

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Peter Mealing and Sara Mealing	4-16409
2.	Ma. Admiralda Pompa-Martinez	4-16389
3.	Jose and Rosa Reyes Garza	4-16434
	COMM. COURT: FEBRUARY 21, 2017	



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: 4-16409

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

Upon the application of:

Name: Peter Mealing

Address: 9613 N.
Bertsen Road
McAllen

Phone: 956-631-9789

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

Water Supplier: N/A

Utility Provider: M.V.E.C ~~WEP~~

Account/ESI No.: 100327894/22992645
 Temporary Pole Permanent Service

186-341-101 *JK*

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

Erickson Construction AD.538-tract of land out of 17.285 ac. ^{of tract 2-28-00}
Lot 458 of John H. Shamy Subdivision (see attached)

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 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: 4-16409

**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

Peter Mealing

Known to me [or proved to me in the oath of 10199076 or through TEXAS Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

Lot 458 of John H SHAW
A 0.538 ac tract out of 17.285 ac of the East 22.285 ac
[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."

Peter Mealing (Signature)
February 3, 2017

SUBSCRIBED AND SWORN TO before me on February 3, 2017, to certify which, witnesses my hand and seal of office.

Leticia Alvarez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



EDWARDS ABSTRACT
AND TITLE CO. GF # 904447

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: January 19, 2016

Grantor: MARIA ELENA AVILES MALDONADO DE GARCIA, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead.

Grantor's Mailing Address (including county): 120 E. Yarrow Ave.
McAllen, Tx. 78504
Hidalgo County, Texas

Grantee: PETER MEALING and SARA MEALING

Grantee's Mailing Address (including county): Peter Mealing
2801 E. Blue Bonnet Lane
Mission, Tx. 78573
Hidalgo County, Texas.

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

X A 0.538-acre tract of land, more or less, out of the South 17.285 acres of the East 22.285 acres of Lot 458, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, said 0.538-acre tract more particularly described by metes and bounds as follows:

BEGINNING at a 60-penny nail found in the centerline of Bentsen Road; said 60-penny nail bears North 08 degrees 41 minutes East 463.70 feet from the Southeast corner of said Lot 458, said 60-penny nail also being the Southeast corner of the herein described tract:

THENCE, North 81 degrees 19 minutes West, at 20.00 feet pass a 1/2-inch iron rod found in the West right-of-way line of said Bentsen Road, a total distance of 185.00 feet to a 1/2-inch iron rod found for the Southwest corner of this tract;

THENCE, North 22 degrees 43 minutes 10 seconds East a distance of 144.31 feet to a 1/2-inch iron rod set for the Northwest corner of this tract;

THENCE, South 81 degrees 19 minutes East, at 130.00 feet pass a 1/2-inch iron rod found in the West right-of-way line said Bentsen Road, a total distance of 150.00 feet to a 60-penny nail found for the Northeast corner of this tract;

THENCE, South 08 degrees 41 minutes West, along the centerline of said Bentsen Road, a distance of 140.00 feet to the POINT OF BEGINNING, said tract of land containing 0.538 acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in VOLUME 2089, PAGE 734, OFFICIAL RECORDS, AND CLERK'S FILE NO. 339740, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated November 2, 1966, recorded in Volume 1163, Page 988, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated September 29, 2005, recorded under Clerk's File No. 1536446, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Right of Way Agreement dated April 8, 1959, recorded in Volume 944, Page 153, Deed Records, Hidalgo County, Texas.

Right of Way Agreement dated March 5, 1959, recorded in Volume 950, Page 161, Deed Records, Hidalgo County, Texas.

Corrected Right of Way Agreement dated March 1, 1960, recorded in Volume 974, Page 559, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated July 27, 1981, recorded in Volume 1738, Page 594, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated July 27, 1981, recorded in Volume 1738, Page 596, Deed Records, Hidalgo County, Texas.

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

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

Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT.

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

Lien and other rights, if any, in favor of LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 23, 1993, recorded under Clerk's File No. 339740, Official Records, Hidalgo County, Texas.

Taxes for the year 2016 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

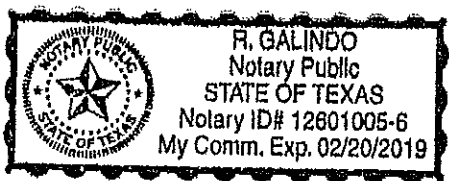
When the context requires, singular nouns and pronouns include the plural.

