



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 2 3 4

Application No: 1-14329

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

Upon the application of:

Name: Domingo Galvan

Address: 8529 N. FM 88
Weslaco TX
78599

Phone: (956) 252-4148

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 251456-004
 Temporary Pole Permanent Service

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

CHADA #3 BLK 4 Lot 8

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

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

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

OR

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

Johanna Valdez
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

Precinct 1 2 3 4

Application No: 1-14389

**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

Domingo Galvan

Known to me [or proved to me in the oath of TJ DL# 02324661 or through R Downis LLC (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:

Chapa #3 Lot #8 BIK #4

[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]

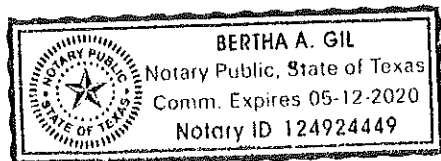
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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 February 3rd, 2017, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14329 Jan. 23, 2017

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

Prop # 134314 C2950-03-004-0008-00

[1] OWNER: GAVAR, DOMINGO LN CANTU, SANTIAGO & NEHEMIAS D/B/A S & N CONSTRUCTION PO BOX 197 LA BLANCA TX 78558-0197

[7] LEGAL DESC./NAME OF SUBDIVISION CHAPA #3 BLK 4 LOT 8

Telephone No.

LOCATION: 0 mile 12 1/2, mile 6

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES 29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$40,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: REST. ZONE X-29

Special Conditions: No construction allowed over any easements. MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS SETBACKS FRONT:25' REAR:15' SIDES:6' MIN. ELEV. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY APPLICATION FEES

Jhana Valley Leonel Najera Prepared by Date 1/23/17 Approved by Date 1/23/17

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 420534

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.

Signature of Owner or Applicant Date 1/23/17

[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.

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

17394
17394
1739471

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 23, 2007

Grantor: NEHEMIAS CANTU, a married man, not joined herein by my wife as said property does not constitute any part of our homestead.

Grantor's Mailing Address:

NEHEMIAS CANTU
P.O. Box 759
La Blanca, Texas 78558
Hidalgo County

Grantee: DOMINGO GARZA GALVAN, a single person

Grantee's Mailing Address:

DOMINGO GARZA GALVAN
P.O. Box 790
La Blanca, Texas 78558
Hidalgo County

Consideration:

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). The 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 PHIL HARRIS, Trustee.

Property (including any improvements):

Lots 6, 7, and 8, Block 4, CHAPA SUBDIVISION NO. 3, an Addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 106, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

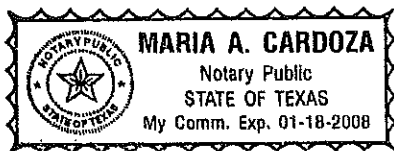
Neheemias Cantu
NEHEMIAS CANTU

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 26, 2007, by NEHEMIAS CANTU.



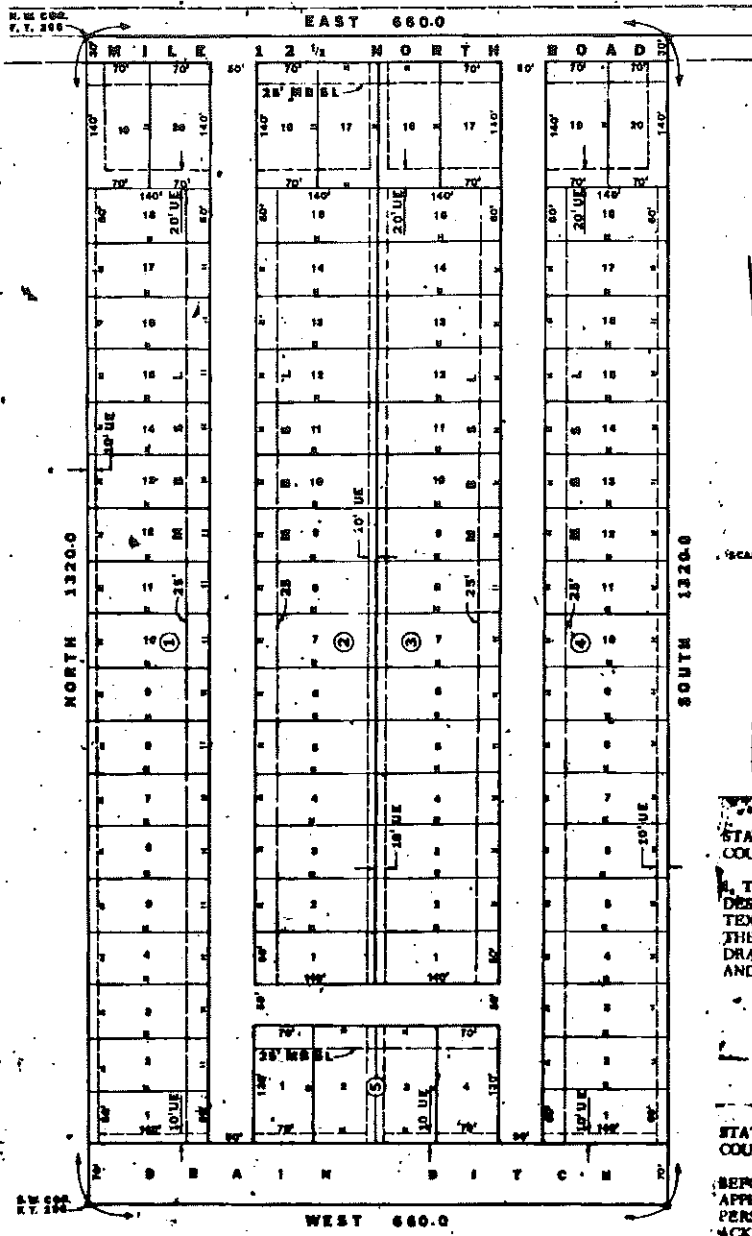
Maria A. Cardoza
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

