





# 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 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14192

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

Upon the application of:

Name: Ema Lozano

Address: 3513 Diamond Blvd.  
Weslaco TX 78596

Phone: (956) 274-5240

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

Water Supplier: CITY OF WESLACO

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:

R.C BARB #4 LOT 17 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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14192

### 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

JRMA LOZANO

Known to me [or proved to me in the oath of DLTK/4136941 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:

RC BARR #4 LOT 17 BLK 2"

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

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

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

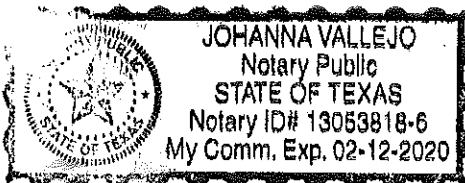
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-OR-

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

Johanna Vallejo (Signature)

SUBSCRIBED AND SWORN TO before me on November 30<sup>th</sup>, 20 16, 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:

1-14192

Nov. 30, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

B0050-04-002-0017-00

[ 1 ] OWNER: LOZANO, IRMA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
BABB, R C #4 LOT 17 BLK 2

3513 DIAMOND BLVD  
WESLACO TX 78596-8225

Telephone No. 274-5240

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,216

[ 5 ] SIZE OF STRUCTURE: 6,500 Sq. Ft.

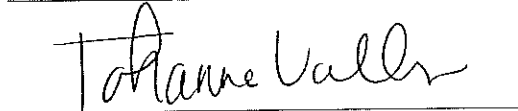
[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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


MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATION  
SETBACKS FRONT:25' REAR:15' SIDES:6'  
MIN. ELEV. ABOVE TOP OF C.L. OF ST. 18"

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

11/30/2016  
Date

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

  
Approved by

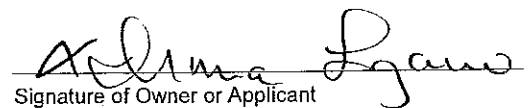
11/30/16  
Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: <sup>LN</sup> 0525B Pct: 0

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

11-30-16  
Date

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

### [ NOTICE ]

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

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

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 ESTATE PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 6, 2008.

Grantor: Julio C. Lopez and wife, Sonia D. Lopez.

Grantor's Mailing Address: 1620 E. 27<sup>th</sup> St., Weslaco, Hidalgo County, Texas 78596.

Grantee: Irma Lozano, a single woman.

Grantee's Mailing Address: 1813 W. Beaumont Dr., Weslaco, Hidalgo County, Texas 78596.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Fifteen Thousand and no/100 (\$15,000.00) Dollars payable to the order of Julio C. Lopez and Sonia D. Lopez, executed by Grantee, same note is secured by a vendor's lien retained in favor of Julio C. Lopez and Sonia D. Lopez, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee

Property (including any improvements):

Lot 17, Block 2, R.C. BABB MOBILE HOME SUBDIVISION, Addition to the City of Weslaco, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 48, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Right of way Easement for roads, pipelines, and ditches granted by American Rio Grande Land and Irrigation Company to E.A. Mueller, by instrument dated April 1, 1920, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.
2. Grantor reserves the right to use the pipeline running across property conveyed, as reserved in Deed from J.B. Corser to R.C. Babb, by instrument dated February 21, 1944, recorded in Volume 529, Page 176, Deed Records of Hidalgo County, Texas.
3. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Oil and Gas Lease dated March 5, 1981, from Arturo Cuellar Construction Company, Inc. to Tana Oil and Gas Lease records of Hidalgo County, Texas.
5. Oil and Gas Lease dated January 29, 1981, from Mattie John Babb to Tana Oil and Gas Corporation, recorded in Volume 402, Page 168, Oil and Gas Lease Records of Hidalgo County, Texas.
6. A nine thirty-second (9/32) of all oil, gas, and other minerals reserved and/or conveyed in Deed recorded in Volume 476, Page 152; and Volume 521, Page 18, both recorded in Deed Records of Hidalgo County, Texas.

