### 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

Antonia Zavala

Known to me [or proved to me in the oath of TX ID # 18882399 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:

Englemeth Estates Lot #37"

[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]

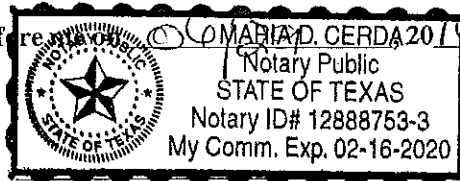
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."

Antonia Zavala (Signature)

SUBSCRIBED AND SWORN TO before me, on this day of 2014, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

The State of Texas,

Know All Men by These Presents: 3

County of HIDALGO

That X AS, INC. WHOSE ADDRESS IS  
P. O. BOX 4259  
McAllen

485871

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

of the sum of *And twenty-two* Ten and no/100th, a note for *\$Eight thousand fourteen* and other good and valuable consideration DOLLARS

to paid, and secured to be paid, by

us Deed of Trust and the Vendor Lien...  
retained in herein, which is payable as a note of even date  
herewith provides

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
*Antonia Zavala* whose address is *P.O. Box 867 La Blanca*

of the County of Hidalgo State of Texas all that certain

Engleman Estates lot #*36137*, Hidalgo County, Texas,  
Subject to all reservations, exceptions, leases, easements, restrictions  
use, rights, applicable rule, regulations of record or visible and all  
taxes for *1989* and subsequent years, and any liens

As a material part of the consideration for this Agreement, Grantor and Grantees agree that Grantees is taking the Property "As Is" with any and all latent and patent defects and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantees acknowledges that Grantees are not relying upon any representation, statement of other assertion with respect to the Property condition, but is relying upon Grantees examination of the Property. Grantees take the Property under the express understanding there are no express or implied warranties (except for limited warranties of title set forth in this document).

This Deed is given in conformance to and in satisfaction of a contract dated in 1989 between Antonia Zawala and Bar Investments, Inc. and is accepted by Grantee as such

The undersigned GRANTEE hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein, and acknowledges that same in conformity with GRANTEE intent, and contained therein, and provisions of same shall control in the event of any conflict with the contract GRANTEE has signed regarding the property described in the attached deed.

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 X AS, INC.

Their and assigns forever and we do hereby bind our successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Antonia Zawala Their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by and through Grantor but not otherwise

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to face and tenor, effect and reading; when this deed shall become

absolute. Grant

WITNESS our hand at this 5 day of October 19 95

Witness at request of Grantor:

X AS, INC.  
BY H. Hollis Rankin, III  
H. HOLLIS RANKIN, III  
PRESIDENT

Mailing address of Grantee:

Name: *Antonia Zavala*  
Address: *P.O. BOX 867*  
*La Blanca TX 78558*

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

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

My commission expires:

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

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

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

My commission expires:

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

STATE OF TEXAS  
COUNTY OF *Hidalgo*

(Corporate Acknowledgment)

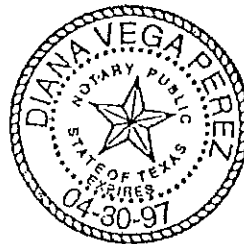
This instrument was acknowledged before me on the *5* day of *October*, 19*95*,  
by *H. HOLLIS RANKIN, III*  
of *X AS, INC.*  
a *TEXAS*

corporation, on behalf of said corporation.

My commission expires:

*4-30-97*

*Diana Vega Perez*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:



**Warranty Bond**  
(WITH VENDOR'S LIEN)

FROM

X AS, INC.

TO

*Antonia Zavala*

**FILED FOR RECORD**

This ..... day of ..... A.D. 19 .....

at ..... o'clock ..... M.

County Clerk.

By .....

Deputy

**RECORDED**

..... A.D. 19 .....

in ..... County Records

In Book ..... on Page .....

County Clerk.

By .....

Deputy

Recording Fees .....

*This instrument should be filed immediately with the County Clerk for record.*

**WHEN RECORDED RETURN TO**

X AS, INC.

P. O. BOX 4259

McAllen, TX 78502

The Odde Company, Dallas, TX 75238

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Nov 13, 1995 at 03:02P

As a  
Recording

Document Number: 485871  
Total Fees : 13.00

Receipt Number - 7605

By,  
Olga Torres

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15365  
Mar. 28, 2016

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

E6450-00-000-0037-00

[ 1 ] OWNER: ZAVALA, ANTONIA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ENGLEMAN ESTATES LOT 37

PO BOX 867  
LA BLANCA, TX 78558-0867

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$8,000

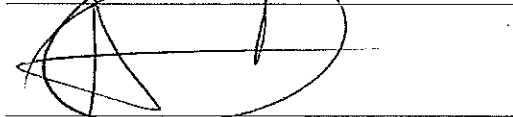
[ 5 ] SIZE OF STRUCTURE: 625 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.