PHIL HARRIS, Attorney at Law
420 South Missouri
P.O. Box 8066
Weslaco, Texas 78599-8066

AFTER RECORDING RETURN TO:

PHIL HARRIS, Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-8066



CHAPA SUBDIVISION
 No. 3

BEING A SUBDIVISION OF THE WEST
 20.0 ACRES OF FARM TRACT 296, WEST
 TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

FILED FOR RECORD
 150 JUN 19 PM 12:35

SANTOS SALDANA
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 11th day of June 1980
 SANTOS SALDANA, County Clerk
 Hidalgo County, Texas
 By: *[Signature]* Deputy

APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By: *[Signature]*
 Date 6-19-80

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS THE CHAPA SUBDIVISION NO. 3 IN HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
 CASIMIRO CHAPA OWNER

STATE OF TEXAS:
 COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Casimiro Chapa KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

Recorded in Book 21-106
 of the map records of Hidalgo
 County, Texas
 Charles L. Madden
 County Surveyor

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 THIS THE 13 DAY OF June, 1980.

[Signature]
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS
 Belia Noriega

M.B.L. = MINIMUM BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

5-11-80 *[Signature]*
 DATE REGISTERED PROFESSIONAL ENGINEER # 24164





PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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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: 1-14395

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

Upon the application of:

Name: Robyn Juarez

Address: 7536 N FM 88
Weslaco TX 78599

Phone: (956) 998-9299

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

Water Supplier: W.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:

WES-MER LOT 7 BUK 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

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

Precinct 0234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14395

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

ROBYN JUAREZ

Known to me [or proved to me in the oath of 02133396 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:

WES-MEK LOT 7 BLK 4 ."

[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]

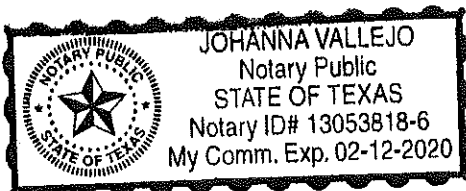
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~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."

Robyn Juarez (Signature)

SUBSCRIBED AND SWORN TO before me on March 12, 2017, 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:

1-14395

Feb. 15, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop ID# 321401

W2200-00-004-0007-00

[1] OWNER: JUAREZ, ROBYN

[7] LEGAL DESC./NAME OF SUBDIVISION
WES-MER BLK 4 LT 7

7536 N. FM 88
WESLACO TX 78599-1732

Telephone No. 998-9299

LOCATION: 0 MILE 10 & ROOSEVELT

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

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

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[5] SIZE OF STRUCTURE: 1,650 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOVE IN ZONE X-29

Special Conditions: No construction allowed over any easements.

MUST COMPLY W / COUNTY SETBACKS FRONT 50'
SIDES 6' CORNER 10' REAR 15'

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 480834

Certification of Elevation
Required: YES NO BFE

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

Johanna Vallejo 2/15/2017
Prepared by Date

Leonel Najera 2/13/2017
Approved by Date

[Signature] 2-15-17
Signature of Owner or Applicant 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.

