

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Juan M. Rodriguez Jr. & Yvonne Rodriguez	2-1655
2.	Martin G. Ramirez	4-15833
3.	Andres Leonel Kalifa	4-15825
4.	Jesus A. Anrmendarez & Antonio E. Lechuga	4-15659
5.	Norsa Sliva & Pablo Silva-Guzman	4-15823
	COMM. COURT: August 9, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 2-1655

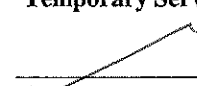

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: JUAN M. RODRIGUEZ JR.

Address: P.O. BOX 193  
ALAMO TX. 78516

Phone: (956) 784-9090

Approved by	Temporary Service	Final Service
Environmental Health:		
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7 126 16</u>

Water Supplier: MILITARY HIGHWAY WATER SUPPLY CORP. MHWSC

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

Account/ESI No.: D/A  
 Temporary Pole  Permanent Service

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

JUAN M. RODRIGUEZ JR. REQUESTING UTILITY SERVICE ON  
SUBDIVIDED ROADRUNNER, LOT NUMBER 29

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

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

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

-OR-

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

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 2-1455

**AFFIDAVIT**  
**TO APPLY TO THE COUNTY OF HIDALGO**  
**FOR CERTIFICATE OF WATER SERVICE AVAILABILITY**  
**UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

JUAN M. RODRIGUEZ JR.

Known to me [or proved to me in the oath of TEXAS DL# 14524346 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:

ROADRUNNER SUBDIVISION PHASE #2, HIDALGO COUNTY LOT (29)."

[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."

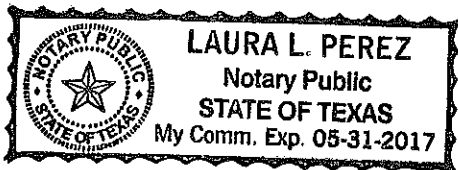
-OR-

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."

J. M. Rodriguez Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on July 26<sup>th</sup>, 2016, to certify which, witnesses my hand and seal of office.

Laura L. Perez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**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.**

**GIFT WARRANTY DEED**

**Date:** September 11, 2014

**Grantor:** JUAN MARTIN RODRIGUEZ and wife, ALICIA RODRIGUEZ

**Grantor's Mailing Address (including county):** 111 Jaime Street  
San Juan, Texas 78589  
Hidalgo County

**Grantee:** JUAN MARTIN RODRIGUEZ, JR. and wife, YVONNE RODRIGUEZ

**Grantee's Mailing Address (including county):** 111 Jaime Street  
San Juan, Texas 78589  
Hidalgo County

**Consideration:** ONE AND NO/100 DOLLARS and all the love and affection Grantees have for Grantor

**Property (including any improvements):**

Lot Number (29), Roadrunner Subdivision Phase #2, Hidalgo County, Texas, according to the map thereof recorded in Volume 26, Page 42, Map Records of Hidalgo County, Texas.

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

SUBJECT TO mineral reservations of record;

SUBJECT TO Oil, Gas and Mineral Leases of record, if any;

SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;

SUBJECT TO all easements and restrictions of record and all visible easements.

Taxes for 2013 and subsequent years which Grantee assumes and agrees to pay.



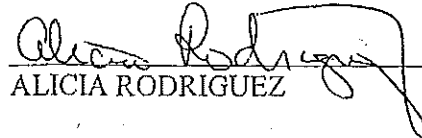
Date: 7/25/10  
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.  
By: [Signature]  
Deputy Clerk

Grantor, for the consideration, receipt of which is acknowledged, 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.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY.

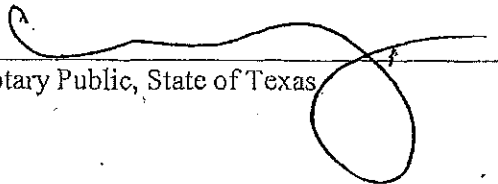
  
\_\_\_\_\_  
JUAN MARTIN RODRIGUEZ

  
\_\_\_\_\_  
ALICIA RODRIGUEZ

ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

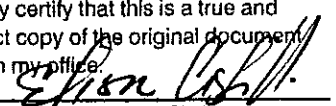
This instrument was acknowledged before me on the 17<sup>th</sup> day of September, 2014 by JUAN MARTIN RODRIGUEZ and wife, ALICIA RODRIGUEZ.

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



AFTER RECORDING RETURN TO:  
Mr. and Mrs. Juan Martin Rodriguez, Jr.  
111 Jaime Street  
San Juan, Texas 78589



Date: 7/25/16  
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.  
By:   
Deputy Clerk

**NOTIFICATION OF TAXING AUTHORITIES:**

Re: Lot Number (29), Roadrunner Subdivision Phase #2, Hidalgo County, Texas, according to the map thereof recorded in Volume 26, Page 42, Map Records of Hidalgo County, Texas.

The Tax Statements will continue to be sent to the previous owner unless the Hidalgo County Appraisal District has received property notification of the change of ownership.

Upon receipt of the recorded Warranty Deed which is mailed to you after recording, you should immediately take it to:

**HIDALGO COUNTY APPRAISAL DISTRICT  
4405 S. Professional Dr.  
(281 & Sugar Rd. building past Bert Ogdens)  
Edinburg, Texas 78540 Tel- 381-8466**

At the Hidalgo County Appraisal District office, you should do the following:

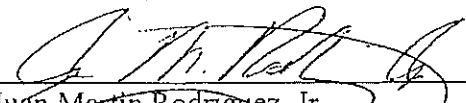
1. Advise them of your mailing address
2. Apply for any exemptions
3. Verify the assessed value

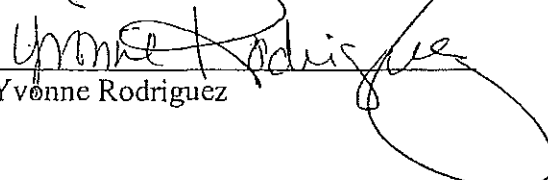
You must also give this information to any Water District which may affect your property.

**NOTICE**


**IT IS THE RESPONSIBILITY OF THE NEW OWNERS TO NOTIFY THE HIDALGO COUNTY APPRAISAL DISTRICT AND WATER DISTRICT, IF ANY, OF THE CHANGE OF OWNERSHIP. FAILURE TO DO SO MAY RESULT IN PENALTY AND INTEREST FOR LATE PAYMENT BEING ADDED TO YOUR TAX STATEMENTS.**

ACKNOWLEDGED RECEIPT HEREOF: September 11, 2014

  
\_\_\_\_\_  
Juan Martin Rodriguez, Jr.

  
\_\_\_\_\_  
Yvonne Rodriguez



Date: 7/25/14  
I, Arturo Gualardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.  
By:   
Deputy Clerk

August 26, 2014

Ciro Ochoa, Jr.  
Attorney at Law  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572

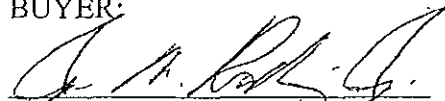
Re: Seller: Juan Martin Rodriguez and wife, Alicia Rodriguez  
Buyer: Juan Martin Rodriguez, Jr., and wife Yvonne Rodriguez  
Legal Description: Lot Number (29), Roadrunner Subdivision Phase #2, Hidalgo County,  
Texas, according to the map thereof recorded in Volume 26, Page 42, Map Records of  
Hidalgo County, Texas.