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

MUST COMPLY WITH ALL COUNTY SETBACKS AND REG.  
ULATION. FRONT 25'-REAR 15' BOTH SIDES 6' 18"  
TOP OF CURB.



Prepared by

03/28/2016  
Date

Rudy Pross  
Approved by

03/28/2016  
Date

X Antonia Zavala

Signature of Owner or Applicant

X 3-28-16  
Date

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Light [X] Water [X]

Flood Zone: LO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

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.

**[ 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.

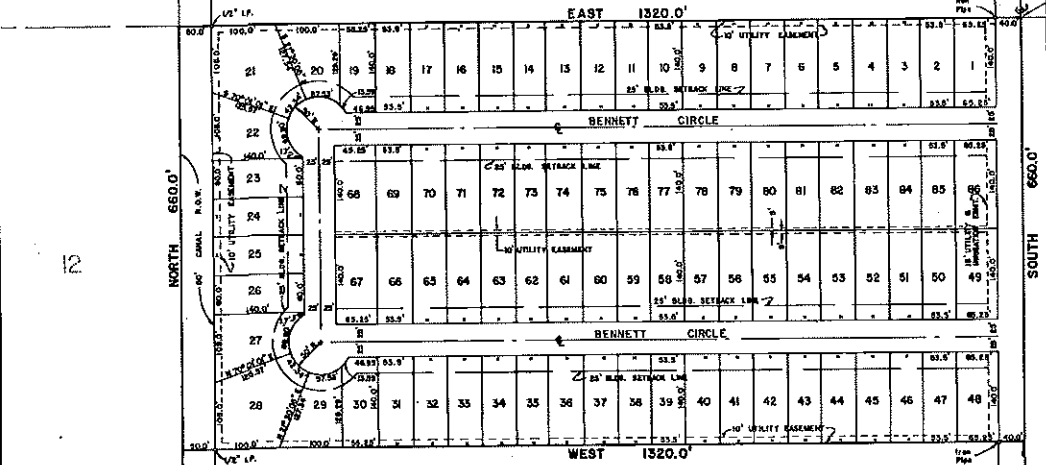
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL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

MISSOURI TEXAS LAND & IRRIGATION COMPANY SUBDIVISION

5

6

7



BLOCK 88

11

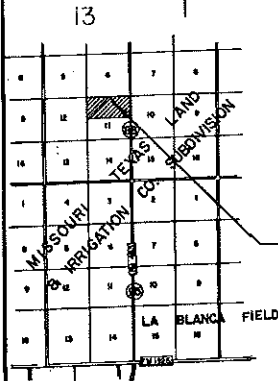
NOTE: MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION ON THIS SUBDIVISION SHALL BE 59.24  
ONE HUNDRED YEAR FLOOD PLAIN ELEVATION = 65.75

APPROVED FOR RECORDING  
Hidalgo Co. A.P. 11513, 11514  
by *Tena Schubert*  
Date *May 14, 1984*

ENGLEMAN ESTATES

BEING A 20.0 ACRE SUBDIVISION OUT OF  
LOT 11, BLOCK 88  
MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION  
HIDALGO COUNTY, TEXAS  
SCALE: 1" = 100' DATE: 4-12-84

PREPARED BY: WILLMS ENGINEERING  
HARLINGEN, TEXAS



ENGLEMAN ESTATES

LOCATION MAP  
SCALE: 1" = 2000'

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT RYLE BENNETT OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS ENGLEMAN ESTATES, A SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS HEREBY HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHT OF WAY AND EASEMENTS THEREON KNOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Ryle Bennett*  
RYLE BENNETT

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAN OF ENGLEMAN ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ENGLEMAN BOARD OF IRRIGATION DISTRICT OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID DISTRICT.

DATE: THIS 12<sup>th</sup> DAY OF APRIL, 1984

ATTEST: *Tena Schubert*  
SECRETARY

BY: *John Lawrence*  
PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYLE BENNETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12<sup>th</sup> DAY OF APRIL, 1984.

*Henry Public*  
HENRY PUBLIC  
HIDALGO COUNTY

CHECKED FOR DRAINAGE  
BY: *W. O. Gibson*

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Henry Public*  
HENRY PUBLIC  
REG. NO. 3640  
HIDALGO COUNTY  
TEXAS

APPROVED FOR RECORDING  
BY  
COMMISSIONER'S COURT  
This 14<sup>th</sup> day of May, 1984  
J. EDGAR RICE, Comm. Clk.  
*Edgar Rice*

VOL. 24 PG. 18

VOL. 24 PG. 18