





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14412

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

Upon the application of:

Name: Cynthia Oy

Address: 741 Monica St  
Donna, TX

78537  
Phone: (956) 246-5897

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

Water Supplier: North Alamo

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:

Piquito De Oro Lot # 85

[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.~~

J. Thame Valh  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14412

### 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

Cynthia Qu

Known to me [or proved to me in the oath of DCE# 17313SDY 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:

Piquito De Oro Lot # 85"

[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."

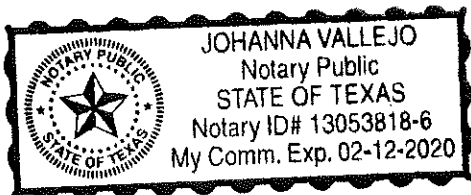
-OR-

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."

Cynthia Qu (Signature)

SUBSCRIBED AND SWORN TO before me on March 7<sup>th</sup>, 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:

1-14412

Feb. 21, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

*Prop ID # 261126*

P6960-00-000-0085-00

[ 1 ] OWNER: QU, CYNTHIA VASQUEZ

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PIQUITO DE ORO LOT 85

743 MONICA ST  
DONNA TX 78537-4417

Telephone No. 246-5897

LOCATION: 0 HUTTO & MILE 10 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$133,500

[ 5 ] SIZE OF STRUCTURE: 2,262 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

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

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

MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . **\$30.00**

Light [X]

Water [X]

Flood Zone: NO U45C Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480034

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.

*Juhannavally* 2/21/2017  
Prepared by Date

*Leonel Najera* \_\_\_\_\_  
Approved by Date

*Cynthia Qu* 2/21/17  
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.

XO/ct  
15-000V1 #16

**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.

## GIFT WARRANTY DEED

**Date:** April 8, 2015

**Grantors:** MANUEL VASQUEZ, JR. and wife, ANNA MARIA VASQUEZ

**Grantors' Mailing Address:** 743 Monica Street  
Donna, Texas 78537  
Hidalgo County

**Grantee:** CYNTHIA VASQUEZ QU, as her sole and separate property

**Grantee's Mailing Address:** 743 Monica Street  
Donna, Texas 78537  
Hidalgo County

**Consideration:** One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantee herein.

**Property (including any improvements):**

All of our interest in and to the following described real property, to-wit:

All of Lot 85, PIQUITO DE ORO, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance and Exceptions to Conveyance and Warranty:**

SUBJECT TO any and all easements and restrictions of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Manuel Vasquez  
MANUEL VASQUEZ, JR.