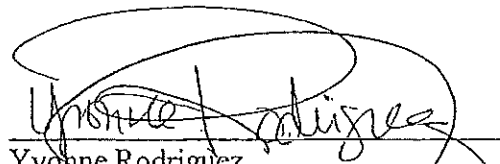
Gentlemen:

You have this day closed the above captioned transaction for us. At the time of our initial interview with you in regard to said transaction, you advised us (1) that a title policy should be obtained, insuring title to the property in the buyer for the full amount of the purchase price; (2) that tax certificates should be obtained on the property insuring that there are no delinquent taxes due on the property; and (3) that a survey of the property being purchased should be obtained to insure the correctness of the property description and the absence of any encroachments on the property. In spite of said advice, we instructed you to proceed to close the transaction without doing any of these things.

Respectfully,

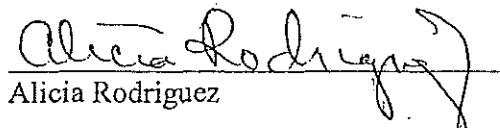
BUYER:

  
\_\_\_\_\_  
Juan Martin Rodriguez, Jr.

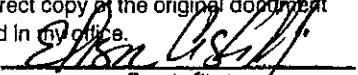
  
\_\_\_\_\_  
Yvonne Rodriguez

SELLER:

  
\_\_\_\_\_  
Juan Martin Rodriguez

  
\_\_\_\_\_  
Alicia Rodriguez

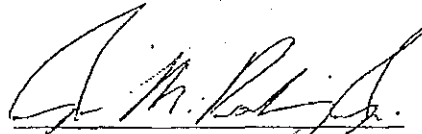


Date: 7/25/16  
I, Arturo Guajardo, Jr. County Clerk do  
hereby certify that this is a true and  
correct copy of the original document  
filed in my office.  
By:   
Deputy Clerk

**BUYERS ACCEPTANCE OF DEED**

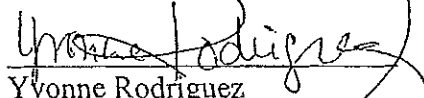
Juan Martin Rodriguez, Jr. and wife, Yvonne Rodriguez, Grantees, accepts the attached deed and consent to its form and substance. Grantees acknowledges that the terms of the deed conform with Grantees; intent and that they will control in the event of any conflict with the contract Grantees signed regarding the Property described in the Deed.

Grantees agrees to the obligations imposed on Grantee by the terms of the deed.



Juan Martin Rodriguez, Jr.

Dated: September 11, 2014



Yvonne Rodriguez

Dated: September 11, 2014

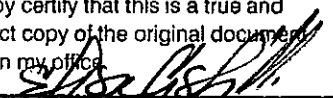


Date:

9/25/14

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.

By:



Deputy Clerk

# Chapter 232 Texas LGC Application

APPLICATION NO:

2-1655

Jan. 8, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

R3315-02-000-0029-00

[ 1 ] OWNER: RODRIGUEZ, JUAN M & YVONNE

111 JAIME ST  
SAN JUAN, TX 78589-3404

Telephone No. 784-9090

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ROADRUNNER PH 2 LOT 29

LOCATION: 0 MOORE & TOWER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: MILI

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING

~~RESIDENTIAL~~ RESIDENTIAL MOVE-IN/RELO.BUILD

[ 10 ] EST. COST OF CONST.: \$7,000

[ 5 ] SIZE OF STRUCTURE: 837 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

[ 6 ] USE OF BUILDING: RES.HM.ZONE.B


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

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 30' SIDE 10'  
REAR 20' . 18" OF CL OF ST

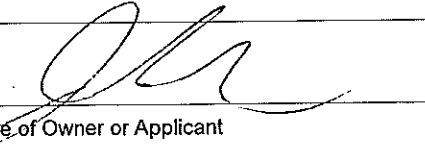
### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by  Date 01/18/15

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

Approved by  Date 01/15/16

Light [ ] Water [ ]

Signature of Owner or Applicant  Date 01/08/16

Flood Zone: MI Panel No. /Suffix: 480334 Pct: 2

Community No.: 0125C

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.





# PLANNING DEPARTMENT

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: 4-15833

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

Upon the application of:

Name: Martin G. Ramirez

Address: 713 Church St  
San Juan TX  
78589

Phone: 956 438-9318

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>1 1</u>	<u>Cherdann</u> <u>Sewer</u> <u>7 12 11</u>

Water Supplier: North Alamo

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:

Gonzalez-Zamora Subdivision Lot 35  
BLK 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.

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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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: 4-15833

### 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

Martin G. Ramirez

Known to me [or proved to me in the oath of Martin Ramirez or through  
TXDL 12645502 (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:

Gonzalez-Zamora Lot 35, B1K2."

[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]

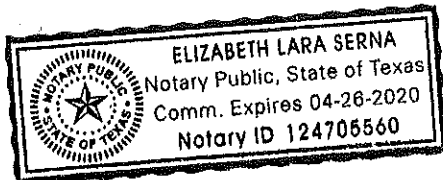
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

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."

Martin Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on July 25<sup>th</sup>, 2016, to certify which, witnesses my hand and seal of office.



Elizabeth Lara Serna  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## Warranty Deed

Date: April 15th, 2016

Grantor's name: Juan Salinas, not married of 5127 Brookmeade Dr. Houston, Texas 77045

Grantee's name: Martin G Ramirez, not married of 713 Church St San Juan, Texas 78589

Prepared by: QT, 614 Nolana STE E San Juan, Texas 78589

After recording return to: MARTIN G RAMIREZ, 713 CHURCH STREET SAN JUAN, TX 78589

For and in consideration of the sum of \$11,500.00, and other good and valuable consideration paid to Juan Salinas, not married of 5127 Brookmeade Dr. Houston, Texas 77045, (the "Grantor"), by Martin G Ramirez, not married of 713 Church St San Juan, Texas 78589, (the "Grantee"), the Grantor does grant, sell, and convey the following described property, unto the Grantee and the Grantee's heirs, executors, administrators, and assigns.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

I acknowledge receipt of the above consideration.

The Grantor binds the Grantor and the 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 all of that certain tract or parcel of land described as follows:

LOT THIRTY(35),IN BLOCK TWO(2) GONZALEZ-ZAMORA SUBDIVISION,AN ADDITION TO THE CITYOF SAN JUAN, AS PER MAP AND PLAT RECORDED IN VOLUME 14, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAVED AND EXCEPT ALL OF THE OIL, GAS AND OTHER MINERALS IN UNDER SAID LAND; AND SUBJECT TO BUILDING SHALL BE CONSTRUCTED ON SUCH PROPERTY

EXCEPT FOR RESIDENTIAL PURPOSES, AND THIS SHALL BE A COVENANT RUNNING WITH LAND.


Previously referenced as follows: Book/Volume 14, Page 16 of the Recorder of Hidalgo County.

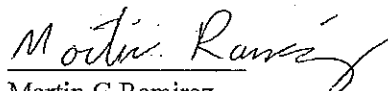
To have and to hold, together with all and singular, the rights and appurtenances thereto and anywise belonging forever.

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, maintenance charges, together with any Lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of Hidalgo County.

Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind; including but not limited to warranties of merchantability or fitness for a particular purpose. Grantor delivers the property to the Grantee "as is" and "with all faults."

  
Juan Salinas

  
Martin G. Ramirez

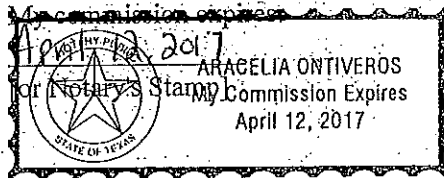
## Grantor Acknowledgment

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on April 15, 2016 by Juan Salinas known to me (or proved to me on the basis of satisfactory evidence) to be the Grantor who has subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

A. Ontiveros  
Notary Public, State of Texas

Aracelia Ontiveros  
Notary's typed or printed name



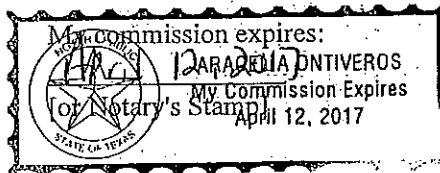
## Grantee Acknowledgment

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on April 15, 2016 by Martin G Ramirez known to me (or proved to me on the basis of satisfactory evidence) to be the Grantee who has subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

A. Ontiveros  
Notary Public, State of Texas

Aracelia Ontiveros  
Notary's typed or printed name



Chapter 232 Texas LGC Application

APPLICATION NO:

4-15833

Jul. 22, 2016

COUNTY OF HIDALGO

PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

G5700-00-002-0035-00

[ 1] OWNER: RAMIREZ, MARTIN

713 CHURCH ST  
SAN JUAN, TX 78589-0082

Telephone No.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
GONZALEZ-ZAMORA LOT 35, BLK 2

LOCATION: 0 MINNESOTA & OWASSA

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

[ 4] PURPOSE OF APPLICATION: MOVED BUILDING  
05- RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$5,500

[ 5] SIZE OF STRUCTURE: 560 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV.: 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

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

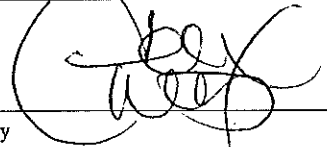
Light [X] Water [X]

Flood Zone: NO 480334 Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

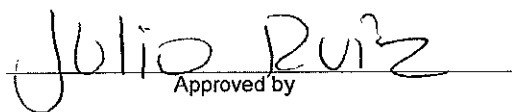
Community No.: 04256

Certification of Elevation  
Required:  YES  NO  BFE

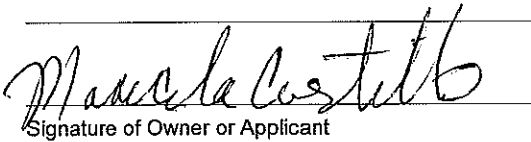
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

Prepared by 

Date 7/22/16

Approved by 

Date 7/15/16

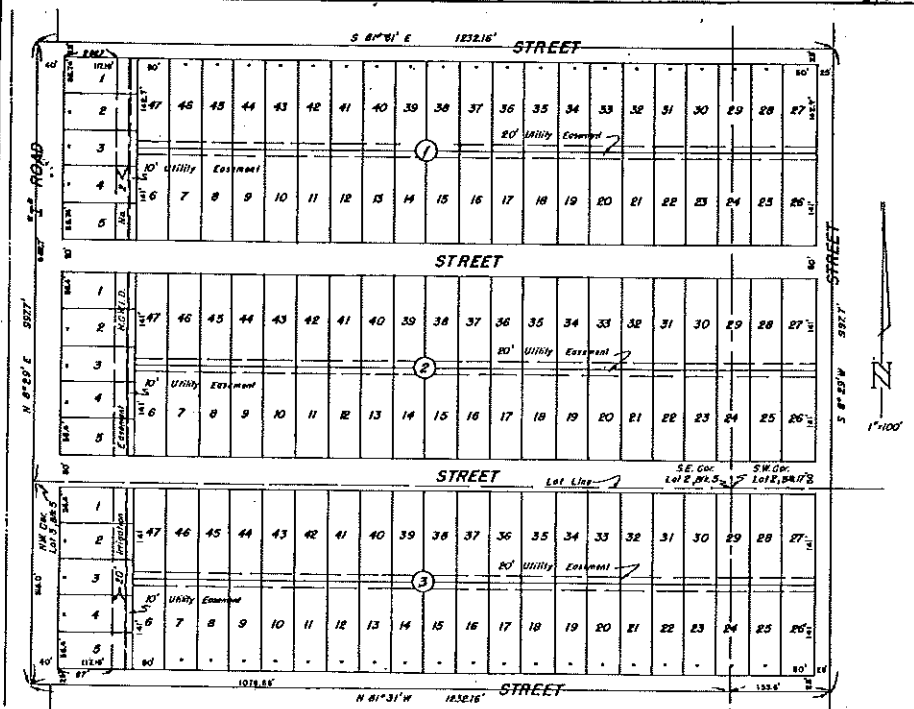
Signature of Owner or Applicant 

Date 7-22-16

[ 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.



10730  
 1409 H. L. ANDERSON  
 4221 E. Main St.  
 JUN 19 1962  
 H. L. ANDERSON  
 County Clerk, Hidalgo County, Texas

MAP  
 OF  
 GONZALEZ-ZAMORA SUBDIVISION

APPROVED FOR RECORDING  
 BY COMMISSIONERS' COURT  
 This the 9<sup>th</sup> day of June, 1962  
 GEO. L. ANDERSON, County Clerk  
 By *Jessie DeBrock* Deput

BEING A SUBDIVISION OF THE SOUTH 482.7 FEET OF LOT 2, BLOCK 5;  
 THE SOUTH 482.7 FEET OF LOT 2, BLOCK 17; THE NORTH 315.0 FEET  
 OF LOT 3, BLOCK 5; AND THE NORTH 315.0 FEET OF LOT 3, BLOCK  
 17, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS.

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

*Charles L. Melden*  
 CHARLES L. MELDEN  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 APRIL 19, 1962

STATE OF TEXAS :  
 COUNTY OF HIDALGO:  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT GATE CITY DEVELOPERS, INC., OWNER OF THE LANDS HEREON DESCRIBED DOES HEREBY ADOPT, DEDICATE,  
 AND CONFIRM THE FOREGOING MAP AND DOES HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS  
 AND ALLEYS AND EASEMENTS HEREON SHOWN.

GATE CITY DEVELOPERS, INC.  
 BY: *W. F. Zamora*  
 W. F. ZAMORA, VICE-PRESIDENT

STATE OF TEXAS :  
 COUNTY OF HIDALGO:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. F. ZAMORA, VICE-PRESIDENT  
 OF THE GATE CITY DEVELOPERS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE-  
 GOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUCED THE SAME FOR THE PURPOSES AND CON-  
 SIDERATION THEREIN EXPRESSED AS THE ACT AND DEED OF SAID CORPORATION AND IN THE CAPACITY AS THEREIN  
 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26<sup>th</sup> DAY OF April A. D. 1962.

*Charles A. Bell*  
 CHARLES A. BELL, Notary Public in and for Hidalgo County, Texas, No. 183

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ON THIS THE 4<sup>th</sup> DAY OF June A. D. 1962.