7. Taxes for the year 2008 and subsequent years.

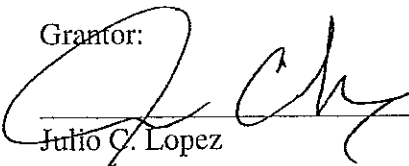
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

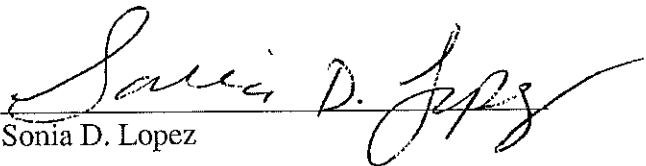
The vendor's lien against and superior title to the Property is retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

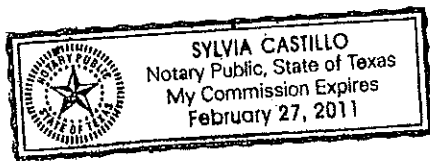
Grantor:

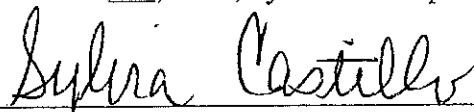
  
\_\_\_\_\_  
Julio C. Lopez

  
\_\_\_\_\_  
Sonia D. Lopez

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on March <sup>12th</sup>, 2008, by Julio C. Lopez and wife, Sonia D. Lopez



  
\_\_\_\_\_  
Notary Public for the State of Texas

**AFTER RETURN TO:**

**IRMA LOZANO**  
**1813 W. Beaumont Dr.**  
**Weslaco, TX 78596**

State of Texas  
County of Hidalgo

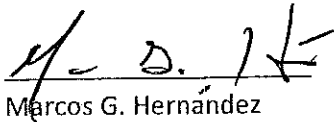
Before me the undersigned personally appeared and after being duly  
Sworn deposes and says:

I, Irma Lozano, hereby certify that I am the legal owner of LOT 17, BLOCK 2, R.C.  
BABB MOBILE HOME SUBDIVISION #4, VOLUME 22, PAGE 153. HIDALGO COUNTY,  
TEXAS.

Sworn unto me this 29<sup>th</sup> day of November, 2016.