MARIA ELENA AVILES MALDONADO DE GARCIA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21 of January, 2016, by MARIA ELENA AVILES MALDONADO DE GARCIA.



R. Galindo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PETER MEALING and SARA MEALING

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 904447; GB:bc

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16409
Feb. 1, 2017

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

S2950-00-000-0458-36

[1] OWNER: MEALING, PETER & SARA

2801 BLUEBONNET LANE
MISSION, TX 78573

Telephone No. 746-2031

[7] LEGAL DESC./NAME OF SUBDIVISION
JOHN H SHARY 0.54AC AN IRR TR-
7.2 9AC-S22.29AC BEING OUT OF
COR N140'-S603' LOT 458 0

LOCATION: 0 BENSTEN & 6ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$200,000

[5] SIZE OF STRUCTURE: 4,252 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 NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0295D

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

Date

2/1/17

Approved by

Date

2/1/17

Signature of Owner or Applicant

Date

2-1-17

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 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: 4-16389

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

Upon the application of:

Name: Maria N. Pompa

Address: 13920 39st.
Edinburg tx.

Phone: (956)-651-6881

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Charles Low</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>2 16 17</u>

Water Supplier: North Alamo Water Supply Corp.

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

Account/ESI No.: 100327894058, 17809
[] Temporary Pole [] Permanent Service

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

Original Townsite of Hargill lot #3
Blk #34

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

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

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

-OR-

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


Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 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
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-14389

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

M^a Admiralda Pempa Martinez February 1, 2017

Known to me [or proved to me in the oath of Visa Border Crossing Card through C566621 (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:

29747 Lincoln Ave. Hargill, TX
Original Townsite of Hargill lot #3 Bldg #34
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

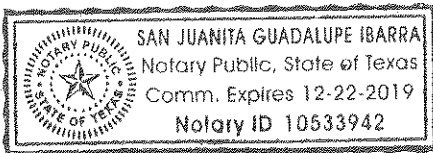
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

(Signature)

SUBSCRIBED AND SWORN TO before me on February 1, 2017, to certify which, witnesses my hand and seal of office.



Sanjuanita Guadalupe Ibarra
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 18, 2017

Grantor: HI STARR INVESTMENTS, LLC, a Texas Limited Liability Company

Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540-0959

Grantee: Ma Admiralda Pompa_Martinez
Grantee's Mailing Address (including county):
1392039th Stree
Edinburg, TX 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 17,400.00, 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 Cristen R. Weyand, Trustee.

Property (including any improvements):

Lot 03, Block 36 ORIGINAL TOWNSITE OF HARGILL, as shown by the map or plat thereof recorded in Volume 3, Pages 45-46, 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. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of ORIGINAL TOWNSITE OF HARGILL, as shown by the map or plat thereof recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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.

HI STAR INVESTMENTS, LLC, a Texas Limited Liability Company

BY: _____

Kyle D. Ruppert, Manager

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16389

Jan. 26, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

H1200-00-036-0003-00

[1] OWNER: POMPA, MARIA ADMIRALDA MTNZ

13920 39TH ST.
EDINBURG, TX 78541

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
HARGILL TOWNSITE LOTS 3 & 4 BL
36
361-765-5134

LOCATION: 0 490 & 493

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES

[10] EST. COST OF CONST.: \$2,000

20- MOBILE HOMES

[5] SIZE OF STRUCTURE: 67 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

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

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0250B Pct: 0

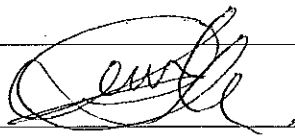
Community No.: 480334

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  Date 1/26/17

Approved by Julio Ruiz Date 1/26/17

Signature of Owner or Applicant  Date 01-26-17

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1902 Joe Stephens Ave.
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16434

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

Upon the application of:

Name: Jose Guzman

Address: 14112 Loma Drive
Edinburg TX 78542

Phone: 956 975 4115

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>TEMP.</u>	
	<u>2 / 14 / 17</u>	<u>1 / 1</u>

Water Supplier: ~~NAWS~~ NAWS

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:

14112 Loma Drive Edinburg Tx 78542

Loma Bonita Subdivision Lot #32

[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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-16434

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

Jose Craize

Known to me [or proved to me in the oath of _____ or through
Fed ID 15881477 (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:

14112 Loma Drive Edinburg Tx 78542.
Loma Bonita Subdivision Lot 432

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

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

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

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

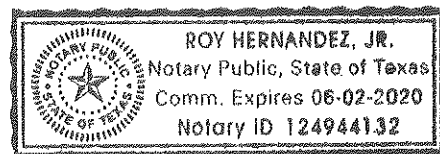
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 13th Feb, 2017, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: January 30, 2015

Grantor: B TWIN, LLC

Grantor's Mailing Address:

10113 N 10th STREET, STE A
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Grantee: JOSE GARZA and ROSA REYES GARZA

Grantee's Mailing Address:

P.O. BOX 1401
WESLACO, TEXAS 78599
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$29,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

Property (including any improvements):

ALL OF LOT THIRTY-TWO (32), LOMA BONITA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 14-A, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Restrictive Covenants filed of record in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 3

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements that may be shown on the map or plat of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.
SUBJECT TO any right of redemption exercised by any previous owner of the property, if any.

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

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and grantee has accepted this Deed and has purchased 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 limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) The nature of 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 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 Purchased Note described 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, and plural nouns and pronouns include the singular.

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By: Cayetano E. Barrera
Cayetano E. Barrera, President
B TWIN, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 30, 2015, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th St., Ste A
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
B TWIN, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504

Chapter 232 Texas LGC Application

APPLICATION NO: 4-16434 Feb. 10, 2017

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

L5180-00-000-0032-00

[1] OWNER: GARZA, JOSE & ROSA REYES

[7] LEGAL DESC./NAME OF SUBDIVISION LOMA BONITA LOT 32

14112 LOMA DR EDINBURG, TX 78542

Telephone No. 975-4115

LOCATION: 0 LOMA DR

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST ✓

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$19,000

[5] SIZE OF STRUCTURE: 1,140 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT:40' BACK:30' SIDES:7' MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 2/10/17

Light [X] Water [X]

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

Approved by [Signature] Date

Community No.: 480334 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 2-10-17

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

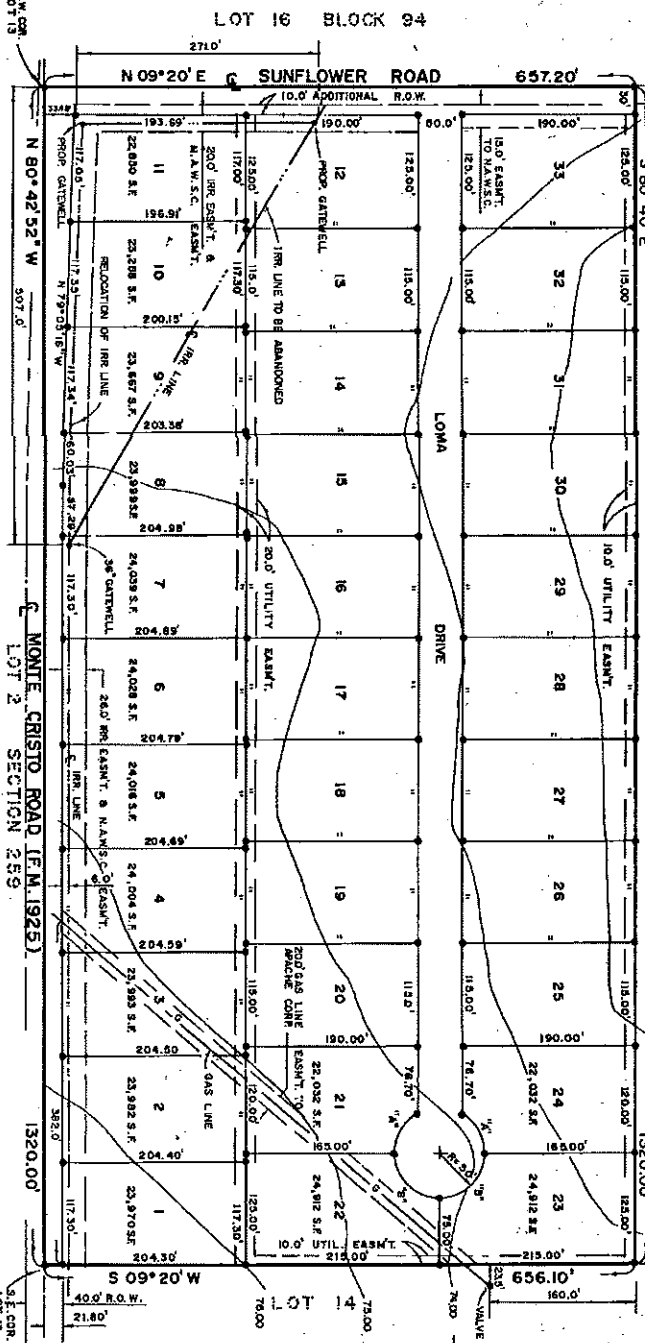
[NOTICE]