Anna Maria Vasquez  
ANNA MARIA VASQUEZ

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

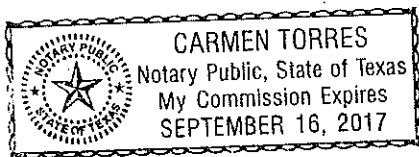
**{Certificate of Acknowledgment}**

**THE STATE OF TEXAS** \*

**COUNTY OF HIDALGO** \*

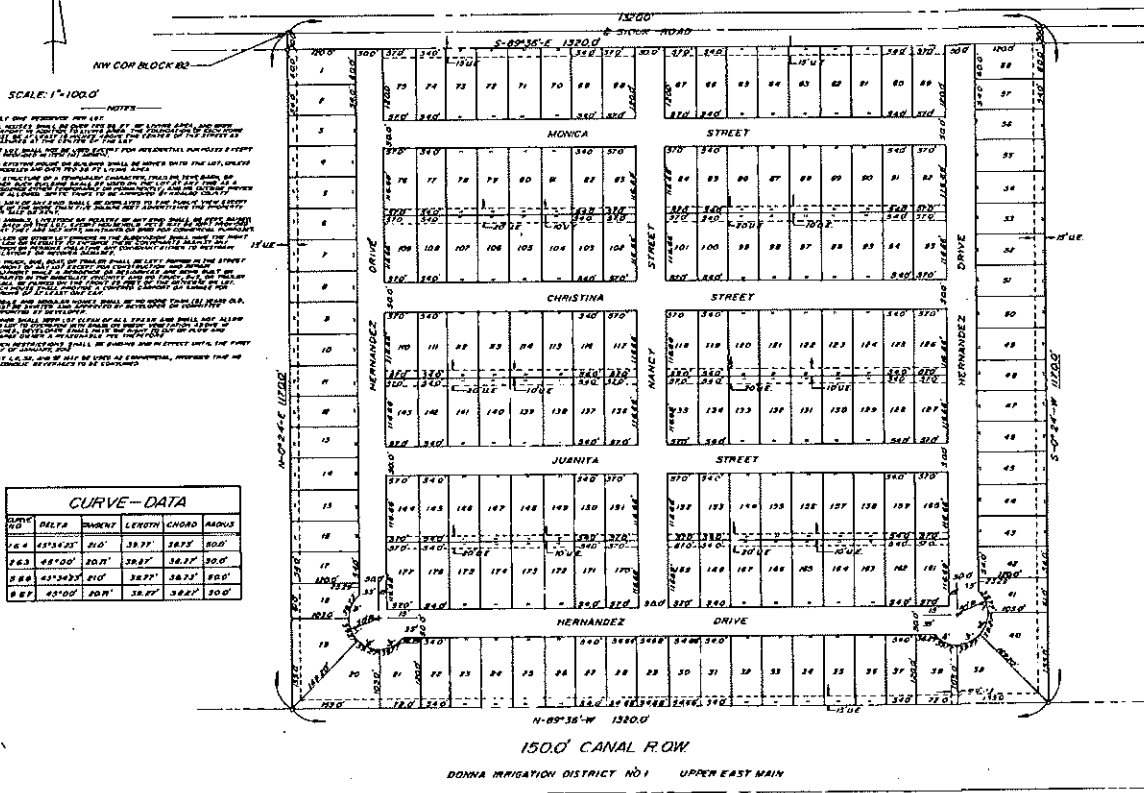
Before me, a notary public in and for the state of Texas, on this day personally appeared MANUEL VASQUEZ, JR. and wife, ANNA MARIA VASQUEZ, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8th day of April, 2015.



Carmen Torres  
Notary Public, State of Texas

**PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540  
Tel: (956) 383-6251**



**CURVE DATA**

STATION	DELTA	CHORD	LENGTH	CHORD	ARC
1+00	121°42'21"	210'	38.77'	38.77'	300'
2+00	121°42'21"	210'	38.77'	38.77'	300'
3+00	121°42'21"	210'	38.77'	38.77'	300'
4+00	121°42'21"	210'	38.77'	38.77'	300'

- NOTES**
1. THIS SURVEY WAS MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  2. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  3. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  4. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
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  11. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  12. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
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  15. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
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  17. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  18. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  19. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.
  20. THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME AND MY ASSISTANTS ON THE 15TH DAY OF MARCH 1962.

21757  
 PLAT OF  
**PIQUITO DE ORO**  
 35.46 ACRE TRACT  
 OUT OF  
 BLOCK 182 OF THE MEL-HALBERT TRACT  
 EL GATO AND LABLANCA GRANTS  
 HIDALGO COUNTY, TEXAS

**APPROVED**  
 FOR RECORDING  
 BY  
 JAMES S. FARR  
 JUNE 8, 1962

APPROVED FOR RECORDING  
 BY  
 COMMISSIONER'S COURT  
 FOR THE 5th DAY OF JULY 1962  
 HONORABLE CLARENCE CLARK  
 HIDALGO COUNTY, TEXAS  
 BY: *[Signature]*

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW YE ALL PERSONS BY THESE PRESENTS:  
 THAT **JULIO A. HERNANDEZ**, UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES  
 DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN  
 EXPRESSED.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 15TH DAY PERSONALLY APPEARED **JULIO A. HERNANDEZ**, 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 CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15TH  
 DAY OF MARCH 1962.

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1962.

SECRETARY *[Signature]*  
 PRESIDENT *[Signature]*

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3518 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT  
 IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE ABOVE.