Irma Lozano

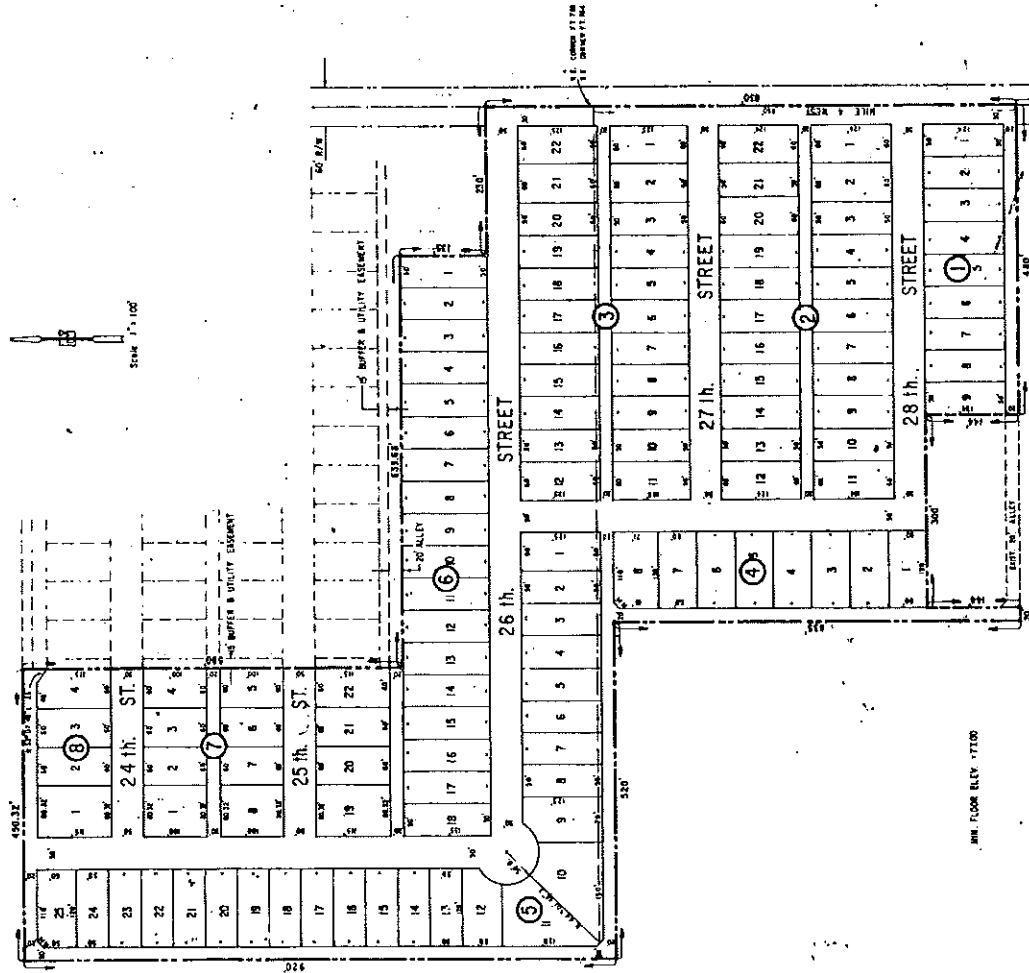


Marcos G. Hernandez

Notary Public

Commission Expires: 10-17-2018





APPROVED FOR RECORDING  
 In presence of  
 Date 11-27-93

# R. C. BABB NO. 4

Recorded in Book 25, Page 123  
 of the map records of Hidalgo  
 County, Texas  
 County Surveyors

The R. C. Babb No. 4 Subdivision, containing 24.56 acres more or less, is a subdivision of the land shown on the plat of R. C. Babb No. 3, a subdivision of 35.56 acres more or less, in Hidalgo County, Texas, and is more particularly described by metes and bounds as follows:

- BEGINNING at the southeast corner of this subdivision, which is North a distance of 80.00 ft. from the southeast corner of Area Tract 765;
- THENCE, West, a distance of 49.00 ft. to a point;
- THENCE, North a distance of 144.00 ft. to a point;
- THENCE, East a distance of 348.00 ft. to a point;
- THENCE, South a distance of 144.00 ft. to a point;
- THENCE, West a distance of 25.00 ft. to a point;
- THENCE, North a distance of 131.00 ft. to a point;
- THENCE, West a distance of 310.00 ft. to a point;
- THENCE, North a distance of 170.00 ft. to a point for the northeast corner of this subdivision;
- THENCE, East a distance of 150.33 ft. to a point;
- THENCE, South a distance of 374.00 ft. to a point;
- THENCE, East a distance of 170.00 ft. to a point;
- THENCE, South a distance of 131.00 ft. to a point;
- THENCE, West a distance of 136.00 ft. to a point for the northeast corner of this subdivision;
- THENCE, South a distance of 130.00 ft. to the POINT OF BEGINNING, CONTAINING within these metes and bounds 24.56 acres, more or less.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, the undersigned, owner of the land shown on this plat and designated herein as R. C. Babb No. 4, a subdivision in Hidalgo County, Texas, and accompanied by a true and correct copy of the plat of R. C. Babb No. 4, a subdivision of 35.56 acres more or less, in Hidalgo County, Texas, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and other things therein shown for the purpose and consideration therein expressed.

WITNESSETH:  
 Arturo C. Cutler

STATE OF TEXAS  
 COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Arturo C. Cutler, known to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of November, 1993, A.D.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
 R. C. Babb

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the date and in the manner herein stated, and that the same is correct and conforms to all requirements of the Subdivision Regulations of this City which my approval is required.

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Houston, hereby certify that this plat of R. C. Babb No. 4 conforms to all requirements of the Subdivision Regulations of this City which my approval is required.

I, the undersigned, Mayor of the City of Houston, hereby certify that this plat of R. C. Babb No. 4 conforms to all requirements of the Subdivision Regulations of this City, where my approval is required.

Mayor of the City of Houston, Texas

CHECKED FOR DRAINAGE  
 BY: [Signature]

24th Aug 93  
 K. Thompson



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14182

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

Upon the application of:

Name: Martin Ramirez

Address: 1903 W. MILE  
14<sup>th</sup>

Weslaco TX. 78596

Phone: 956-802-7499

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

Water Supplier: N.A.W.S

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:

EL RANCHO ACRES 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.

