



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13863

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

Upon the application of:

Name: Maria H. Pina

Address: 20834 Cerizo St
Edinburg, TX
78542

Phone: (956) 282-4611

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

Water Supplier: North Alamo Water

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:

J.C. Engelman lot #11

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

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

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

~~OR~~

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

Johanna Valley
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13863

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Maria Hilda Pina

Known to me [or proved to me in the oath of DL# 36674744 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:

J.C. Engelman Lot # 11."

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

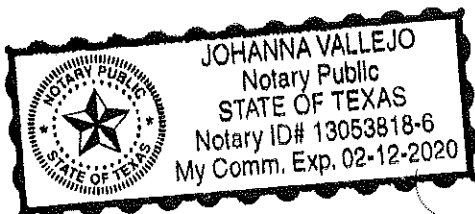
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Maria Hilda Pina (Signature)

SUBSCRIBED AND SWORN TO before me on August 4th, 2016, to certify which, witnesses my hand and seal of office.



Johanna Vallejo
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
1-13863
Aug. 4, 2016

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

Prop ID 674014
T2100-00-262-0011-01

[1] OWNER: PINA, ^{Maria} HILDA
20834 CENIZO ST
EDINBURG, TEXAS 78542
Telephone No. 282-4611

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY LOT 11 BLK 262
37AC NET

LOCATION: 0 FM 493 & RODGERS RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$11,000

[5] SIZE OF STRUCTURE: 2,480 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 40'
SIDES 6' REAR 15'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Valler 8/4/2016
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina 8/2/2016
Approved by Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0350C Pct: 1

Community No.: 486334

Certification of Elevation Required: YES NO BFE

Maria Hilda Pina 8/4/2016
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.

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

General Warranty Deed

Date: March 19, 2004

Grantor: Eduardo D. Salazar, a Single Man

Grantor's Mailing Address:
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: MARIA HILDA PINA, Single Woman

Grantee's Mailing Address: P. O. BOX 253
La Blanca, Texas 78539
Hidalgo County, Texas

Consideration: Ten and No/100ths (\$10.00) dollars and other good and valuable consideration.

Property (including and improvements):

All of Lot 11, out of **J.C. Engelman Subdivision**, of Sections 262 & 263, Texas Mexican Railway Survey, Hidalgo County, Texas being a 1.368 acres more or less, as per Map or plat thereof recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; oil & gas leases of record, if any; restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Taxes for the year 2001 and subsequent years.

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

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

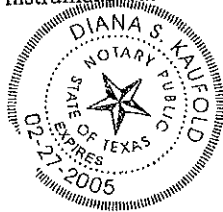
Eduardo D. Salazar
Eduardo D. Salazar

Acknowledgment

THE STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 19th, March, 2004 by Eduardo D. Salazar.



Diana S. Kaufold
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Maria Hilda Pina
P.O. Box 253
La Blanca, Texas 78539

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Mar 19, 2004 at 02:32P
As a Recording
Document Number: 1311484
Total Fees: 16.00
Receipt Number - 570930
By: Marylou Cantu, Deputy



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13809

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

Upon the application of:

Name: Felix Arjona Lara

Address: 217 Elijah Ave.
Donna, Tx
78537

Phone: (956) 227-0357

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

Water Supplier: NAWSC

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:

Engleman Resubd. Lot # 8

[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

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13809

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

Felix Arjona Lara

Known to me [or proved to me in the oath of Tx 14950919 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:

Engleman Re-subdivision lot #8"

[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-

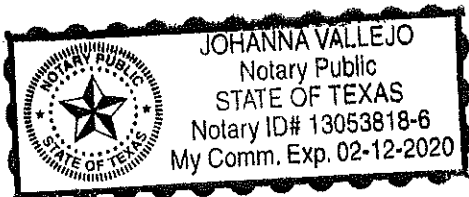
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Felix Arjona (Signature)

SUBSCRIBED AND SWORN TO before me on August 10th, 2012, to certify which, witnesses my hand and seal of office.