CHECKED FOR DRAINAGE  
 BY: *[Signature]*

RAMON N. FARR  
*[Signature]*  
 REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR  
 STATE OF TEXAS

DATE 1-25-62  
 REVISION  
 SCALE 1"=100'  
 JOB NO. 1-62-103  
 CHECKED BY  
 DRAWN BY JAM

**Phase II ENGINEERING**  
 PHONE (512) 781-8857  
 P.O. BOX 805 PHARR, TEXAS

**PIQUITO DE ORO**



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 174474

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

Upon the application of:

Name: Denise Pescalas

Address: 813 E. Eller Ave.

Pharr TX 78577

Phone: (956) 651-9644

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

Water Supplier: Mercedes

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:

Indian Hills Lot 98 & 99 BLK 1

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 06-03-15

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

**T.J. Arredondo, CFM**  
*Director of Planning*

Precinct 1 2 3 4

Application No: 1-14474

**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

Denise Perales

Known to me [or proved to me in the oath of Consular ID # 10879836 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:

Indian Hills lot 98 of 98 Blk 1."

[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."

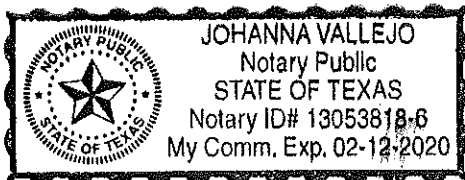
-OR-

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."

Denise Perales (Signature)

SUBSCRIBED AND SWORN TO before me on March 15<sup>th</sup>, 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:

1-14474

Mar. 6, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

12230-00-001-0099-00

[ 1 ] OWNER: PERALES, DENISE C.  
MENDOZA, FRANCISCO J.  
813 E. ELLER AVE.  
PHARR TX 78577

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 99 BLK 1  
USING BOTH LOTS 98&99

Telephone No.

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$5,500

[ 5 ] SIZE OF STRUCTURE: 1,000 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-25

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:10'  
MIN. ELV. ABOVE TOP OF C.L OF ST. 18"

### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by Heenef Nayera

3/6/17  
Date

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

Light [X] Water [X]

Approved by Heenef Nayera

3/1/17  
Date

Flood Zone: NO 0450C Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant Denise Peralta

3-06-17  
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 ]

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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 WITH VENDOR'S LIEN

**Date:** January 18, 2017

**Grantor:** Indian Hills Partnership

**Grantor's Mailing Address:** 2601 East Mile 3 Road  
Palmhurst, Hidalgo County, Texas 78573

**Grantee:** Francisco J. Mendoza Pena and Denise C. Perales Zavala

**Grantee's Mailing Address:** 813 E. Eller Ave.  
Pharr, TX 78577

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Fourteen Thousand Five Hundred and No/100 Dollars (\$14,500.00). 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 Mark Twenhafel, Trustee.

**Property (including any improvements):**

Lots Ninety-seven (97), Ninety-Eight (98) and Ninety-nine (99), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23, Page 180 and 181, and in Volume 24, Page 81, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and wind energy and further SAVE AND EXCEPT (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.

**Exceptions to Conveyance and Warranty:**

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; and encroachments or overlapping of improvements; and taxes for 2017 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 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, Grantee's heirs, successors, or 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.

Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the property; (c) notice is given by filing this instrument in the real property record of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, and binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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 shall 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.

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

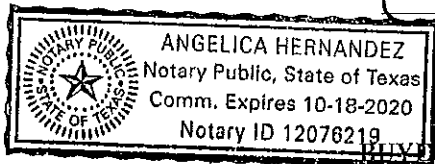
Indian Hills Partnership

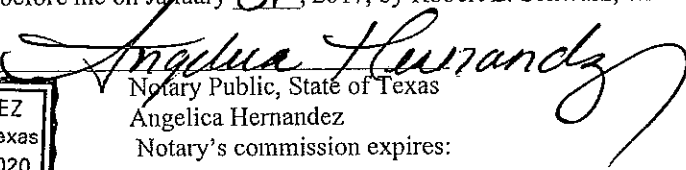
By: 

Robert L. Schwarz

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on January 31, 2017, by Robert L. Schwarz, on behalf of Indian Hills Partnership