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

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

MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S

LOT 13 BLOCK 95



LOMA BONITA SUBDIVISION

BEING A SUBDIVISION OF THE SOUTH 19.899 ACRES OF LOT 13, BLOCK 95, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAS NEVENAS GRANT, HIDALGO COUNTY, TEXAS.

1. 19.899 ACRES TRACT OF LAND BEING THE SOUTH 19.899 ACRES OF LOT 13, BLOCK 95, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF THE LAS NEVENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND AS SHOWN ON THE PLAT HEREIN, AND AS CURRENTLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

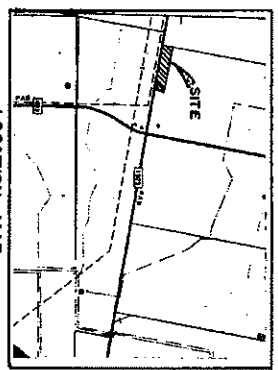
BEGINNING AT A COTTON PICKER SPRINKLER SET IN THE CENTERLINE OF MONTE CRISTO ROAD (E.M. 1925) FOR THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 92°00' E, ALONG THE WEST LINE OF LOT 13, AND THE CENTERLINE OF SUNFLOWER ROAD, A DISTANCE OF 657.20 FEET TO A 90 PERCENT NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 89°40' E, PASSING A 1/2" IRON ROD SET AT 30.00 FEET FROM THE EAST N.C.W. LINE OF SUNFLOWER ROAD, A TOTAL DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF LOT 13 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 92°20' W, ALONG THE EAST LINE OF LOT 13, PASSING A 1/2" IRON ROD SET AT 64.30 FEET FROM THE NORTH N.C.W. LINE OF MONTE CRISTO ROAD, A TOTAL DISTANCE OF 1200.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 80°42' 52" W, ALONG THE SOUTH LINE OF LOT 13, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.899 ACRES OF LAND MORE OR LESS.



NOTES:

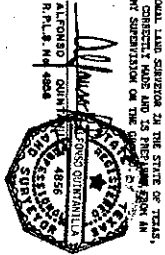
1. FLOOD ZONE DESIGNATION: ZONE "C"
2. AREAS OF MINIMAL FLOODING
3. ONE INCH OF RAINFALL ON THE SITE WILL RESULT IN APPROXIMATELY 1.5 INCHES OF WATER ON THE SURFACE
4. MINIMUM FINISH FLOOR ELEVATION: 18' ABOVE NATURAL GROUND
5. 18" R.C. CURBS MUST BE PROVIDED FOR DRIVEWAYS BY LOT PURCHASER
6. 3" MIN. SLOPE SETBACK LINES:
7. FRONT: 40.0'
8. SIDE: 37.0'
9. REAR: 37.0'
10. LEGEND: a. DROPPED 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
11. b. DAMAGE: RETENTION PER LOT IS 0.019 ACRES-FEET
12. c. NO FENCES, CORNALS OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN IRRIGATION EASEMENT
13. d. NO BUILDINGS STRUCTURES, FENCES, CORNALS, FERNS OR ANY OTHER IMPROVEMENTS SHALL BE PERMITTED WITHIN THE 20.0' GAS LINE EASEMENT TO ADJACE CORP.



SUSAN J. HEADLEY
Notary Public, State of Texas

Susan J. Headley
SUSAN J. HEADLEY, NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO



ALFONSO QUINTANA
Notary Public, State of Texas

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IS THE BEST COPY OF THE ORIGINAL SURVEY OF THE PROPERTY AND SHOWN IN SUBDIVISION OF THE PROPERTY AS SHOWN ON THE PLAT HEREIN.



WILLIAM B. TAYLOR
Notary Public, State of Texas

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
This on the 28th day of May, 1922
WILLIAM "BILL" LEO, County Clerk
Hidalgo County, Texas

Recorded in Book 2814A
County, Texas
Hidalgo County, Texas

QUINTANILLA, HEADLEY AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS

SEPTEMBER 1, 1922