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SHERIFF'S RESALE DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

KNOW ALL MEN BY THESE PRESENTS

THAT WHEREAS, at a regularly scheduled meeting of the **Weslaco Independent School District Board of Trustees** held **October 10, 2016**, pursuant to Sec. 34.05(a)(b)(c)(d) of the Texas Property Tax Code, the Board of Trustees requested that Sheriff J.E. "Eddie" Guerra, Hidalgo County, Texas, advertise for sale and sell the following real property, acquired through tax foreclosure proceedings in **Cause No. T-762-09-B** styled **WESLACO INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL vs. ROY DE LOS SANTOS**, described below, by having a notice of the sale published in the English language once a week for three consecutive weeks preceding the day of the sale, in **Advance News Journal**, a newspaper in Hidalgo County, Texas, the first of said publications appearing not less than twenty days immediately preceding the day of the sale; said notice of sale containing a statement of the authority by virtue of which the sale is to be made, the time and place of sale and a brief description of the property to be sold and said Sheriff being further authorized by Section 33.54(c), Property Tax Code of Texas, which, after the expiration of the limitations of actions provided therein, grants full title to the hereinafter described property to the purchaser at a tax sale or his successor in interest.

On the first Tuesday in **December, the same being December 6, 2016**, between the hours of ten o'clock a.m. and four o'clock p.m., I sold the hereinafter described property at public venue in the County of Hidalgo, State of Texas, at the designated door of the Courthouse of Hidalgo County, Texas, and the property hereinafter described was sold to **ROBYN JUAREZ** for the sum of **\$13,500.00**, being the highest and best bidder thereof.

WHEREAS, the above named Grantee exhibited to the officer who conducted the sale an unexpired written statement issued by the Hidalgo County Tax Collector pursuant to Texas Tax Code Section 34.015 showing that there are no delinquent taxes due to Hidalgo County and that no school district or municipality with territory within such county has reported delinquent taxes due by the Grantee.

NOW THEREFORE, in consideration of the premises aforesaid, and of the payment of the said sum of **\$13,500.00**, the receipt of which is hereby acknowledged, I, J.E. "Eddie" Guerra, Sheriff of Hidalgo County, Texas, have GRANTED, SOLD AND CONVEYED, and by these presents, do GRANT, SELL AND CONVEY unto the said **ROBYN JUAREZ** ("Grantee") all of the estate, right, title and interest which the said **Weslaco Independent School District** ("Grantor"), for itself, and as trustee for the use and benefit of all taxing entities which established tax liens in the above referenced cause number had of, in and to the following property, to-wit:

DESCRIPTION: TRACT 1: LOT 7, BLOCK 4, WES-MER SUBDIVISION, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (ACCT. NO. W220000004000700)

TO HAVE AND TO HOLD the above described property together with all of the rights, privileges and appurtenances thereto in any manner belonging unto the said **ROBYN JUAREZ** his heirs and assigns forever, as fully and as absolutely as I, as Sheriff of Hidalgo County, Texas, can convey by virtue of Sec. 34.05, Texas Property Tax Code, in said tax suit. It is understood and agreed that a writ of possession will issue as provided by law.

Taxes assessed for the current year are to be paid by grantee. Further, this sale is subject to any right of redemption remaining to the former owner at the time of resale.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

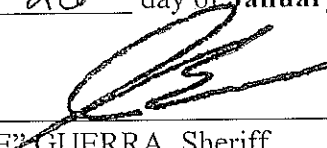
LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO

RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

Grantor hereby conveys to Grantee the property without warranties, express or implied. All warranties that might arise by common law and by Section 5.023 of the Texas Property Code, as amended, are hereby excluded. Grantee by their acceptance hereof agree that they shall have no claim against Grantor by reason of any defects in title, lack of title, failure of title to the property or any portion thereof, or by reason of any interest of or rights in the property which may be vested in any third party

In Testimony whereof, I have hereunto set my hand, this 26th day of January, 2017.



J.E. "EDDIE" GUERRA, Sheriff
Hidalgo County, Texas

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

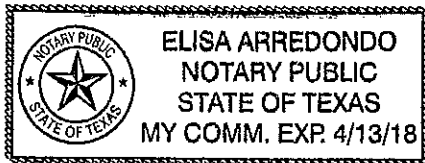
Before me, the undersigned Notary Public in and for Hidalgo County, Texas, on this day personally appeared J.E. "Eddie" Guerra, Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Sheriff of Hidalgo County, Texas, for the purposes and consideration, and in the capacity therein expressed.