ATTEST:  
*Jessie DeBrock*  
 CITY SECRETARY

*W. F. Zamora*  
 MAYOR



# 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: 4-15825

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

Upon the application of:

Name: Andres L. Kalifa

Address: 3420 N. 6 1/2 Mile Rd  
McAllen TX 78504

Phone: 956 451 6311

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Light Only</u>
Date Approved:	<u>1 / 1</u>	<u>7 / 26 / 16</u>

Water Supplier: N/A

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

Andres L. Kalifa Pride of Texas Lot #3  
Resubdivision of 164-171

[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 July 21, 2016, the Hidalgo County Commissioners Court approved the  
issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
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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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
4-15825

Application No:

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

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO   §

BEFORE ME, the undersigned authority, on this day personally appeared

ANDRES LEONEL KALIFA

Known to me [or proved to me in the oath of DL 10077977 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: Resubdivision of  
PRIDE OF TEXAS SUBDIVISION LOT 3 164-171."

[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."

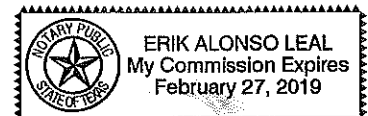
~~-OR-~~

- 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 22ND OF JULY, 2016, to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Charge to: VLTC  
GF# 143844-EG

**Special 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 and your Driver License Number.

Date: July 29, 2015

Grantor: LONE STAR NATIONAL BANK

Grantor's Mailing Address: 520 E. Nolana  
McAllen, Texas 78504  
Hidalgo County

Grantee: ANDRES LEONEL KALIFA JR., a married man

Grantee's Mailing Address: 2801 Northgate Ln.  
McAllen, Texas 78504  
Hidalgo County

Grantee: ANDRES LEONEL KALIFA SR., a married man

Grantee's Mailing Address: 2720 Grambling Ave.  
McAllen, Texas 78504  
Hidalgo County

**CONSIDERATION:** Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain Promissory Note of even date herewith in the principal amount of **ONE HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$166,500.00)**, payable to the order of LONE STAR NATIONAL BANK as therein provided, the payment of the Note is additionally secured by a Deed of Trust (With Security Agreement, Financing Statement and Assignment of Rents and Leases) of even date herewith to S. DAVID DEANDA, JR., Trustee. The Vendor's Lien herein retained shall serve as additional security for the payment of the above-described Note.

**Property (including any improvements):**  
All of Lot 3, RESUBDIVISION OF LOTS 164-171 INC. PRIDE O' TEXAS, Hidalgo County Texas, according to the map recorded in Volume 7, Page 48, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

A twenty-foot road easement along the South side as shown on the map of Resubdivision of Lots 164-171 Inc. of Pride O'Texas, recorded in Volume 7, Page 48, Map Records of Hidalgo County, Texas.

Easement for roadways, canals, drainage ditches, etc. as shown by instrument dated November 12, 1929, recorded in Volume 313, Page 386; dated December 26, 1929, recorded in Volume 320, Page 360; dated October 8, 1929, recorded in Volume 312, Page 39 and dated August 30, 1945, recorded in Volume 598, Page 318, Deed Records of Hidalgo County, Texas.

Terms, conditions and stipulations contained in the Lease Agreement to Weisehan Farms from September 1, 1996 to August 1, 1997.

Mineral and/or royalty reservation contained in Deed dated August 30, 1945, recorded in Volume 598, Page 318; dated December 13, 1948, recorded in Volume 646, Page 459, Deed Records and dated February 28, 1997, filed March 4, 1997 under Document Number 582822, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey

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 said note described is fully paid according to its terms, at which time this deed shall become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior Vendor's Lien against and superior title to the Property are retained for the benefit of Grantor and are transferred to LONE STAR NATIONAL BANK without recourse on Grantor to secure the first-lien note.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OR THE QUALITY OR CHARACTER OF MATERIALS USED IN THE CONSTRUCTION OF ANY IMPROVEMENTS (E.G. DRYWALL, ASBESTOS, LEAD PAINT, UREA FORMALDEHYDE FOAM INSULATION), AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OR DRAINAGE, WATER LEAKS WATER DAMAGE, MOLD OR ANY OTHER MATTER WITH RESPECT TO THE PROPERTY OR ANY IMPROVEMENTS. GRANTEE ALSO ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND SPECIFICALLY DISCLAIMS ANY

REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED

THEREUNDER OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY, AS PROVIDED FOR HEREIN, IS MADE ON AN "AS IS, WHERE IS", "WITH ALL FAULTS" CONDITION AND BASIS. GRANTEE'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEE'S RECORDING OF THIS SPECIAL WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

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

Grantor:

LONE STAR NATIONAL BANK

By: George Carruthers

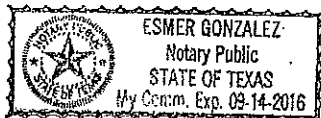
Name: George Carruthers

Title: EVP

ACKNOWLEDGMENT

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me, on the 31 day of July, 2015, by George Carnuthers, Executive Vice Pres of LONE STAR NATIONAL BANK, a national banking association, on behalf of said association.



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

AFTER RECORDING RETURN TO:  
ANDRES LEONEL KALIFA JR  
ANDRES LEONEL KALIFA  
2801 NORTHGAT LN.  
MCALLEN, TEXAS 78504

PREPARED IN THE LAW OFFICE OF:  
ROBERT R. DEANDA, PLLCa  
600 E. NOLANA AVENUE, STE. 201  
MCALLEN, TX 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15825

Jul. 21, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

P8400-00-164-0003-00

[ 1 ] OWNER: KALIFA, ANDRES LEONEL JR

2720 GRAMBLING AVE  
MCALLEN, TX 78504-4971

Telephone No. 451-6311

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRIDE OF TEXAS LOT 3 164 -171  
S

LOCATION: 0 6.5 MI N LA LOMITA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$100,000

[ 5 ] SIZE OF STRUCTURE: 2,400 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'

MINIMUM ELEV. 24" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

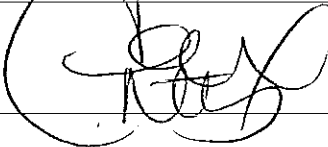
Flood Zone: NO 480334 Pct: 0  
Panel No. /Suffix:

Community No.: 02950

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



7/21/16  
Date

Avillemo Rdgz.  
Approved by

7/11/16  
Date

  
Signature of Owner or Applicant

7-21-16  
Date

[ NOTICE ]

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# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15659

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

Upon the application of:

Name: Jesus A. Amendez

Address: 5201 S 29<sup>th</sup> St  
Mc Allen TX  
780 78503

Phone: 956-250-8677

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Light Only</u> <u>7/26/16</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789487756545  
[ ] Temporary Pole [  ] Permanent Service

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

9409 N Seminary Rd Edinburg Tx 78541  
or Seminary Heights Lot No. 5 (N 1/2 - E 1/2 of Lot 5)

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

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

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

-OR-

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

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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: 4-157259

### 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

Jesus Alonzo Armendariz

Known to me [or proved to me in the oath of Commercial Dr. 21880728 TX or through Driver license (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

9409 N. Seminary Rd. Edinburg TX 78541."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] Seminary Heights lot #5 (N 1/2 - E 1/2 of lot 5)

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."