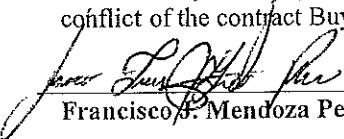


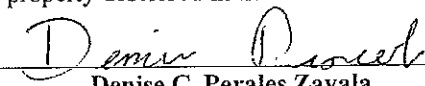
  
Notary Public, State of Texas  
Angelica Hernandez  
Notary's commission expires:

**BUYER'S ACCEPTANCE OF DEED**

January 18, 2017

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

  
Francisco J. Mendoza Pena

  
Denise C. Perales Zavala

After Recording Return to:  
Harold Munal  
2601 East Mile 3 Road  
Palmhurst, TX 78573

## EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2017, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :

Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14451

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

Upon the application of:

Name: Carlos Rene Espinosa

Address: 3700 EL GORRION  
Weslaco TX.  
78596

Phone: 419 552-7582

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 PALOMA LOT 9 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 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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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

1-14457

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

Carlos Rena Espinos

Known to me [or proved to me in the oath of Tex DL 08463733 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 Paloma Lot 9"

[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]

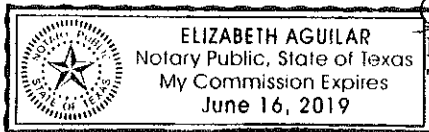
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 3-1-, 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:

1-14451

Mar. 1, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Prop ID# 219424  
L1650-02-004-0009-00

[ 1 ] OWNER: ESPINOZA, CARLOS R.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PALOMA #2 LOT 9 BLK 4

3700 EL GORRION  
MERCEDDES TX 78570

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 910 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6 ] USE OF BUILDING: X-44

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATION  
SETBACK FRONT:30' REAR:20' SIDES:6'  
MIN. ELEV. ABOVE TOP C.L OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

Leonel Najera  
Prepared by

3/1/2017  
Date

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

Light [X] Water [X]

Leonel Najera  
Approved by

3/1/2017  
Date

Flood Zone: NO CU5DC Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480834

Certification of Elevation  
Required:      YES      NO      BFE

Rosa Espinoza  
Signature of Owner or Applicant

3/1/2017  
Date

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

[ NOTICE ]

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

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

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

**General Warranty Deed**

**Date:** May 2, 2007

**Grantor:** PEDRO ORTIZ, JR and MARIA ANTONIA MARTINEZ

**Grantor's Mailing Address:**

PEDRO ORTIZ, JR. and MARIA ANTONIA MARTINEZ  
P.O. Box 343402  
Homestead, FL 33034

**Grantee:** CARLOS RENE ESPINOZA

**Grantee's Mailing Address:**

CARLOS RENE ESPINOZA  
Rt. 2, Box 8215  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:**

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

**Property (including any improvements):** All of my undivided interest in the following property:

All of Lot nine (9), Block 4, LA PALOMA SUBDIVISION, UNIT NUMBER TWO, Hidalgo County, Texas, as shown by the map or plat of said subdivision on file and of record in the Office of the County Clerk of Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

**Subject to:** any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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

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

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.**

*PEDRO ORTIZ*  
\_\_\_\_\_  
PEDRO ORTIZ, JR.  
*FEDL# 0632 660-47-4550*  
*Maria Antonia Marti*  
\_\_\_\_\_  
MARIA ANTONIA MARTINEZ  
*FEDL# 0632-541-53-56-0*

STATE OF TEXAS )

COUNTY OF HIDALGO )

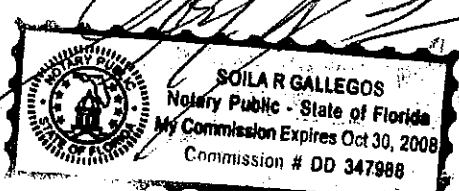
This instrument was acknowledged before me on 10. MAY, 2007, by Pedro Ortiz, Jr. and Maria Antonia Martinez.

