

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Cesar A. Solano	4-15722
2.	Elizabeth Avitia Rueda	4-16142
	COMM. COURT: NOVEMBER 15, 2016	



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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16142

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

Upon the application of:

Name: Elizabeth Anita Rueda

Address: 2805 Mirasoles
Edinburg TX
78542

Phone: 9564604441

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chuck R</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>11/8/16</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789484653896
 Temporary Pole Permanent Service

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

Triple "C" lot #24

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Application No: 4-16142

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

AVITIA ELIZABETH RUEDA

Known to me [or proved to me in the oath of Category card # MSC 1696308146 or through US EMPLOYMENT AUTHORITY (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:

8205 MIRASOLES - EDINBURG - TEXAS - 78542 -
LOT #24, TRIPLE "C" DIVISIONA SUBDIVISION HIDALGO COUNTY TEXAS.

[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-

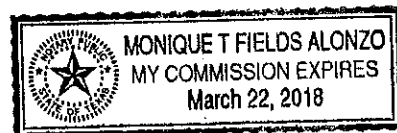
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Elizabeth Avitia Rueda

x _____ (Signature)

SUBSCRIBED AND SWORN TO before me on 11/1, 2016, to certify which, witnesses my hand and seal of office.

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



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 1, 2016, but effective as of March 21, 2016

Grantor: Land Grabber, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
550 W. 3 Mile Line
Palmhurst, Texas 78573
Hidalgo County, Texas

Grantee: Jose Antonio Avitia and Elizabeth Rueda Barrios
Grantee's Mailing Address:
3103 E. Elizabeth
Edinburg, Texas 78542
Hidalgo County, Texas

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 Twenty Thousand Dollars and No Cents (\$20,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, Trustee.

Property (including any improvements):

Lot 24, Triple "C" Subdivision, a subdivision in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 19, Page 85, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;
10. 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;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

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.

Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

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.

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

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

Land Grabber, L.L.C.,
Texas Limited Liability Company

BY: YADIRA RAMON

ITS: MANAGING MEMBER

(Acknowledgment)

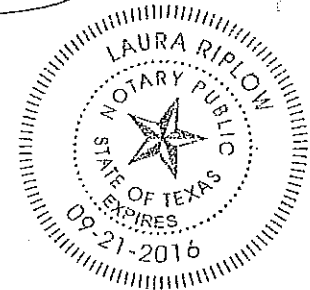
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd day of June, 2016, by
YADIRA RAMON, MANAGING MEMBER of Land Grabber,
L.L.C., a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Land Grabber, L.L.C.
550 W. 3 Mile Line
Palmhurst, Texas 78573



Chapter 232 Texas LGC Application

APPLICATION NO:

4-16142

Oct. 26, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

T7500-00-000-0024-00

[1] OWNER: AVITIA JOSE ANTONIO, RUEDA
ELIZABETH BARRIOS
8205 MIRASOLES
EDINBURG, TX 78542

Telephone No. 460-4441

[7] LEGAL DESC./NAME OF SUBDIVISION
TRIPLE C LOT 24

LOCATION: 0 2812 & INGLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: MOVED BUILDING

01- RESIDENTIAL NEW SINGLE DWELLING

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

[5] SIZE OF STRUCTURE: 561 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:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00

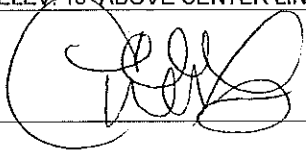
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 032510 Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by