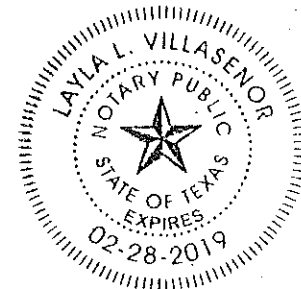
-OR-

~~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."~~

J. A. G. (Signature)

SUBSCRIBED AND SWORN TO before me on July 21, 2016, to certify which, witnesses my hand and seal of office.

Layla L. Villaseñor  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:

4-15659

Jun. 6, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

S2400-00-000-0005-10

[ 1 ] OWNER: ARMENDAREZ, JESUS

8300 N TAYLOR RD TRLR B  
MCALLEN, TX 78504-8802

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SEMINARY HEIGHTS N1/2-E5AC-10A  
LOT 5 2.50AC NET

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 1,280 Sq. Ft.

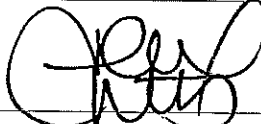
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES

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

**ID# 279774**  NO

**Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:40' BACK:15' SIDES: 6'  
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET**

### FOR COUNTY USE ONLY APPLICATION FEES

 6/6/16  
Prepared by Date

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

Guillermo Redgo 6/6/16  
Approved by Date

Light [X] Water [X]

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

Community No.: 03250

Certification of Elevation Required:  YES  NO  BFE

J. Ag 6-6-16  
Signature of Owner or Applicant 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.

The State of Texas,
County of HIDALGO

By This Agreement and Contract,

S. DAVIS ENTERPRISE, DBA SANDRA D. WOMACK, hereinafter called Seller,
acting through the undersigned and duly authorized Agent, hereby sells and agrees to convey unto
Jesus A. Armendarez and Antonio E. Lechuga, hereinafter called Purchaser,
the following described property: Lying and situated in the County of Hidalgo, State of Texas,
further described as: 2 & 1/2 acres, the North 1/2 of the East 1/2 of Lot 5, Seminary Heights Subdivision, Hidalgo,
County, State of Texas

The purchase price is \$ 65,000.00, payable as follows:
\$ 10,000.00 Cash (of which Purchaser has deposited with the undersigned Agent \$
as part payment, receipt of which is hereby acknowledged by said Agent);

Seller will finance the principal balance of this note of fifty-five thousand dollars (\$55,000.00) and is payable
in one hundred and twenty (119) monthly installments and one final payment of of any remaining
principal balance and interest which will then be due and payable. Monthly payments of \$750.00 each including
interest at the rate of 12% payable monthly. Conveyed with Vendor's Lien retained and Deed of
Trust. No penalty for early payoff.

- 1. Taxes to be pro rated and escrow option to be implemented after the first year to insure payment of taxes on property
provided for in the Real Estate Lien Note.
2. Survey - buyers option
3. Title policy to be provided and paid for by seller.
4. Loan documents and filing to be paid by buyer in the amount of \$350.00.

The said executed note to be secured by Vendor's Lien and Deed of Trust with power of sale and with the
usual covenants as to taxes, insurance, and default.

Seller agrees to furnish Warranty Deed with Vendor's Lien to said property
which shall be conveyed free and clear of any and all encumbrances except those named herein.

In accordance with the terms of the Real Estate License Act of the State of Texas, you, as purchaser, are advised that
you should have the abstract covering the real estate which is the subject of this contract examined by an attorney of your own
selection, or that you should be furnished with or obtain a policy of title insurance. Paid by Seller

If abstract is furnished, Purchaser agrees within ten days from the receipt of said abstract either to accept the title as
shown by said abstract or to return it to the undersigned Agent with the written objections to the title. If the abstract is not
returned to the Agent with the written objections noted within the time specified, it shall be construed as an acceptance of said
title. If title policy is furnished, Purchaser agrees to consummate the sale within ten days from date title company approves
title.

If any title objections are made, then the Seller or the Agent shall have a reasonable time to cure said objections
and show good and marketable title. In the event of failure to furnish good and marketable title, the purchase money
hereby receipted for is to be returned to Purchaser upon the cancellation and return of this contract; or, Purchaser may
enforce specific performance of same.

Seller agrees, when title objections have been cured, to deliver a good and sufficient General Warranty Deed prop-
erly conveying said property to said Purchaser, and Purchaser agrees, when said Deed is presented, to pay the balance
of the cash payment and execute the note and Deed of Trust herein provided for. Should the purchaser fail to con-
summate this contract as specified for any reason, except title defects, Seller shall have the right to retain said cash de-
posit as liquidated damages for the breach of this contract, and shall pay to Agent therefrom the usual commission, or
Seller may enforce specific performance of this contract.

Taxes for the current year, and current rents, insurance, interest (if any) are to be prorated to date of closing.

Seller agrees to pay the undersigned duly authorized agent a commission of not applicable
in cash for negotiating this sale.

Executed in triplicate this 24th day of March, 2016

This contract subject to the acceptance of Seller.

Accepted:

[Signature of Sandra D. Womack]

By:

[Signature of Antonio E. Lechuga]

Agent for:

Witness: Santos Rosales

Purchaser

[Signature of Antonio E. Lechuga]

Purchaser

Purchaser.

SINGLE ACKNOWLEDGMENT

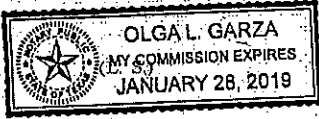
THE STATE OF TEXAS,

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sandra Wornack, dba S. Davis Enterprise

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of March A. D. 2016



[Signature]

Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

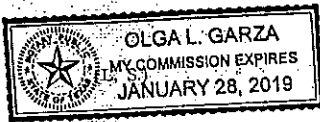
THE STATE OF TEXAS,

COUNTY OF Hidalgo

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jesus A. Armendaraz and Antonio E. Lechuga

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of March A. D. 2016



[Signature]

Notary Public in and for Hidalgo County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared [blank], known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

Contract of Sale (WRITE TITLE ADVISE)