Johanna Vallejo

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

1-13809

Jul. 22, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop ID# 674076
E6290-00-000-0008-00

[1] OWNER: ARJONA, FELIX LARA

217 ELIJAH AVE
DONNA, TEXAS 785437
Telephone No. 227-0357

[7] LEGAL DESC./NAME OF SUBDIVISION
ENGELMAN LOT 8

LOCATION: 0 FM 493 & MILE 19

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$75,000

[5] SIZE OF STRUCTURE: 1,123 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ COUNTY SETBACKS FRONT 50'
SIDES 6' REAR 15'
MIN ELVE BFE 70.00

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: MI 0350C Pct.: 1
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

Johanna Vallejo
Prepared by

7/22/2016
Date

Leonel Najera
Approved by

7/11/2016
Date

Fernando Lopez
Signature of Owner or Applicant

7-22-2016
Date

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: February 2, 2008

Grantor: La Cuesta Sol Development LTD
 Grantor's Mailing Address:
 1210 E. Tyler
 Harlingen, Texas 78550

Grantee: Felix Arjona Lara

Grantee's Mailing Address (including county):
 15913 Lisa St.
 Edinburg, Texas 78541
 Hidalgo County

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Six Thousand and No Cents (\$6,000.00) and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot 8, Engelman Resubdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 6, Page 41

Reservations from and Exceptions to Conveyance and Warranty:

1. ~~All lots must be used for single-family residential purposes only.~~
2. A lien securing note in the amount of \$750,000.00, payable to the order of Texas Sate Bank McAllen and secured by a deed of trust recorded under file number 1602329, in the official records of Hidalgo County, Texas. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note.
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;

10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

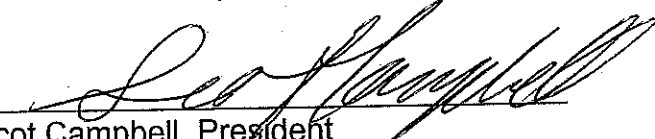
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

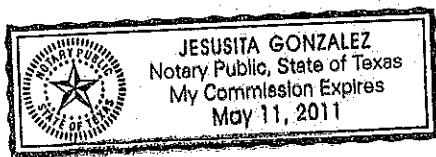
La Cuesta Sol Development LTD
La Cuesta Sol Development GP LLC, the General Partner

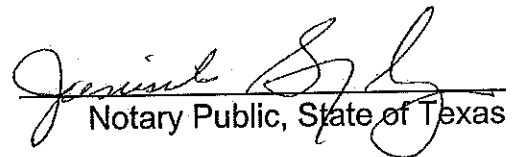
BY: 
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 6 day of February, 2008, by Scot Campbell, President of La Cuesta Sol Development GP LLC, the General Partner, of La Cuesta Sol Development LTD.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

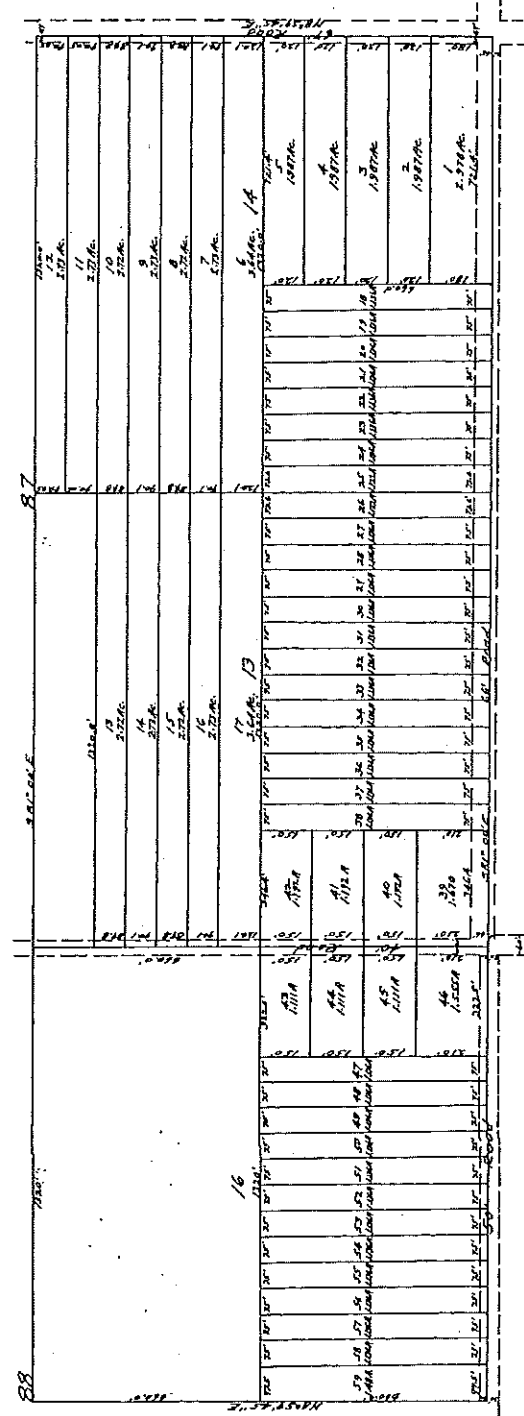
La Cuesta Sol Development LTD.
1210 E. Tyler
Harlingen, Texas 78550

6-41

ENGELMAN RESUBDIVISION

OF

Lots Nos. 13 and 14, in Block No. 87 and South one-half of Lot No. 16 in Block No. 88, of the Missouri-Texas Land & Irrigation Company's Sub-division of Lands out of the Mesquero Grant in Hidalgo County, Texas
Scale 1"=200'



STATE OF TEXAS
COUNTY OF HIDALGO.