10/20/16
Date

Julio Ruiz
Approved by

10/14/16
Date

Elizabeth Rueda

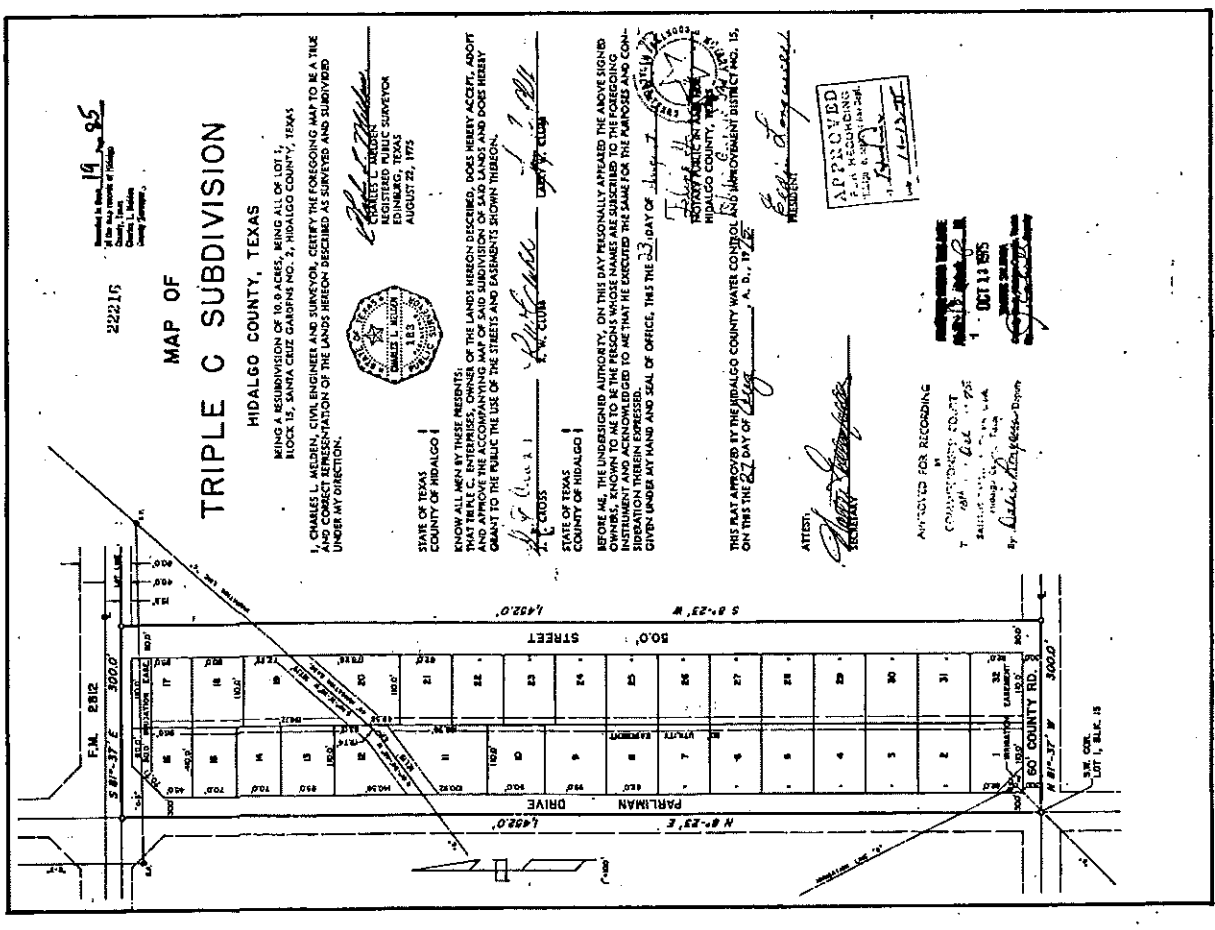
Elizabeth Avitia
Signature of Owner or Applicant

10/26/2016
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.



22215
 19 85
 Approved by Clerk of County
 of Hidalgo County, Texas
 Charles L. Aldred
 County Clerk

MAP OF
TRIPLE C SUBDIVISION
 HIDALGO COUNTY, TEXAS

WINDS A RESUBDIVISION OF 18.8 ACRES, WINDS 11.06 ACRES,
 BLOCK 15, SANTA CLAUZ CAMPUS NO. 2, HIDALGO COUNTY, TEXAS

I, CHARLES L. ALDRED, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE FOREGOING MAP TO BE A TRUE
 REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED
 UNDER MY DIRECTION.