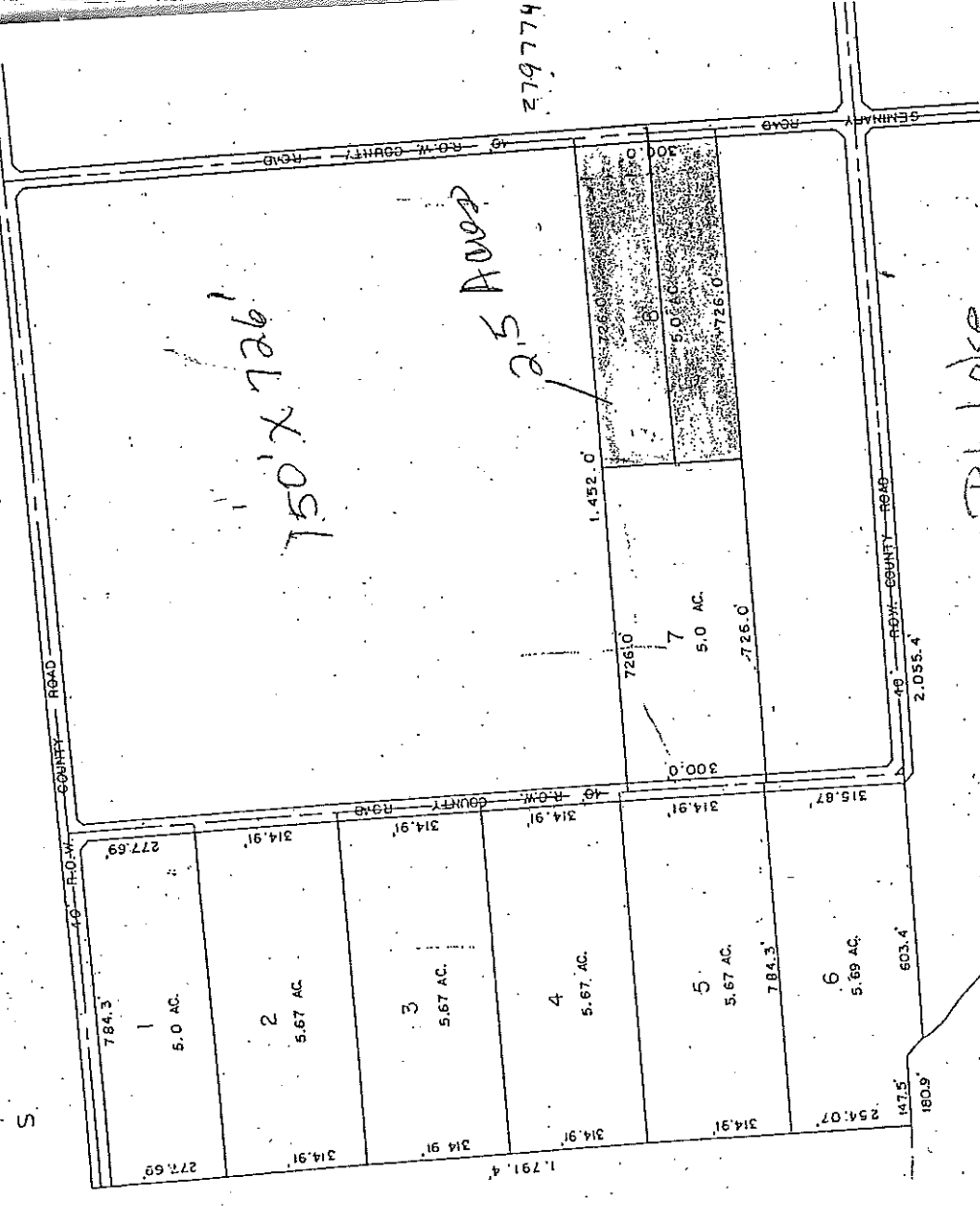
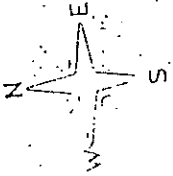
TO

Address

City

TO BE CLOSED

SEMINARY HEIGHTS SUBDIVISION  
43.37 AC.



279774

Palm Lake

Lot	Area (AC)	Dimensions
1	5.0 AC	784.3' x 277.69'
2	5.67 AC	314.91' x 314.91'
3	5.67 AC	314.91' x 314.91'
4	5.67 AC	314.91' x 314.91'
5	5.67 AC	314.91' x 784.3'
6	5.69 AC	254.07' x 603.4'
7	5.0 AC	726.0' x 300.0'

1086178

The State of Texas,  
County of HIDALGO

Know All Men by These Presents:

That GUMECINDO GARZA AND LEOPOLDO GARZA and wife, LYDIA I. GARZA  
of the Counties of Hidalgo/Tarrant State, of Texas for and in consideration  
of the sum of TEN AND NO/100's -----  
----- DOLLARS

to us in hand paid by S. DAVIS ENTERPRISE  
8300 N. Taylor Rd. #B as follows:  
McAllen, Texas, 78504

CASH, and other good and valuable consideration, the receipt of which  
is hereby acknowledged,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said  
S. DAVIS ENTERPRISE

of the County of Hidalgo State of Texas all that certain  
lot, tract or parcel of land situated in the County of Hidalgo, State  
of Texas, being more fully described as follows, to-wit:

The North 1/2 of the East 1/2 of Lot 5, (2 1/2 acres) Seminary Estates  
Subdivision, Hidalgo County, Texas, containing 2 1/2 acres more or less.

SAVE AND EXCEPT any and all oil, gas and other minerals that may be  
found in, on, and under said land and premises.

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  
S. DAVIS ENTERPRISE, its

heirs and assigns forever and we do hereby bind ourselves, our  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises  
unto the said  
S. DAVIS ENTERPRISE, its

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

WITNESS our hands at McAllen, Texas  
this 15th day of November 19 88

Witnesses at Request of Grantor:

*Lydia I. Garza*  
LYDIA I. GARZA

*Gumecindo Garza*  
GUMECINDO GARZA  
*Leopoldo Garza*  
LEOPOLDO GARZA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GUMECINDO GARZA whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November A. D. 19 88

My Commission expires: 12/27/88

*Art Reyna*  
Notary Public in and for Hidalgo County, Texas  
ART REYNA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LEOPOLDO GARZA whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November A. D. 1988

My Commission expires: 12/27/88

*Art Reyna*  
Notary Public in and for Hidalgo County, Texas  
ART REYNA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ANILIA T. GARZA whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of November A. D. 1988

My Commission expires: 12/27/88

*Art Reyna*  
Notary Public in and for Hidalgo County, Texas  
ART REYNA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded by me on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Vol. \_\_\_\_\_, page \_\_\_\_\_, of the Records of said County. Filed for Record in: Hidalgo County by J. D. Gaddis, III County Clerk, Texas

WITNESS MY HAND and the Seal of the County Court of said County, at my office in \_\_\_\_\_ the day and year last above written.

County Clerk  
By \_\_\_\_\_, Deputy  
On: May 24, 2002 at 03:25P  
As a Recording

(L. S.)

126  
Warranty Deed  
FROM \_\_\_\_\_ TO \_\_\_\_\_

FILED FOR RECORD  
A. D. 19 \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ M.  
at \_\_\_\_\_ o'clock \_\_\_\_\_  
By \_\_\_\_\_ County Clerk  
Deputy \_\_\_\_\_

RECORDED  
A. D. 19 \_\_\_\_\_  
County Records  
In \_\_\_\_\_ on Page \_\_\_\_\_  
In Book \_\_\_\_\_  
Document Numbers: 1085178  
Total Fees 16.00  
County Clerk \_\_\_\_\_  
Deputy \_\_\_\_\_  
By \_\_\_\_\_  
Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the County Clerk for Record.

20071

SUBSTITUTE TRUSTEE'S DEED

*pd  
9-2*

Date: May 7, 1987

Deed of Trust

Grantor: Raul Rosales and wife, Edna Rosales

Beneficiary: Citrus City Lake Development Corporation

Trustee: Robert L. Schwarz

Substitute Trustee: Raul E. Mora

Recorded in: Vol. 2426, Page 328, Official records of Hidalgo County, Texas.

Property: The East Five (5) acres of Lot #5 (acreage # 8) Seminary Heights Subdivision, Hidalgo County, Texas.

Note Secured by Deed of Trust

Date: February 17, 1982

Original Principal Amount: Nine Thousand and No/100 Dollars (\$9,000.00)

Holder: Citrus City Lake Development Corporation

Date of Sale of Property (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): May 5, 1987

Place of Sale of Property (including county): Hidalgo County Courthouse, 100 N. Clossner, Edinburg, Hidalgo County, Texas.