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Engelman, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

Notary Public in and for the State of Texas

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

J. R. Engelman

STATE OF TEXAS
COUNTY OF HIDALGO.

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Engelman, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

Notary Public in and for the State of Texas

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

STATE OF TEXAS
COUNTY OF HIDALGO.

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Engelman, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

Notary Public in and for the State of Texas

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

J. R. Engelman

STATE OF TEXAS
COUNTY OF HIDALGO.

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Engelman, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

Notary Public in and for the State of Texas

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of July, A. D. 1931.

50-1



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13857

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

Upon the application of:

Name: Elizabeth Teran

Address: 3851 Judge Beto Garz Dr
Mercedes, Tx 78576

Phone: 956) 357-6646

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

Water Supplier: NAWSC

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:

A 2.028 Acres of Land, North Capitala FF#3035

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 3 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13857

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

Elizabeth Teran

Known to me [or proved to me in the oath of Tx DL 01591771 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:

2.028 Acres of land North Capisallo FH# 3035."

[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."~~

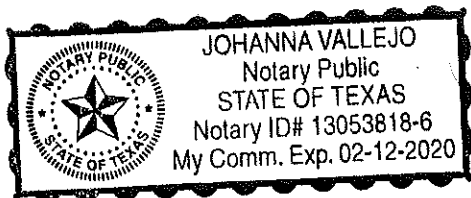
~~-OR-~~

~~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."~~

X Elizabeth Teran (Signature)

SUBSCRIBED AND SWORN TO before me on August 3rd, 2016, to certify which, witnesses my hand and seal of office.

Johanna Vallejo
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO: 1-13857 Aug. 3, 2016

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

N3400-00-000-3035-06

[1] OWNER: TERAN , ELIZABETH 100 S. BRIDGE WESLACO TX 78596-7632 Telephone No. 357-6646

[7] LEGAL DESC./NAME OF SUBDIVISION NORTH CAPISALLO 2:02AC-N22.05A C TR-13 FT 3035

LOCATION: 0 FM 491 & MILE 11

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: MOBIE HOME ZONE X-44

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ COUNTY SETBACKS FRONT 50' SIDES 6' REAR 15'

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 8/2/16

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 8/2/16

Light [X] Water [X]

Flood Zone: NO Panel No./Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO [checked] BFE

Signature of Owner or Applicant [Signature] Date 8-3-16

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

[NOTICE]

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

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

CHARGE SIERRA TITLE
STG/BS GF# 312 4937 / atty

1836631

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

WARRANTY DEED

Date: November 2, 2007

Grantor: DANIEL C. GARZA and ROSA LINDA GARZA, a/k/a ROSA LINDA CORTEZ SANCHEZ

Grantor's Mailing Address:

Daniel C. Garza
2405 S. Georgia
Weslaco, Texas 78596

Rosa Linda Cortez Sanchez
308 W. 7th Street
Clarksville, Texas 75426

Grantee: ELIZABETH TERAN, as her sole and separate property and estate

Grantee's Mailing Address:

Elizabeth Teran
100 S. Bridge
Weslaco, Texas 78596

Consideration:

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

Property (including any improvements):

Being 2.028 acres of land situated in Hidalgo County, and being out of Farm Tract 3035, NORTH CAPISALLO DISTRICT SUBDIVISION, Llano Grande Grant; said North Capisallo District Subdivision being recorded in Volume 2, Pages 1-7 of the Hidalgo County Map Records, and 2.028 acre tract also being more particularly described by metes and bounds as follows:

BEGINNING, at a point for the Northwest corner of said tract herein described, said point bears South 6.25 feet and East 790.00 feet from the Northwest corner of said Farm Tract 3035;

THENCE East, 120.00 feet, with a line that is parallel to the North line of said Farm Tract 3035 and with the centerline of a 50 feet wide road to a #4 rebar 24 inch long set for the Northeast corner of said tract herein described;

THENCE South, with a line that is parallel to the West line of said Farm Tract 3035, at a distance of 25.08 feet pass a 1/2 inch iron rod found for reference, and continuing for a total distance of 736.25 to a 1/2 inch iron rod found for the Southeast corner of said tract herein described;

THENCE West, 120.00 feet, with a line that is parallel to the North line of said Farm Tract 3035 to a 1 inch iron pipe found for the Southwest corner of said tract herein described;