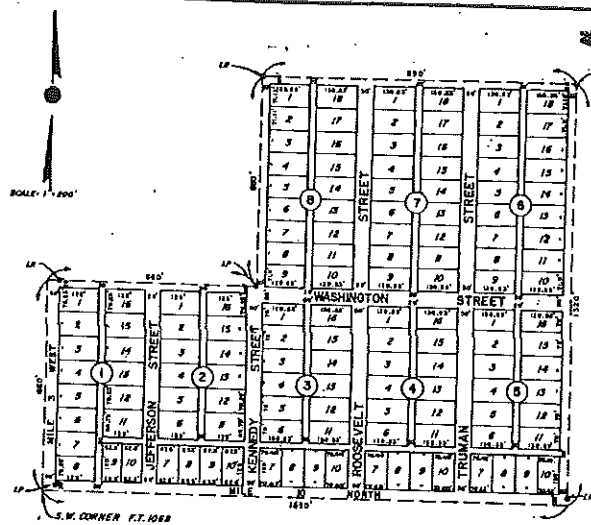
Given under my hand and seal of office, this 26th day of January, 2017.



Notary Public in and for Hidalgo County, Texas

After recording, return to:
ROBYN JUAREZ
7536 N. FM 88
WESLACO, TX 78599





FILED FOR RECORD THIS DATE
 BY W. R. SHEA
 NOV 24 1974
 WILSON SALMON
 County Clerk, Hidalgo County, Texas
 P. O. Box 1000

WES-MER SUBDIVISION PLAT

SHOWING THE WES-MER Subdivision, BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF FARM TRACT 1068, ADAMS TRACT SUBDIVISION, OUT OF THE AMERICAN RIO GRANDE LAND COMPANY SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, WILLIAM R. SHEA, REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LANDS AS PREPARED UNDER MY DIRECTION.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF October, 1974.
William R. Shea
 WILLIAM R. SHEA
 Reg. No. 24573



SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID WILLIAM R. SHEA ON THIS 23rd DAY OF October, 1974.

Robin A. Reed
 Robin A. Reed
 Notary Public, Hidalgo County, Texas

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE OWNER(S) OF THE PROPERTY HERON : DESCRIBED, DO HEREBY SUBDIVIDE AND ADOPT THIS WAY OF SAID SUBDIVISION OF THE ABOVE F.T. 1068 AND NOW DENY TO PUBLIC USE ALL SURVEY, JUDICIAL AND OTHER CASEMENTS SHOWN THEREON.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 13 DAY OF November, 1974.
Antonio Garcia
 Notary Public, Hidalgo County, Texas

STATE OF TEXAS
 COUNTY OF HIDALGO

AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS DAY OF , 1974.

 County Judge

THIS PLAT APPROVED BY THE WESLACO CITY COMMISSION ON THE DAY OF , 1974.
 Attest:
 Secretary

 Mayor

STATE OF TEXAS
 COUNTY OF HIDALGO

I, Santos Salas, Clerk of the County Court, in and for Hidalgo County, Texas do hereby certify that the foregoing instrument dated day of , A.D. 19 , with the certificate of authenticity was filed for record in my office on the day of , A.D. 19 , at o'clock and was duly recorded by me on the day of , A.D. 19 , at o'clock , in Volume page of the Records of Hidalgo County, Texas.

Witness my hand and seal of the County of Hidalgo, at my office in Edinburg, Texas, this day of , A.D. 19 .

 Deputy
 Santos Salas

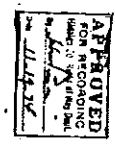
Filed for record at o'clock M., this day of , A.D. 19 .

 County Clerk

 Deputy

APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 This is the day of , 1974.
 Antonio Garcia, County Clerk
 Edinburg, Hidalgo County, Texas

 Notary Public





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 02 3 4

Application No: 1-14402

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

Upon the application of:

Name: Marleen DelToro

Address: 1220 E 23rd St
Weslaco, Tx 78594

Phone: (956) 084-7973

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

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:

ANGELA LOT 5 BUK 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.