Buyer: S. Davis Enterprises

Buyer's Mailing Address (including county): Rt.1, Box 152-B, McAllen, Texas 78501

Amount of Sale: \$2,500.00

Grantor conveyed the property to Trustee in trust to secure payment of the note, but Grantor has defaulted in performing the

obligations of the deed of trust. Holder of the note, who is also Beneficiary of the deed of trust, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were posted and filed, as required by Section 51.002 of the Texas Property Code, and other requirements of that statute have been met. As required by the statute and by the deed of trust, Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale.

As shown by the affidavit attached to this instrument and incorporated in it by this reference, Holder/Beneficiary either personally or by agent served notice of the sale to each debtor required by statute in compliance with Section 51.002 of the Texas Property Code.

Substitute Trustee, by the authority conferred by Holder/Beneficiary and by the deed of trust, subject to the prior liens and other exceptions to conveyance and warranty in the deed of trust and for the amount of sale paid by Buyer as consideration, grants, sells, and conveys to Buyer the property together with all land singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Buyer, Buyer's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Buyer and Buyer'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 prior liens

and other exceptions to conveyance and warranty in the deed of trust.

*Raul E. Mora*  
\_\_\_\_\_  
Raul E. Mora  
Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS            )  
                                  )  
COUNTY OF HIDALGO      )

This instrument was acknowledged before me on this 7th day of May, 1987 by Raul E. Mora, Substitute Trustee.

*Sanjivita S. Sosa*  
\_\_\_\_\_  
Notary Public in and for  
the State of Texas  
My Commission Expires: *4/29/89*

VOL. 2449 PAGE 030

AFFIDAVIT OF GIVING NOTICE TO DEBTOR

Date: May 7, 1987

Affiant: Curtic C. Davis

Deed of Trust

Date: February 17, 1982

Grantor: Raul Rosales and wife, Edna Rosales

Trustee: Robert L. Schwarz

Recorded in: Vol. 2426, Page 328, Official Records of Hidalgo County, Texas

Affiant on oath says:

Affiant is the holder of the note secured by the deed of trust. After default in performance of the obligations in the note and deed of trust and at least twenty-one days before the resulting Substitute Trustees's sale, Affiant either personally or by agent gave notice of the sale to every debtor required by statute, in strict compliance with the requirements of Section 51.0002 of the Texas Property Code.

*Curtis C. Davis*  
Curtis C. Davis, Affiant

ACKNOWLEDGEMENT

THE STATE OF TEXAS

))

COUNTY OF HIDALGO

))

This instrument was acknowledged before me on this 7th day of May, 1987 by Raul E. Mora.

*Raul E. Mora*  
Notary Public in and for the State of Texas  
My Commission Expires: 4/28/88

(rev1-f-std.and)

VOL. 2449 PAGE 031

FEB 28 5 17

21171

ONE # 1553  
Road Man

The State of Texas,  
County of HIDALGO

22739  
Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION  
a Corporation, duly organized and existing under the Laws of the State of Texas  
for and in consideration of the sum of TEN AND NO/100ths (\$10.00)

DOLLARS

to it paid, and secured to be paid, by RAUL ROSALES and EDNA ROSALES, husband and wife

as follows:

One (1) installment vendor's lien note in the principal sum of \$9,000.00 due and payable in 60 monthly installments of \$200.21 each including interest with the first installment to become due and payable on or before the 17th day of March 1982, and a like installment to become due and payable on the 17th day of each and every succeeding month thereafter until the entire principal amount has been paid in full,

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said  
RAUL ROSALES and EDNA ROSALES

of the County of Hidalgo State of Texas all that certain  
lot, tract or parcel of land situated in the County of Hidalgo, State of Texas,  
more fully described as follows, to-wit:

The East Five (5) acres of Lot #5, (acreage #8) Seminary Heights Subdivision,  
Hidalgo County, Texas.

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in,  
on and under said land and premises.

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  
RAUL ROSALES and EDNA ROSALES, their  
heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,  
to Warrant and Forever Defend, all and singular the said premises unto the said  
RAUL ROSALES and EDNA ROSALES; their  
heirs and assigns, against every person whosoever lawfully claiming, or to claim the same, or any  
part thereof.

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 its face and tenor, effect and reading, when this deed  
shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly  
authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 17th day of February A. D. 1982

Attest:  
*William J. Rathmell*  
William J. Rathmell, Secretary.  
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION  
By *Curtis C. Davis*  
Curtis C. Davis, President.

CORPORATION ACKNOWLEDGMENT

1788 PAGE 859

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
Curtis C. Davis  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said  
Citrus City Lake Development Corporation  
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein  
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 22<sup>nd</sup> day of June, A. D. 1982.

BERNICE MEEK  
Notary Public in and for  
Hidalgo County, Texas  
My Commission Expires 12-31-84

*Bernice Meek*

Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for  
record in my office on the day of A. D. 19 at O'Clock M.,  
and was duly recorded by me on the day of A. D. 19  
in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in  
the day and year last above written.

(L. S.)

County Clerk, County, Texas

By, Deputy

22739

132

**Marranny Reed**

(BY CORPORATOR)  
WITH VENDOR'S LIEN

FROM

CITRUS CITY LAKE DEVELOPMENT CORPORATION  
P.O. Box 1530  
Mission, Texas

TO

RAUL ROSALES and EDNA ROSALES  
130 HTBISCUS  
McAllen, Texas

FILED FOR RECORD

This day of A. D. 1982

FILED FOR RECORD THIS DATE

At 3:30 PM County Clerk

By July 21 1982 Deputy

SAULS-BARNARD  
County Clerk, Hidalgo County, Texas

By County Clerk

In County Records

In Book on Page

County Clerk

Deputy

Recording Fee \$

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

*Citrus City Lake Development Corp*

The Olds Company, Publishers, Dallas



# 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: 4-15823

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

Upon the application of:

Name: c/o Nora Silva  
Pablo Silva-  
Fuzman

Address: 1612 N. Henry Rd.  
Edinburg, TX 78542

Phone: 212-81075

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

Water Supplier: N/A

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

Account/ESI No.: # 210496-003  
 Temporary Pole  Permanent Service

m.H.