THENCE North, with a line that is parallel to the West line of said Farm Tract 3035, at a distance of 710.69 feet pass 1 inch iron pipe found for reference and continuing for a total distance of 736.25 feet to the POINT OF BEGINNING and containing 2.028 acres of land more or less, of which 0.069 of one acre lies in road right-of-way, leaving 1.959 acres net.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron County Water Control and Improvement District No. 9.
2. Easements, or claims of easements, which are not of public record.
3. Oil and Gas Lease dated December 10, 1948, to V. E. Couch, Trustee recorded in Volume 93, Page 278, Oil and Gas Records of Hidalgo County, Texas.
4. Oil and Gas Lease dated June 27, 1950, to Taylor Refining Company and Mayfair Minerals, Inc. recorded in Volume 110, Page 513, Oil and Gas Records of Hidalgo County, Texas.
5. Oil and Gas Lease dated February 22, 1979, to Claud B. Hamill, recorded in Volume 379, Page 825, Deed Records of Hidalgo County, Texas.
6. Oil and Gas Lease dated May 10, 2001, to Suemaur Exploration & Production filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 10, 2001, under Clerk's File No. 969128, and extended in instruments filed under Clerk's File Nos. 1362322 and 1622335.
7. All oil, gas, and other minerals reserved in Deed dated July 15, 1942, recorded in Volume 498, Page 187, Deed Records and in deed dated September 12, 1989, recorded in Volume 2949, Page 509, Official Records of Hidalgo County, Texas.
8. Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.
9. Taxes for the year 2008, and subsequent years, the payment which Grantee assumes.

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

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

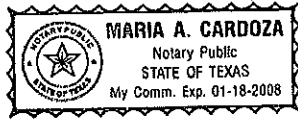

DANIEL C. GARZA


ROSA LINDA CORTEZ SANCHEZ,
A/K/A ROSA LINDA GARZA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on ~~November~~ ^d December 3, 2007, by DANIEL C. GARZA.



Maria A. Cardoza
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF RED RIVER

This instrument was acknowledged before me on November 6th, 2007, by ROSA LINDA CORTEZ SANCHEZ, A/K/A ROSA LINDA GARZA.



Gina Moraga
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

PHIL HARRIS
420 S. MISSOURI
P.O. BOX 8066
WESLACO, TEXAS 78599
956-968-5511
956-969-0598 (FAX)

AFTER RECORDING RETURN TO:

PHIL HARRIS
P.O. BOX 8066
WESLACO, TEXAS 78599

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Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
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WARRANTY DEED
(Long Form)

VOL 2949 PAGE 509

Date: SEPTEMBER 12, 1989
Grantor: GILBERT GARZA AND WIFE, ANADELIA GARZA
Grantor's Mailing Address (including county): 150 SOUTH TEXAS BLVD., WESLACO, HIDALGO COUNTY, TEXAS
Grantee: DANIEL C. GARZA AND WIFE, ROSA LINDA GARZA
Grantee's Mailing Address (including county): C/O 2405 SOUTH GEORGIA, WESLACO, HIDALGO COUNTY, TEXAS

Consideration: TEN AND NO/100THS,.....(\$10.00) DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Being 2.028 acres of land situated in Hidalgo County, and being out of Farm Tract 3035, North Capiasallo District Subdivision, Llano Grande Grant; said North Capiasallo District Subdivision being recorded in Volume 2, Pages 7-13 of the Hidalgo County Map Records, and 2.028 acre tract also being more particularly described by metes and bounds as follows:
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THENCE South, with a line that is parallel to the West line of said Farm Tract 3035, at a distance of 25.08 feet pass a 1/2-inch iron rod found for reference, and continuing for a total distance of 736.25 feet to a 1/2-inch iron rod found for the Southeast corner of said tract herein described;
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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

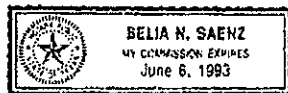
When the context requires, singular nouns and pronouns include the plural.

Gilbert Garza
GILBERT GARZA
Ana Delia Garza
ANADELIA GARZA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of JULY, 19 90, by GILBERT GARZA AND WIFE, ANADELIA GARZA



Belia N. Saenz
Notary Public, State of Texas
Notary's name (printed): BELIA N. SAENZ
Notary's commission expires: 6/6/93

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

AFTER RECORDING RETURN TO:
DANIEL C. GARZA
2405 SOUTH GEORGIA
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE OF:
PHIL HARRIS
P.O. BOX 8066
WESLACO, TEXAS 78596

VOL 2849 PAGE 512

FILED FOR RECORD
MAY 6 PM 10 08
CLERK
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