Charles L. Aldred
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 AUGUST 22, 1975

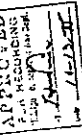
STATE OF TEXAS
 COUNTY OF HIDALGO
 KNOW ALL MEN BY THESE PRESENTS, THAT I, CHARLES L. ALDRED, CIVIL ENGINEER AND SURVEYOR, DO HEREBY ACKNOWLEDGE AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DOES HEREBY
 GRANT TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN THEREON.

Charles L. Aldred
 CIVIL ENGINEER AND SURVEYOR
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE SIGNED
 CHARLES L. ALDRED, CIVIL ENGINEER AND SURVEYOR, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CON-
 TENTS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27 DAY OF July, 1985
 HIDALGO COUNTY, TEXAS

ATTEST:
Elizabeth Longmire
 SECRETARY



THIS MAP APPROVED BY THE HIDALGO COUNTY WATER CONTROL DISTRICT NO. 15,
 ON THIS THE 27 DAY OF July, A. D. 1985

APPROVED FOR RECORDING
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS
 OCT 13 1985



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15722

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

Upon the application of:

Name: Cesar Solano

Address: 6825 E. Alborada
Edinburg TX, 78542

Phone: 956 533 2062

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Ramez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Install &</u> <u>11 18 116</u>

Water Supplier: N/A

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

Account/ESI No.: 232207-013
 Temporary Pole Permanent Service

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

Cesar Solano Alburt Terrace lot #4

[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 25 th 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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15722

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

Cesar Solano TRFD.

Known to me [or proved to me in the oath of 17905363 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:

- "I am requesting utility service to the following described land:
6825 E Alameda Rd Edinburg TX 78542 Alberquerque lot 4."

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

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

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

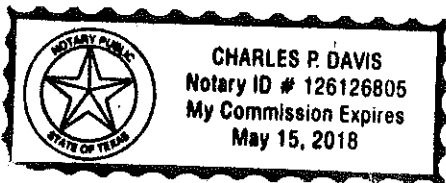
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 8, 2016, to certify which, witnesses my hand and seal of office.



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

SIERRA TITLE
SERIAL# GF# 3160513

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 20, 2016

Grantor: LUIS MARIO GUEL joined herein proforma by my wife, SELINA GUEL

Grantor's Mailing Address: 311 S. Nevada
Weslaco, Texas 78596
Hidalgo County

Grantee: CESAR AUGUSTO SOLANO

Grantee's Mailing Address: 5714 E. Alberta Rd.
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 4, of Alberta Terrace, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions recorded in Volume 3153, Page 87, Official Records of Hidalgo County, Texas, and as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted to North Alamo Water Supply Corporation, recorded in Volume 1603, Page 14 and in Volume 1602, Page 808, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the North side of subject property as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Easement to North Alamo Water Supply Corporation along the South side of subject property as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 27, Page 67A, Map Records Hidalgo County, Texas.

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

Easements, or claims of easements, which are not of public record.

A thirty foot (30') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

A seven foot (7') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

A twenty foot (20') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 27, Page 67A, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated June 12, 1951, recorded in Volume 119, Page 104 and dated November 16, 1955, recorded in Volume 181, Page 534, Oil and Gas Records of Hidalgo County, Texas.

All oil, gas and other minerals reserved in instrument dated May 13, 1996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 25, 1996, under Clerk's File No. 525228.

All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 2.

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

All ad valorem taxes for the year 2016 and all subsequent years.

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

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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



LUIS MARIO GUEL

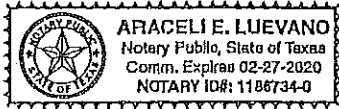


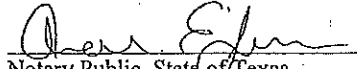
SELINA GUEL

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of May, 2016, by
LUIS MARIO GUEL.