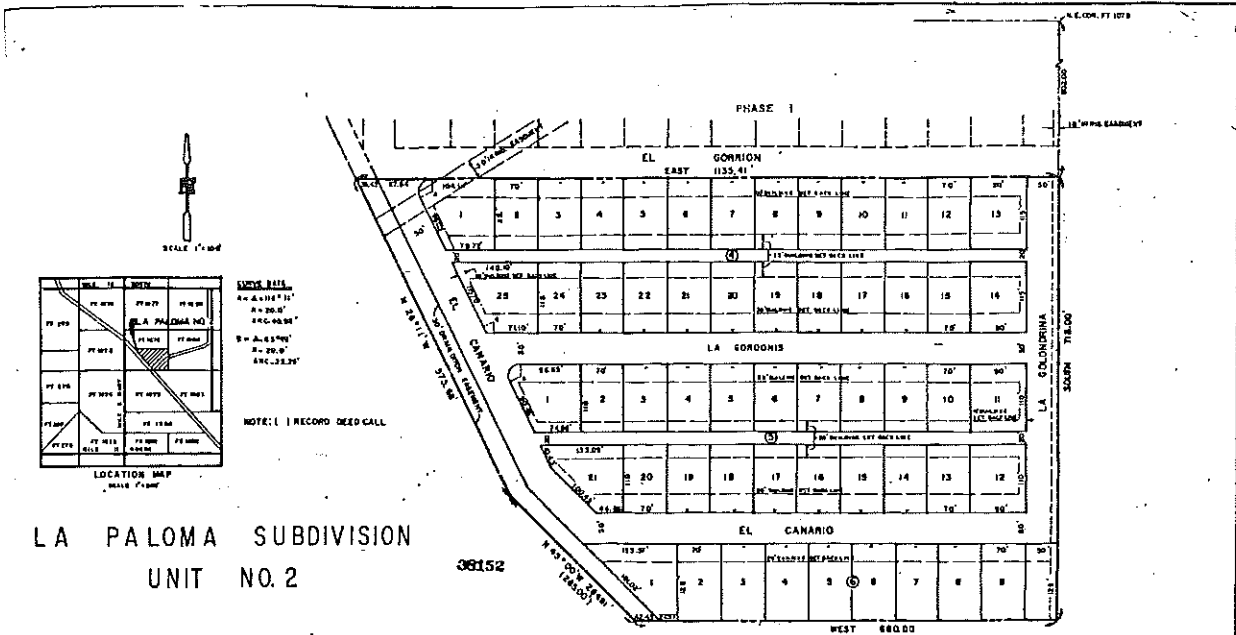
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires:

PREPARED IN THE OFFICE OF &  
AFTER RECORDING RETURN TO:

Anita G. Lozano  
Jones, Galligan, Key & Lozano, L.L.P.  
2300 West Pike Boulevard, Suite 300  
Post Office Drawer 1247  
Weslaco, Texas 78599-1247  
Tel: (956) 968-5402  
Fax: (956) 968-6089

*State of Florida  
County of Miami-Dade*

*[Signature]*  




LA PALOMA SUBDIVISION  
UNIT NO. 2

The La Paloma Subdivision Unit 2, being a subdivision containing 15.37 gross acres, more or less, situated in and a part of Farm Tract 1878, Block 118, Adams Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas, and is described by metes and bounds as follows, to-wit:

BEGINNING at the northeast corner of this subdivision, which is South a distance of 697.00 ft. from the northeast corner of Farm Tract 1878;

THENCE, South a distance of 318.00 ft. to an iron pin being the southeast corner of this subdivision;

THENCE, West a distance of 489.00 ft. to a point on the centerline of a drain ditch being the southwest corner of this subdivision;

THENCE, North 89° West along the centerline of a drain ditch a distance of 284.96 ft. (285.00 ft.) to a point;

THENCE, North 24° 11' West along the centerline of a drain ditch a distance of 575.00 ft. to a point being the northwest corner of this subdivision;

THENCE, East a distance of 1,135.40 ft. to an iron pin being the northeast corner of this subdivision, and also the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.37 acres, more or less.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, William R. Shaw, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property under my supervision on the ground.

Witness my hand and seal this 3rd day of December, 1990.