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14402

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

MARLEEN DEL TORO

Known to me [or proved to me in the oath of # 25441097 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:

ANGEVA LOT 5 BLK 4"

[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-~~

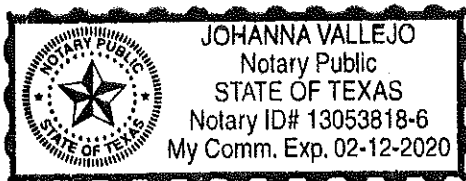
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Marleen del Toro (Signature)

SUBSCRIBED AND SWORN TO before me on March 1st, 2017, 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:
1-14402
Feb. 16, 2017

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

A5300-00-004-0005-00

[1] OWNER: DEL TORO, MARLEEN

1211 E. 23RD ST.
WESLACO TX 78596-9513

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
ANGELA LOT 5 BLK 4

LOCATION: 0 BORDER & MILE 5 1/2 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 1,360 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE B-01

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REARE:15' SIDES:6'
MIN. ELEV. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY APPLICATION FEES

Hearel Nguyen
Prepared by

2/16/17
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Hearel Nguyen
Approved by

2/15/17
Date

Flood Zone: NO 0525B Pct: 0
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Marleen del Toro
Signature of Owner or Applicant

2/16/17
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.

General Warranty Gift Deed

Date: November 21, 2007

Grantor: ELOY DEL TORO and MARTA DEL TORO, husband and wife

Grantor's Mailing Address:

ELOY DEL TORO and MARTA DEL TORO
1211 E. 29th Street
Weslaco, TX 78596
Hidalgo County

Grantee: MARLEEN DEL TORO

Grantee's Mailing Address:

MARLEEN DEL TORO
832 East Nassau
McAllen, TX 78501
Hidalgo County

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Lot 5, Block 4, ANGELA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map thereof recorded in Volume 17, Page 55, Map Records of Hidalgo County, Texas

Reservations from Conveyance:

For MARTA DEL TORO and her assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate.

Exceptions to Conveyance and Warranty:

None

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

to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

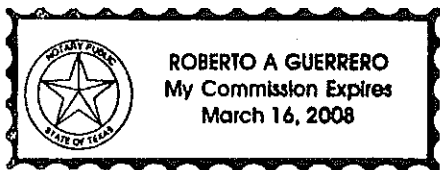
Eloy del Toro
ELOY DEL TORO

Marta Del Toro
MARTA DEL TORO

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on November 21, 2007, by ELOY DEL TORO and MARTA DEL TORO.