JoAnne Valler  
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: 1-14182

### 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 C. RAMIREZ

Known to me [or proved to me in the oath of DA# 24282398 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:

EL PASO TO ALBES CITY"

[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."

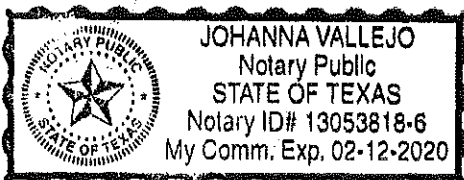
-OR-

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 November 3<sup>rd</sup>, 2016, to certify which, witnesses my hand and seal of office.

Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Charge San Jacinto Title Services

SJTC:MM GF # 10246493

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: NOVEMBER 20, 2012
Grantor: VICTOR SUSTAITA and wife, DIANE SUSTAITA

Grantor's Mailing Address: 28015 N. 194TH DRIVE
WITTMANN, ARIZONA 85361
MARICOPA COUNTY

Grantee: MARTIN C. RAMIREZ and wife, ROSA I. RAMIREZ

Grantee's Mailing Address: 5121 W. SYCAMORE AVE.
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of VICTOR SUSTAITA and wife, DIANE SUSTAITA in the principal amount of TWENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$28,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Four (4), EL RANCHITO ACRES, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 27, Page 183, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

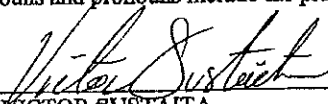
- a. Restrictive covenants as recorded in Volume 3319, Page 155, Official Records of Hidalgo County, Texas and Volume 27, Page 183, Map Records of Hidalgo County, Texas.
b. Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 27, Page 183, Map Records of Hidalgo County, Texas.
e. Right of Way Easement dated September 27, 1946 from W.H. Painter, et al to Central Power and Light Company, recorded in Volume 599, Page 549, Deed Records of Hidalgo County, Texas.
f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 21, 205 from David Lee Snyder to Mitchell Petroleum Land Services, Inc., filed under Clerk's File No. 1451233, official Records of Hidalgo County, Texas.


- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 2005 from Janet Owens to Mitchell Petroleum Land Services, Inc., filed under Clerk's File No. 1470716, Official Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 2005 from Caroline Lois Lee and husband, Ross A. Lee to Mitchell Petroleum Land Services, Inc., filed under Clerk's File No. 1470717, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 18, 2005 from Ellen W. Snyder to Mitchell Petroleum Land Services, Inc., filed under Clerk's File No. 1477723, Official Records of Hidalgo County, Texas.
- j. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 16, 1946 from W.H. Painter, Trustee, et al to Ellis M. Lee, recorded in Volume 604, Page 377, Deed Records of Hidalgo County, Texas.
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 18, 1958 from Ross A. Lee and Caroline Leis Lee to Valley Production Credit Association, recorded in Volume 908, Page 57, Deed Record of Hidalgo County, Texas.
- l. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 5, 1973 from Elwin lee Snyder and wife, Phyllis G. Snyder to Carl V. Snyder and wife, Ellen W. Snyder, recorded in Volume 1355, Page 34, Deed Records of Hidalgo County, Texas.
- m. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated February 15, 2002 from Ellen Wayne Snyder, et al to Bertaldo Diaz, Jr. and wife, Noemi P. Diaz, filed under Clerk's File No. 1057232, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals in, under or that may be produced from said property".
- n. 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.
- o. Zoning and building ordinances in favor of the County of Hidalgo.

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

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

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

  
 VICTOR SUSTAITA

  
 DIANE SUSTAITA







# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14164

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

Upon the application of:

Name: Melesio C. Ramirez

Address: 10832 Compadres  
St.

Mercedes, TX 78570  
Phone: (956) 246-9547

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	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:

Capisallo Park Lot # 25 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.

Johanna Valle  
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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14164

### 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

Melicio C. Ramirez

Known to me [or proved to me in the oath of TX DL# 03824782 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:

Capisallo Park Lot # 25 Blk # 2."