*William R. Shaw*  
Registered Public Surveyor

FILED COPY RECORD THIS MAT.  
1990 DEC 3

*D. Voroguy*

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, owner of the land shown on this plat and designated herein as the La Paloma Unit No. 2 in Hidalgo County, Texas, and whose name is subscribed hereto, hereby approve, accept and adopt the accompanying map of said subdivision and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

*D. Voroguy*  
Owner - South Texas Developers, Ltd.  
President - Dimes Martinez

APPROVED FOR RECORDING  
COMMISSIONER'S COURT  
This the 10th day of Dec 1990  
SANTOS SARRASIA, County Clerk  
Hidalgo County, Texas  
*Santos Sarrasia*

APPROVED FOR RECORDING  
COMMISSIONER'S COURT  
This the 10th day of Dec 1990  
SANTOS SARRASIA, County Clerk  
Hidalgo County, Texas  
*Santos Sarrasia*

Before me, the undersigned authority, on this day personally appeared *Dimes Martinez*, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 14th day of DECEMBER, 1990.

*Dimes Martinez*  
Notary Public, Hidalgo County, Texas





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14 486

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

Upon the application of:

Name: Jaime Mireles

Address: 4306 Sundance Circle  
Weslaco TX 78599

Phone: (956) 650-0643

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

Water Supplier: North Alamo

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:

Ramiro Lucio Tropical Farms #1  
Lot 8 Block 2

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

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

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

-OR-

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

Johanna Vallejo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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: 1-14486

### 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

Jaime Morales

Known to me [or proved to me in the oath of TXDL# 05/19/2022 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:

Tropical Farms #1 Lot #8 Bk #2

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

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

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

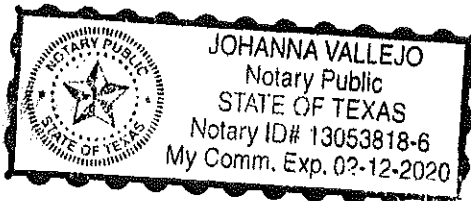
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 15<sup>th</sup>, 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: 1-14486 Mar. 8, 2017

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

T7900-00-002-0008-00

[ 1] OWNER: MIRELES, JAIME

[ 7] LEGAL DESC./NAME OF SUBDIVISION TROPICAL FARMS BLK 2 LT 8

4306 SUNDANCE CIRCLE WESLACO, TEXAS 78596

Telephone No. 756-1101

LOCATION: 0 MILE 11 1/2 & FM 88

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: INSTA

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$20,981

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

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

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo Prepared by

3/8/2017 Date

OTHER TOTAL AMOUNT \$30.00

Leonel Najera Approved by

3/2/17 Date

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 0450C Pct. 1 Community No.: 480234 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant

3/8/2017 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.

EDWARDS ABSTRACT  
 GF # 767563 mba

**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 31, 2011

**Grantor:** ALFREDO SALINAS, 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):** 1104 Ash Drive  
 Weslaco, Texas 78596  
 Hidalgo County, Texas

**Grantee:** JAIME MIRELES

**Grantee's Mailing Address (including county):** 2701 West. Busienss 83  
 Weslaco, Texas 78596  
 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):**

Lot Eight (8), Block Two (2), TROPICAL FARMS SUBDIVISION, UNIT NO. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 18, Map Records, Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

Restrictive covenants recorded in VOLUME 823, PAGE 30, AND AMENDED IN VOLUME 876, PAGE 262, VOLUME 1351, PAGE 296, AND IN VOLUME 1416, PAGE 954, DEED RECORDS, HIDALGO COUNTY, TEXAS.

An undivided ½ interest in all oil, gas, and other minerals on, in, under, or that be produced from the subject property as set forth in instrument dated February 24, 1955, recorded in Volume 823, Page 30, and in Volume 1458, Page 10, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas & Mineral Lease dated July 9, 1953, recorded in Volume 147, Page 383, Oil and Gas Records, Hidalgo County, Texas and unitized in instrument dated June 9, 1958, recorded in Volume 215, Page 38, and in Volume 215, Page 45, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Non-Drilling Agreement recorded in Volume 236, Page 441, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and Right of Way dated January 23, 1956, recorded in Volume 852, Page 285, Deed Records, Hidalgo County, Texas.