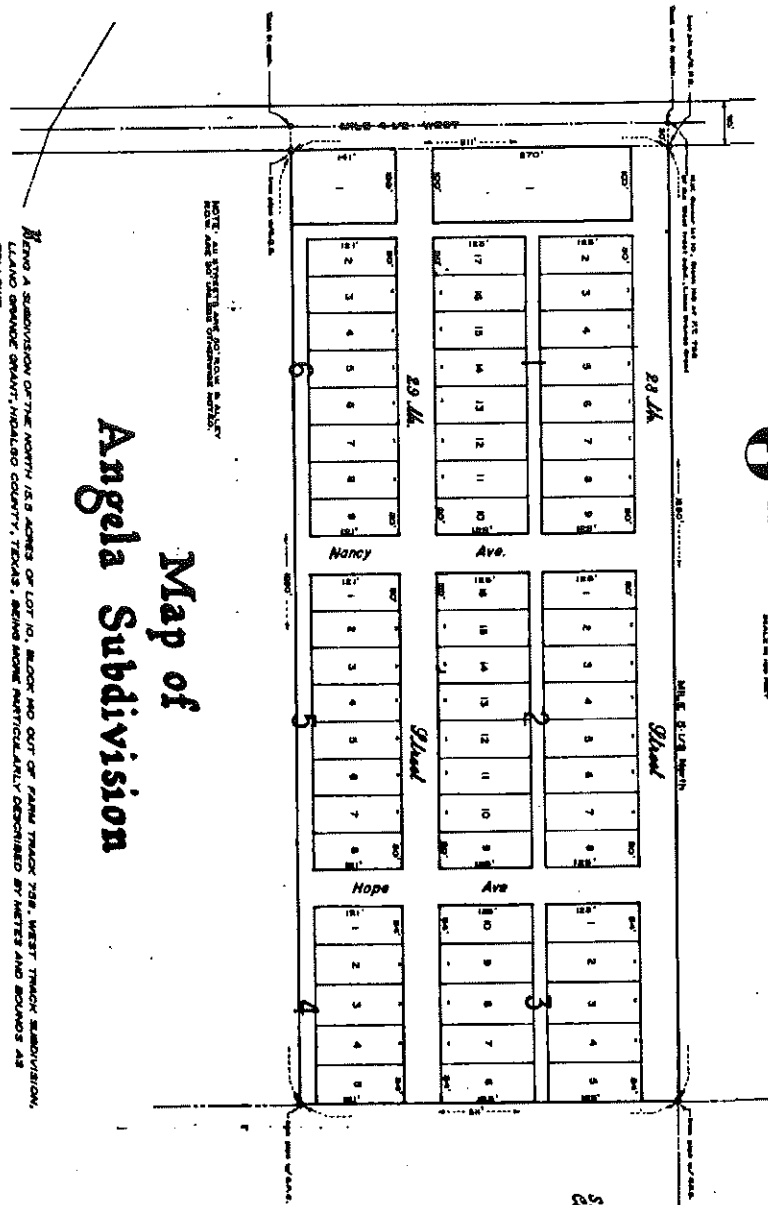


[Signature]
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

MARLEEN DEL TORO
832 East Nassau
McAllen, TX 78501

Approved
12-28-71



Map of Angela Subdivision

NOTE: ALL DISTANCES ARE IN FEET.

Being a subdivision of the north 1/2 of section 10, block and out of farm tract 758, west track subdivision, land owned by the Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the northwest corner of the above 1/2 acre tract of land, said point being at the intersection of mile post 1/2 (1/2) west and the north line of lot 1 to block 100, west track subdivision of said tract 758;

thence east for a distance of 30' (30') to a point, said point being in the east R.O.W. line of a dedicated 60' road;

thence east for a distance of 130' (130') to a point, said point being the northeast corner of lot 10 block 140 of said tract 758 and of this survey;

thence south for a distance of 81' (81') to a point, said point being the southeast corner of this survey;

thence west for a distance of 30' (30') to a point, said point being in said R.O.W. line of a dedicated 60' road;

thence west for a distance of 30' (30') to a point, said point being in the west line of said lot 10 and the southwest corner of said lot 10;

thence north for a distance of 81' (81') to the point of beginning and containing 1/2 acre, more or less.

FILED FOR RECORD THIS DATE
At 9:58 AM, 1972
JAN 11 1972
SARCO SURVIVAL
J. P. ...

State of Texas
County of Hidalgo

Know all men by these presents, that I, the undersigned, do hereby certify that the above described tract of land, being the Angela Subdivision, is shown as such on the plat of said subdivision, and do hereby dedicate said streets and alleys shown on the plat of said subdivision.

Witness my hand and seal this 11th day of December, 1971.

James H. ...

Subscribed and sworn to before me by the City of Hidalgo, Texas, on this 11th day of December, 1971.

Notary Public for Hidalgo County, Texas

...

This plat approved by the City Council, of the City of Hidalgo, Hidalgo County, Texas, this 11th day of December, 1971.

...

I, William R. ... Civil Engineer, do hereby certify that this is a true and correct copy of the plat as presented to me for recording.

Witness my hand and seal this 11th day of December, 1971.

...

APPROVED FOR RECORDING
COMMISSIONER'S COURT
HIDALGO COUNTY, TEXAS
JAN 11 1972

APPROVED FOR RECORDING
HIDALGO COUNTY, TEXAS
JAN 11 1972





PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 02 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14407

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

Upon the application of:

Name: Leticia Hernandez Villa

Address: 2814 Ac St

weslaco tx

78596

Phone: 956-463-9651

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

Water Supplier: City of Weslaco

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

Account/ESI No.: 315072-001

Temporary Pole [] Permanent Service

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

Cuellar #2 Lot #27 Blk #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.

Johanna Vallejo
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
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Precinct No.1 Substation
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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: 1-14407

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

Leticia Valdez

Known to me [or proved to me in the oath of # 00019371 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:

Cuellar #2 Lot #27 BIK #4."

[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-

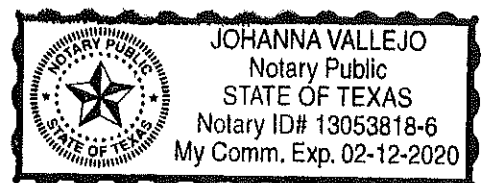
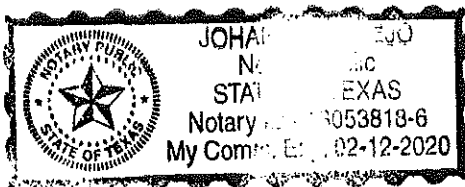
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Leticia H. Valdez (Signature)
March 1st, 2007

SUBSCRIBED AND SWORN TO before me on _____, 20____, 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:

1-14407

Feb. 17, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C9600-02-004-0027-00

[1] OWNER: VALDEZ, ADRIAN
VALDEZ, LETICIA
2814 AC ST.
DONNA TX 78537-9801

[7] LEGAL DESC./NAME OF SUBDIVISION
CUELLAR #2 LOT 27 BLK 4
USING BOTH LOTS 27 & 28

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MISCELLANEOUS
31-BARNS, REC. BLDNG, POOL HOUSE, SHED

[10] EST. COST OF CONST.: \$2,500

[5] SIZE OF STRUCTURE: 473 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: ZONE B-31

Special Conditions: No construction allowed over any easements.