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

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

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

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

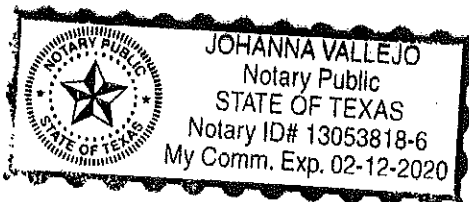
-OR-

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

Melicio Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on November 22nd, 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:

1-14164

Nov. 16, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

C1500-00-002-0025-00

[ 1 ] OWNER: RAMIREZ, MELECIO & EMMA  
RR 4 BOX 4033

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAPISALLO PARK LOT 25 BLK 2

MERCEDES TX 78570-9333

Telephone No. 246-9547

LOCATION: 0 MILE 9 N & MILE 2 E.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$16,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X-01

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

### FOR COUNTY USE ONLY APPLICATION FEES

Johanna Valls  
Prepared by

11/15/2016  
Date

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

Light [X] Water [X]

Gilbert Pecina  
Approved by

11/15/2016  
Date

Flood Zone: NO 01500 Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:      YES   /   NO      BFE

M. L. L...  
Signature of Owner or Applicant

11/16/16  
Date

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

### [ NOTICE ]

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

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

WARRANTY DEED  
187515  
107 2298 (REV. 436)

WARRANTY DEED  
(LONG FORM)

OFFICIAL RECORDS  
7  
KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS  
COUNTY OF HIDALGO

That WE, CRUZ RAMIREZ and wife, ANSELMA RAMIREZ

of the County of HIDALGO and State of TEXAS for and in

consideration of the sum of -----TEN AND NO/100THS-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee s herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MELECIO RAMIREZ and wife, EMMA RAMIREZ, 127 N. Michigan, Mercedes,

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Lot Twenty-Five (25), in Block Two (2) of the Capisatio Park Subdivision in Hidalgo County, Texas according to the map thereof recorded in Volume 14 at Page 26 of the Map Records of Hidalgo County, Texas, to which reference is here made for all purposes;

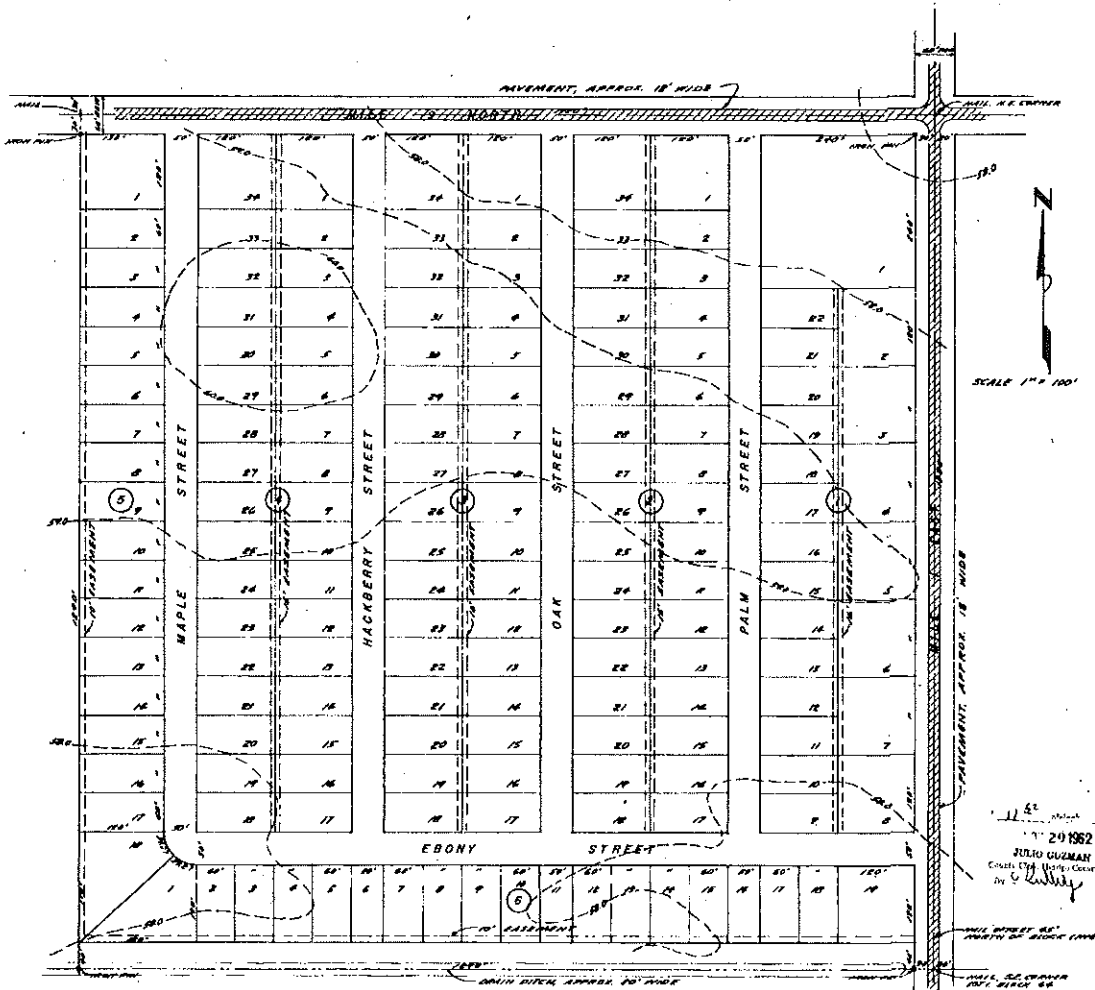
SAVE AND EXCEPT that there is reserved to the Grantor, his heirs and assigns, all of the oil, gas and other minerals in, on, under and that may be produced from said land, with right of ingress and egress at all times for the purposes of exploring, mining, drilling and operating for and removing same.