Water Service Agreement dated June 10, 1974, recorded in Volume 1413, Page 519, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Ten foot (10') alley easement along the rear; and thirty foot (30') minimum setback line along the front; as per map or plat recorded in Volume 19, Page 18, Map Records, Hidalgo County, Texas.

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

Easements, or claims of easements, which are not recorded in the public records.

Taxes for the year 2011 and subsequent years.

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

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

Alfredo Salinas  
ALFREDO SALINAS

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 31 of January, 2011, by ALFREDO SALINAS.



Yvette Aguirre  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JAIME MIRELES  
2701 West. Business 83  
Weslaco, Texas 78596

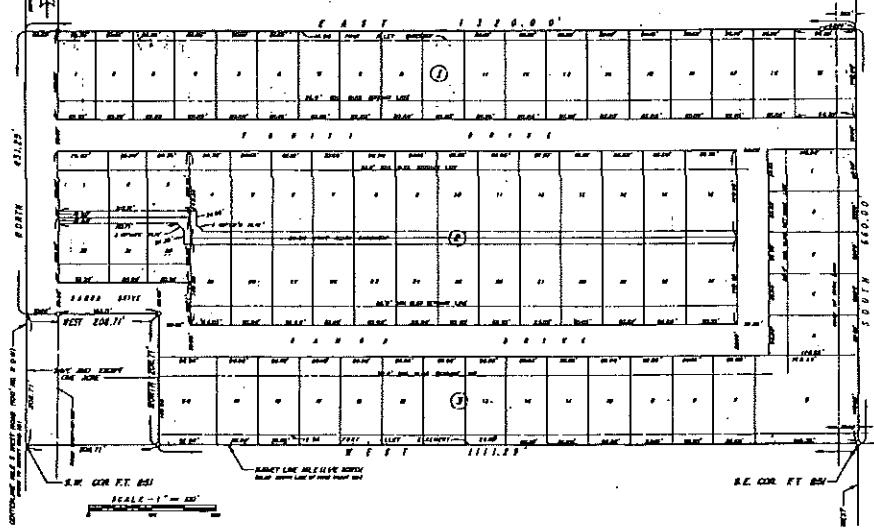
PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
CF#: 767563; YA:bc

24559

# TROPICAL FARMS SUBDIVISION

UNIT NUMBER ONE

FILED FOR RECORD THIS DATE  
At 1:45 o'clock P.M.  
OCT 9 1973  
SANTOS SALDANA  
County Clerk, Hidalgo County, Texas



BEING A SUBDIVISION OF  
THE SOUTH 20.00 ACRES OUT OF  
FARM TRACT 251, BLOCK 146  
SAVE AND EXCEPT THE SOUTHWEST 100 ACRE  
WEST TRACT SUBDIVISION, LLANO GRANDE GRANT  
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
THIS 20th day of August 1973  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
*Santos Saldana*

I, SON W. SUTWELL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LARGE EIGHTY DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

*Son W. Sutwell*  
SON W. SUTWELL  
REGISTERED PUBLIC SURVEYOR  
WEXLARD, TEXAS



STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:  
THAT TROPICAL FARMS, INCORPORATED, OWNER OF THE PROPERTY HEREBY DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING PLAT, AND TO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STRIPS AND ALLEYS SHOWN THEREON.

19-14



STATE OF TEXAS:  
COUNTY OF HIDALGO:

MADE AND SUBSCRIBED TO BEFORE ME ON THIS THE 9th DAY OF April A.D., 1973.

*O.C. Bailey*  
O. C. BAILEY, PRESTON

*Kevin E. Casanova*  
KEVIN E. CASANOVA  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

APPROVED BY THE COMMISSIONERS' COURT OF HIDALGO COUNTY, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1973.

ATTEST:

COUNTY CLERK

APPROVED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.

*Bruce Davis*  
BRUCE DAVIS, ENGINEER

APPROVED  
FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By *Santos Saldana*  
Date 10-23-73