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

FOR COUNTY USE ONLY APPLICATION FEES

Leonel Najera
Prepared by

2/18/2017
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Gilbert Pecina
Approved by

2/17/2017
Date

Flood Zone: NO Panel No. /Suffix: 052SB Pct: 0

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Leticia Hernandez Valdez 02-18-2017
Signature of Owner or Applicant Date

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

[NOTICE]

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

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

WARRANTY DEED

2564805

128 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,
County of Hidalgo

Know All Men by These Presents:

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

THAT I, Limmerli Espinoza, owning, claiming and occupying other property as my homestead, of the County of Hidalgo State of Texas for and in consideration of the sum of Twenty Thousand and No/100 \$ 20,000⁰⁰ DOLLARS

to in hand paid by Adrian Alonzo Valdez and Leticia Hernandez De Valdez as follows:

ha Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Adrian Alonzo Valdez and Leticia Hernandez De Valdez whose mailing address is 2814 A C Street westaco of the County of Hidalgo State of Texas all that certain

Lot Twenty Seven (27), Twenty Eight (28), Block Four (4) Cuellar Subdivision # 2, Hidalgo County, Texas, as per map or plot thereof recorded in the Office of the County Clerk of Hidalgo County, Texas Save and Except and there is hereby reserved unto Grantor, his heirs or assigns all of the oil, gas and other minerals, if any, in and under and that may be produced from the above property. All past, present, future property taxes are the obligation of the Grantee

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, my heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warranty and Forever Defend, all and singular the said premises unto the said heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

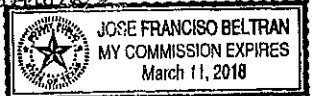
WITNESS hand at this day Witness at Request of Grantor:

Limmerli Espinoza
Adrian Valdez
Leticia H. Valdez

(Acknowledgement)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 6th day of November 2014 by Limmerli Espinoza Grantor



My commission expires: March 11, 2018

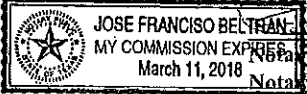
[Signature]
Notary Public, State of Texas
Notary's printed name: Jose Francisco Beltran

(Acknowledgement)

STATE OF TEXAS }
 COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 6 day of November 2014
 by Grantee Adrian Valdez Teticia Gallardo

My commission expires: March 11, 2018

 Notary's printed name: Jose Francisco Beltran

(Acknowledgement)

STATE OF TEXAS }
 COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____
 by _____

My commission expires: _____

 Notary Public, State of Texas
 Notary's printed name: _____

(Acknowledgement)

STATE OF TEXAS }
 COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____
 by _____

My commission expires: _____

 Notary Public, State of Texas
 Notary's printed name: _____

Warranty Deed

FROM _____

TO _____

FILED FOR RECORD

This _____ day of _____ at _____ o'clock _____ M.

 County Clerk

By _____ Deputy

RECORD

In _____ County Records

In Book _____ on page _____

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for Record

WHEN RECORDED RETURN TO:

 THE ODEE COMPANY, Publishers, Dallas



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: 1-14410

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

Upon the application of:

Name: Ramon Becerra

Address: 1915 Dallas Dr
Weslaco, TX
78596

Phone: 332-6637

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

Water Supplier: North Alamo Water

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

Account/ESI No.: na
 Temporary Pole Permanent Service

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

La Donna Lot #8th B1E#5

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

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

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

-OR-

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

Johanna Valle
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14410

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

Ramon Becerra

Known to me [or proved to me in the oath of DL# 08678825 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:

La Donna Lot #4 Blk #5"

[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-

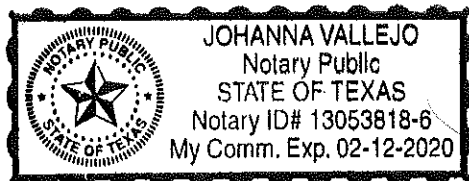
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

R=8~

(Signature)