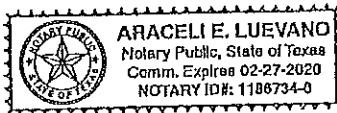




Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of May, 2016, by
SELINA GUEL.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CESAR AUGUSTO SOLANO
5714 E. Alberta Rd.
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3166513;AL/bm

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15722
Jun. 22, 2016

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

A2455-00-000-0004-00

[1] OWNER: SOLANO, CESAR AGUSTO

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBERTA TERRACE LOT 4

5704 E ALBERTA RD
EDINBURG, TX 78542

Telephone No. 533-2062

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO
Prop. ID. 504541

[6] USE OF BUILDING: B-44 MOBILEHOME

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 30' REAR 20' SIDES 7'
FINISH FLOOR ELEV. 18 ABOVE CENTER LINE OF ST.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: LO
Panel No. /Suffix: 04256 Pct: 4

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.

Aaron Hernandez
Prepared by _____ Date _____

Aaron Hernandez
Approved by _____ Date 6-22-16

[Signature]
Signature of Owner or Applicant _____ Date 6-22-16

[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.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ALBERTA TERRACE SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, HEREBY CERTIFY THAT I (WE) HAVE CAUSED TO BE MADE AND TO BE CORRECTED TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF, AND TO THE BEST OF THE INFORMATION AND BELIEF OF THE SURVEYOR, THE SURVEY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

Mike R. Kormeier
 MIKE R. KORMEIER

David S. Jackson
 DAVID S. JACKSON

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (they) executed the same FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF August, A.D. 1991

Susan J. Headley
 SUSAN J. HEADLEY
 NOTARY PUBLIC

THIS PLAT PREPARED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS 5th DAY OF August, 1991.

T. R. Haines
 T. R. HAINES
 PRESIDENT

Alfredo
 ALFREDO GONZALEZ
 R.P.L. No. 4886

STATE OF TEXAS
 COUNTY OF HIDALGO

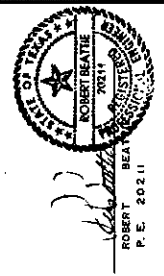
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE:

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE: _____

FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

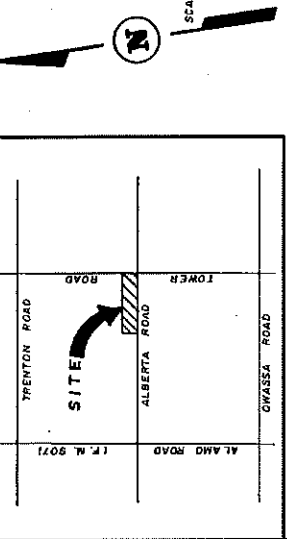
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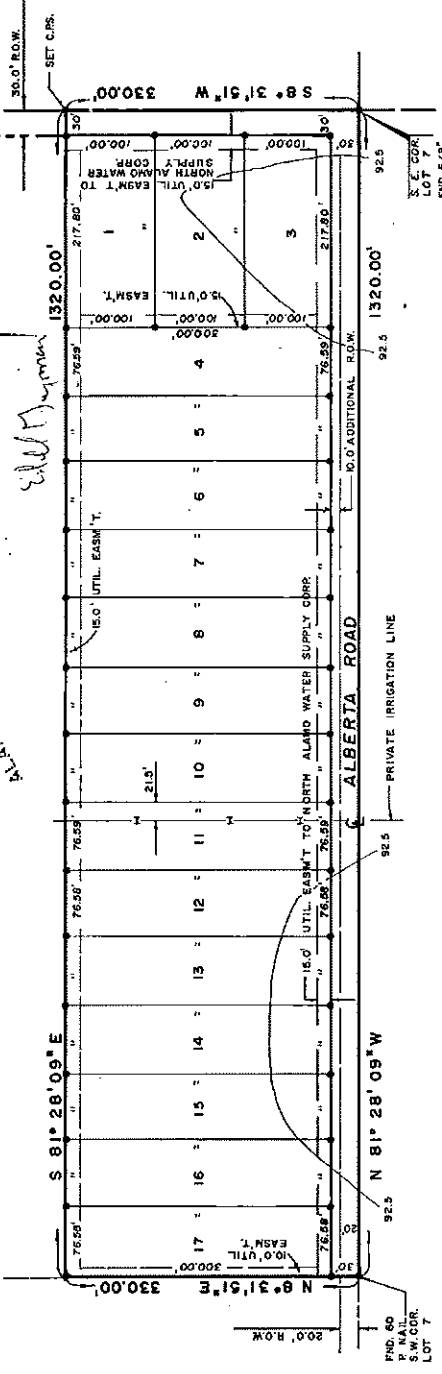
CHECKED FOR CRANAGE BY: *[Signature]*