This conveyance is made upon the terms and conditions and with the restrictions that:

- (a) the lots shall be used only for single-family residential purposes.
- (b) no building shall be erected within 30 feet of the front line of the lots.
- (c) no residence shall be erected on the lots unless the cost of its construction is at least \$2,500.00.
- (d) the invalidation of any of these covenants and restrictions shall not affect the force and applicability of the remainder of same.
- (e) these covenants and restrictions shall be deemed to run with the land in favor of all other persons owning land within 200 feet of the lots, as well as Grantor, and they or any of them may proceed at law or in equity against any intended, contemplated or accomplished violation thereof.

CAPISALLO PARK SUBDIVISION

21112



SURVEY PLAT

APPROVED FOR RECORDING  
 COMMISSIONERS' COURT  
 This is a true and correct copy of the original as filed in the office of the County Clerk of Hidalgo County, Texas, on the 13th day of July, 1962.  
 J. L. Anderson, County Clerk  
 By: \_\_\_\_\_ Deputy

SHOWING THE CAPISALLO PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 1, BLOCK 64 OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, Charles A. Greenwood, Civil Engineer, do hereby certify that the above is a true and correct plat of the CAPISALLO PARK SUBDIVISION as prepared by me from surveys made by me upon the ground.

Witness my hand and seal the 13th day July, 1962.

*Charles A. Greenwood*  
 Charles A. Greenwood, Reg. No. 12630

Subscribed and sworn to before me by the said Charles A. Greenwood on this 13th day of July, 1962.

*Charles A. Greenwood*  
 Notary Public, Hidalgo County, Texas  
 1304 G. LEWIS  
 WYOMING PARK, HIDALGO COUNTY, TEXAS

STATE OF ~~Texas~~ *Oregon*  
 COUNTY OF ~~HIDALGO~~ *Lake*

I, L. J. McDaniel, owner of the property hereon described, do hereby adopt, dedicate and confirm the foregoing plat and do hereby dedicate to the public the streets and alleys as hereon shown.

*L. J. McDaniel*  
 L. J. McDaniel, Owner

STATE OF ~~Texas~~ *Oregon*  
 COUNTY OF ~~HIDALGO~~ *Lake*

Subscribed and sworn to before me, the undersigned authority, on this the 24th day of July, 1962.



Approved by the Merced Zoning and Planning Board the 11th day of September, 1962, by *James D. Dick* Chairman  
 Approved by the City Commission of the City of Merced, Texas on the 27th day of September, 1962.  
*James D. Dick* Chairman  
*City Secretary*  
 By *Carl Hagan* Mayor of Merced, Texas

REPRODUCED FROM  
 SURVEY PLAT  
 Y. D. AUSTIN

WINSTON & GREENWOOD  
 CONSULTING ENGINEERS - MERCEDIS, TEXAS