SUBSCRIBED AND SWORN TO before me on March 1st, 2017, 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:
1-14410
Feb. 21, 2017

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

L0800-00-005-0004-03

[1] OWNER: BECERRA, RAMON
1915 W DALLAS DR

WESLACO TX 78596-3972
Telephone No. 332-6637

[7] LEGAL DESC./NAME OF SUBDIVISION
LA DONNA W78.19'-S427.34'-N452
.34' LOT 4 & E3.06'-S427.34'-N
452.34' LOT 5 BLK 5 0.80AC NET

LOCATION: 0 VICTORIA RD & CHAMPION

[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.: \$10,000

[5] SIZE OF STRUCTURE: 385 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

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

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Valler 2/21/2017
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina 2/26/2017
Approved by Date

Light [] Water []

Flood Zone: NO U175C
Panel No. /Suffix: _____ Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

R-B 21 Feb 17
Signature of Owner or Applicant Date

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

[NOTICE]

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

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

PS

WARRANTY DEED

ORIGINAL RECORDS

Date: August 9, 1990

Grantor: ROBERT BECERRA, SR. and wife, JULIA BECERRA

Grantor's Mailing Address: 1915 W. Dallas Dr., Weslaco, Hidalgo County, Texas
78596

Grantee: RAMON BECERRA, a single man

Grantee's Mailing Address: 1915 W. Dallas Dr., Weslaco, Hidalgo County, Texas
78596

Consideration: Ten (\$10.00) and other valuable consideration including
the love and affection which we have for our child;

Property (including any improvements):

A tract of land containing .7970 acres more or less out of Lot 4
and Lot 5, Block 5, of the Resubdivison of Blocks 1, 2, 3, 4 and
5 of the La Donna Plat Subdivision, in Hidalgo County, Texas, and
being more particularly described as follows, to-wit:

BEGINNING at the northeast corner of Lot 4;

THENCE, North 89 degrees, 53 minutes West at a distance of 162.52
ft. to the northeast corner of this tract and the point of
beginning;

THENCE North 89 degrees, 53 minutes West at a distance of 81.25
ft. to the Northwest Corner of this tract;

THENCE, South 0 degrees, 02 minutes West at a distance of 25.00 ft.
to the right-of-way of a public road, and at a distance of 427.34
ft. to a point being the southwest corner of this tract;

THENCE, South 89 degrees, 58 minutes East a distance of 81.25 to
a point being the southeast corner of this tract;

THENCE, North 0 degrees, 02 minutes east at a distance of 427.28
ft. to the right-of-way of a public road and at a distance of 25
ft. to a point being the northeast corner of this tract and also
being the POINT OF BEGINNING, CONTAINING within these metes and
bounds .7970 acres, more or less

Reservations from and Exceptions to Conveyance and Warranty:

All of Record.

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 to hold it to Grantee, Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Robert Becerra
ROBERT BECERRA, SR.

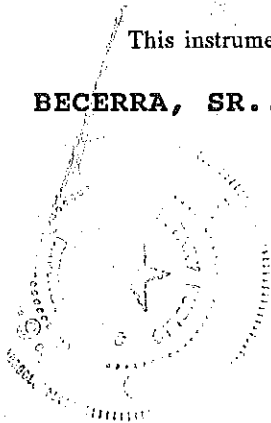
Julia Becerra
JULIA BECERRA

STATE OF TEXAS
COUNTY OF HIDALGO

*
*
*

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 9th day of August, 1990, by ROBERT BECERRA, SR..



Azaneth Acevedo

Notary Public, State of Texas

AZANETH ACEVEDO

Notary's Printed Name Above

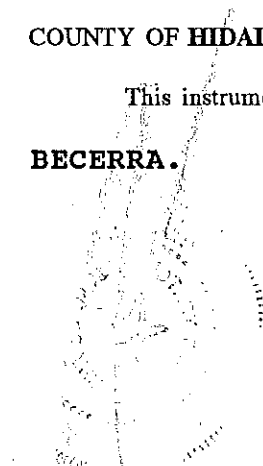
My Commission Expires: 6-16-94

STATE OF TEXAS
COUNTY OF HIDALGO

*
*
*

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 9th day of August, 1990, by JULIA BECERRA.



Azaneth Acevedo

Notary Public, State of Texas

AZANETH ACEVEDO

Notary's Printed Name Above

My Commission Expires: 6-16-94

AFTER RECORDING, PLEASE RETURN TO:

SARA L. TIPPIT
611 International Ave.
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

SAME