DRAWN: 6/19/91

FLOOD ZONE DESIGNATION: ZONE "B" FLOOD AND 100-YEAR FLOOD, FOR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE FLOODING IS PROTECTED BY A LEAST ONE (1) FOOT HIGH WALL OR ANTI-FLOOD PROTECTED BY LAYERS FROM THE DARK FLOOD. C. P. N. 480334 0425 C MAP REVISED: 11/16/82



SCALE 1" = 100'



ALBERTA TERRACE

BEING A SUBDIVISION OF THE SOUTH 10.00 ACRES OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING BY
 COMMISSIONER'S COURT
 This the 15th day of Aug. 1991
 WILLIAM "BILLY" LED, County Clerk
 Hidalgo County, Texas

METES AND BOUNDS
 A 10.00 ACRE TRACT OF LAND BEING THE SOUTH 10.00 ACRES OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 247, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 10.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE CENTERLINE OF TOWER ROAD AND ALBERTA ROAD FOR THE SOUTHEAST CORNER OF LOT 7, AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N 81° 28' 09" E, ALONG THE SOUTH LINE OF LOT 7, AND THE WEST LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO THE RIGHT 1/2" IRON ROD SET AT 30.00 FEET FROM THE INTERSECTION OF THE WEST 1/2" IRON ROD SET AT 30.00 FEET FROM THE R.O.W. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE S 81° 28' 09" E, PASSING A 1/2" IRON ROD SET AT 1230.00 FEET FOR THE WEST R.O.W. LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

- NOTES: 1 - MINIMUM BUILDING SETBACK LINES:
 FRONT 30.00'
 REAR 20.00'
 SIDE 7.00'
- 2 - MINIMUM FINISH FLOOR ELEVATION: 16" ABOVE PAVEMENT AT CENTERLINE OF ALBERTA ROAD OR TOWER ROAD
- 3 - ONE SINGLE FAMILY DWELING PER LOT.
- 4 - UTILITIES FOR DRINKWATERS MUST BE PROVIDED BY LOT PURCHASER.
- 5 - LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE SHOWN FROM THE BOUNDARIES OF THIS SUBDIVISION
- 6 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- 7 - LOTS 1, 2, AND 3 - IT IS DESIGNATED AS RESIDENTIAL.
- 8 - LOT OWNERS SHALL BE RESPONSIBLE TO OBTAIN BUILDING AND SEPTIC TANK PERMITS FROM HIDALGO COUNTY
- 9 - DRAINAGE RETENTION PER LOT IS 412.00 C.F. (10.0094 ACRE-FEET)

BEATTIE, HEADLEY & ASSOCIATES
 CONSULTING ENGINEERS & LAND SURVEYORS
 122 S. 12TH AVE. EDINBURG, TEXAS. 78539 PH. 381-6480