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

Texas Mexican Railway Survey Lot #5  
sect. 250

[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 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15823

**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

NORA ELIA SILVA

Known to me [or proved to me in the oath of 15649306 or through TRDL (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:

Texas Mexican Railway Survey Lot #5 Sect. #250

[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."~~

Nora E. Silva (Signature)

SUBSCRIBED AND SWORN TO before me on July 21, 2016, to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: October 1, 2014

Grantor: AZUCENA GARCIA, a single person  
Grantor's Mailing Address (including county): P. O. Box 4722  
Mission, Texas 78573  
Hidalgo County, Texas

Grantee: PABLO SILVA-GUZMAN and wife, NORA ELIA SILVA  
Grantee's Mailing Address (including county): 3716 Appaloosa St.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of THIRTY-TWO THOUSAND AND NO/100THS DOLLARS (\$32,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

A 1.0 acre tract of land out of the North 20.0 acres of Lot Five (5), Section Two Hundred Fifty (250), TEXAS-MEXICAN RAILWAY SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set for the Northwest corner of this tract, said corner bears South 09 degrees 05 minutes West, a distance of 330.0 feet from the Northwest corner of Lot 5, Section 250;

THENCE, South 80 degrees 55 minutes East, at 20.0 feet pass the East right-of-way of Kenyon Road, at 264.0 feet in all to a 1/2-inch iron rod set for the Northeast corner of this tract;

THENCE, South 09 degrees 05 minutes West, 165.0 feet to the Southeast corner of this tract;

THENCE, North 80 degrees 55 minutes West, at 244.0 feet pass the East right-of-way of said Kenyon Road, at 264.0 feet in all to a 60-d nail set for the Southwest corner of this tract;

10-2552000

THENCE, with the West line of said Lot 5, North 09 degrees 05 minutes East, 165.0 feet to the PLACE OF BEGINNING, containing 1.0 acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated January 12, 1977, recorded in Volume 1518, Page 125, Deed 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 and/or other rights if any, as set forth in Deed dated May 2, 1996, recorded under Clerk's File No. 527751, Official 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.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

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

Taxes for the year 2014 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.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, 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. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION, without recourse against Grantor.

As a material part of the consideration for this deed, Grantor and Grantee agree that Grantee 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 has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

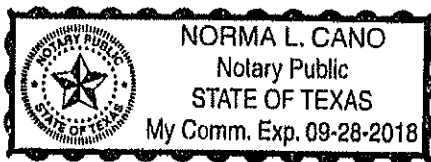
When the context requires, singular nouns and pronouns include the plural.

*Azucena Garcia*  
AZUCENA GARCÍA

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 1<sup>st</sup> of October, 2014, by AZUCENA GARCIA.



*Norma L. Cano*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
PABLO SILVA-GUZMAN and wife, NORA ELIA SILVA  
3716 Appaloosa St.  
Edinburg, Texas 78542

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 796426; NLC:lc

GF 02061285

**WARRANTY DEED WITH VENDOR'S LIEN**

Conforms to State Bar of Texas Form 111

495233

3

Date: December 7, 1995

Grantor: Guadalupe Ramos, Individually and on behalf of Lillian Ramos and Alejandro Ramos, Jr., her minor children, pursuant to an order of sale dated October 6, 1995, entered in the County Court at Law Number 1 of Hidalgo County, Texas in Cause No. 23,077-A

Grantor's Mailing Address (including county):

315 Clarisa  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: Atanacio Perez and wife, Maria Perez

Grantee's Mailing Address (including county):

Rt. 8, Box 701-B  
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 a note of even date that is in the principal amount of Five Thousand and 00/100 Dollars (\$5,000.00), of which Three Thousand and 00/100 Dollars (\$3,000.00) is part of the purchase price of the property being conveyed, and is executed by Grantee, payable to the order of First National Bank in Edinburg. The note is secured by a vendor's lien retained in favor of First National Bank in Edinburg in this deed and by a deed of trust of even date from Grantee to Robert Gandy, III, Trustee.

Property (including any improvements):

A tract of land out of the East 9.99 acres of the South 20.0 acres of Lot 5, Section 250, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 16, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set in the centerline of Mile 17 Line Road (a 40.0 foot county road) for the Southeast corner of this tract; said nail bears North 80 degrees 55 minutes West, 395.60 feet from the Southeast corner of said Lot 5, Section 250;

THENCE North 80 degrees 55 minutes West, 66.0 feet along the centerline of said county road to a 60d nail set for the Southwest corner of this tract;

THENCE North 09 degrees 05 minutes East at 20.0 feet pass a #4 rebar set for reference on the North right-of-way line of said county road and continuing a total distance of 660.0 feet to a #4 rebar set for the Northwest corner of this tract;

THENCE South 80 degrees 55 minutes East, 66.0 feet to a #4 rebar set for the Northeast corner of this tract;

THENCE South 09 degrees 05 minutes West, at 640.0 feet pass a #4 rebar set for reference on the North right-of-way line of said county road, and continuing a total distance of 660.0 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictions recorded in Volume 2292, Page 553, Official Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right-of-Way Easement granted by Jack McClelland and wife, Denise McClelland, to North Alamo Water Supply Corporation by instrument dated April 30, 1986, recorded in Volume 2292, Page 553, Official Records of Hidalgo County, Texas.

Easement for utility purposes along the North 15 feet of the South 35 feet of said property as described in instrument dated May 1, 1986, recorded in Volume 2292, Page 558, Official Records of Hidalgo County, Texas.

Easements for irrigation purposes along the North 20 feet of said property as described in instrument dated May 1, 1986, recorded in Volume 2292, Page 560, Official Records of Hidalgo County, Texas.

A twenty foot (20') Road Easement along the South side of said property as shown on plat recorded in Volume 1, Page 16, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

All visible easements.

Oil and Gas Leases recrded in Volume 424, Page 716, and Volume 424, Page 742, both in the Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated July 21, 1986, recorded in Volume 2323, Page 530, Official Records of Hidalgo County, Texas.

Taxes for the year 1995 and subsequent years and subsequent assessments for prior years due to change in land usage.

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

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

First National Bank in Edinburg, 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 First National Bank in Edinburg and are transferred to First National Bank in Edinburg without recourse on Grantor.

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

*Guadalupe Ramos*

Guadalupe Ramos, Individually and on behalf of Lillian Ramos and Alejandro Ramos, Jr., her minor children, pursuant to an order of sale dated October 6, 1995, entered in the County Court at Law Number 1 of Hidalgo County, Texas in Cause No. 23,077-A

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 15 day of November, 1995, by Guadalupe Ramos, Individually and on behalf of Lillian Ramos and Alejandro Ramos, Jr., her minor children, pursuant to an order of sale dated October 6, 1995, entered in the County Court at Law Number 1 of Hidalgo County, Texas in Cause No. 23,077-A.



*Estella G. Lopez*  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**Atanacio Perez and Maria Perez  
Rt. 8, Box 701-B  
Edinburg, Texas 78539**

**PREPARED BY:**

**ISRAEL RAMON, JR.  
Attorney At Law  
7417 N. Tenth Street  
McAllen, Texas 78504**

**File/GF Number: 02061285**

**CHARGE: STEWART TITLE**

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

On: Jan 04, 1996 at 11:28A

As a  
Recording

Document Number: 495233  
Total Fees : 13.00

Receipt Number - 12914  
By,  
Estella Guzman

Chapter 232 Texas LGC Application

APPLICATION NO: 4-15823 Jul. 21, 2016

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

T2100-00-250-0005-18

[1] OWNER: SILVA, PABLO GUZMAN & NORA E 1612 N. KENYON RD EDINBURG, TX 78542 Telephone No. 393-9353

[7] LEGAL DESC./NAME OF SUBDIVISION TEX-MEX SURVEY W264'-S165'-N49 LOT 5 SEC 250 1.00AC GR 0.68A

LOCATION: 0 KENYON & 17 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$29,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.MH.ZONE.X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 40' SIDE 6' REAR 15' . 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 07/21/14

OTHER TOTAL AMOUNT \$60.00

Approved by Guillermo Rodriguez Date 07/20/14

Light [] Water []

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

Community No.: 0325 A

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 7/21/14

- 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.