





# 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: 1-13985

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

Upon the application of:

Name: EMMANUELA WAREZ  
MEMA  
Address: 8337 HIDALGO  
NE. FW  
MONTE ALTO TX.  
Phone: \_\_\_\_\_

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

Water Supplier: N.A.W.S  
Utility Provider: [ ] M.V.E.C. [X] AEP  
Account/ESI No.: 10032789423953985  
[ ] Temporary Pole [X] Permanent Service

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

ROLLO TOWNSTE LOT 4 BLK 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 Valles  
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: 1-13985

**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

EMMANUEL ALVAREZ MENA

Known to me [or proved to me in the oath of CONSULAR ID # 9606392 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:

POLO TOWNSITE LOT 4 BLK 8"

[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-

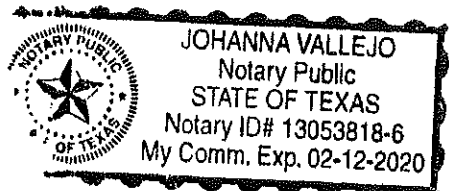
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 24<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:

1-13985

Sep. 16, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

*Proposed 2/1/16*

R3800-00-008-0004-00

[ 1 ] OWNER: ADAME, ROBERTO

4512 N. KENYAN  
EDINBURG TX 78541

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ROLLO L 4 B 8

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 900 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:6'  
MIN. ELV. ABOVE TOP OF C.L OF ST. 18"

**FOR COUNTY USE ONLY  
APPLICATION FEES**

*Leonel Najera*  
Prepared by

*9/16/2016*  
Date

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

Light [X] Water [X]

*Leonel Najera*  
Approved by

*9/15/16*  
Date

Flood Zone: NO *03SUC* Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: *480334*

Certification of Elevation  
Required:  YES  NO  BFE

*[Signature]*  
Signature of Owner or Applicant

*09/16/16*  
Date

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

### [ NOTICE ]

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

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

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:  
EMMANUEL ALVAREZ MENA  
25227 CIELO LN  
MONTE ALTO, Texas, 78538

---

## WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records office: your Social Security number or your driver's license number. Texas Public Records Code Section 11.008.

THE GRANTOR(S),

- ROBERTO CANTU ADAME, a single person,

for and in consideration of: \$13,600.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- EMMANUEL ALVAREZ MENA and PERLA RUBI TORRES MALDONADO, 25227 CIELO LN, MONTE ALTO, USA County, Texas, 78538, the following described real estate, situated at ROLLO LOTS #4 BLK 8 (Measuring 60' x 145'), MONTE ALTO, in the County of USA, State of Texas:

(legal description): ROLLO LOTS 4 BLK 8

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that

Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R3800-00-008-0004-00 / 0 HIDALGO AVE

**Grantor Signatures:**

DATED: February 24, 2017

*Roberto Cantu Adame*

ROBERTO CANTU ADAME  
4512 N KENYON  
EDINBURG, Texas, 78541

STATE OF TEXAS, COUNTY OF USA, ss:

This instrument was acknowledged before me on this 24<sup>th</sup> day of February,  
2017 by ROBERTO CANTU ADAME.



*Erica E. Ruma*  
Notary Public  
Signature of person taking acknowledgment

OWNER  
Title (and Rank)

My commission expires 02-03-2018





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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14356

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

Upon the application of:

Name: Juana Castro

Address: Ona Grande  
12 N. + 88 Lot B

Phone: 402-0421

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

ONA GRANDE #1 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 Viller  
\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14356

### 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

Juana Castro

Known to me [or proved to me in the oath of TXDCH 11630053 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:

Don Grande #1 Lot #8 (Mile 12 North + 88)."

[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]

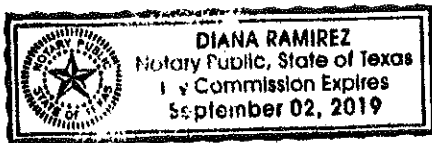
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Juana Castro (Signature)

SUBSCRIBED AND SWORN TO before me on March 24, 2017, to certify which, witnesses my hand and seal of office.



Diana Ramirez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14356 Jan. 31, 2017

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

Permit ID# 539865 O4220-01-000-0008-00

[ 1 ] OWNER: CASTRO, JUANA RR 1 BOX 294C

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION ONA GRANDE ESTATES #1 LOT 8

WESLACO TX 78596-9210 Telephone No. 975-0094

LOCATION: 0 FM 88 & MILE 12

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 1,024 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 505' SIDES 6' REAR 15'

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo Prepared by

1/30/2017 Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera Approved by

1/31/2017 Date

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

Community No.: 480324

Certification of Elevation Required: YES NO BFE

Juana Castro Signature of Owner or Applicant

1-30-17 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**

**638855**

**Date:** November 15, 1997

**Grantor:** BARNES LAND & CITRUS, INC.

**Grantor's Mailing Address (including county):**

BARNES LAND & CITRUS, INC.  
 113 W. Iris  
 McAllen, Texas 78504  
 Hidalgo County

**Grantee:** JUANA CASTRO

**Grantee's Mailing Address (including county):**

JUANA CASTRO  
 Rt. 1, Box 294-C  
 Hidalgo County

**Consideration:**

TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of THIRTEEN THOUSAND FIFTY AND NO/100 DOLLARS (\$13,050.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to JEFFERSON A. CRABB, Trustee.

**Property (including any improvements):**

Lot Eight (8), ONA GRANDE ESTATES NO. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 29, Page 182-A, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

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

1. Restrictive covenants recorded in Volume 29, Page 182-A, Map Records and Clerk's Document No. 427788, filed December 29, 1994, Official Records of Hidalgo County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 1998 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
3. Easements and reservations as shown according to the map and plat thereof recorded in Volume 29, Page 182-A, Map Records, Hidalgo County, Texas. (BLANKET)
4. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the City holding extra-territorial jurisdiction of said property.
5. Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.
6. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code. (BLANKET)

10. 30 foot minimum building setback line along the front of said property as reflected on the map and plat thereof recorded in Volume 29, Page 182A, Map Records, Hidalgo County, Texas.
11. 25 foot minimum building setback line along the rear of said property as reflected on the map and plat thereof recorded in Volume 29, Page 182A, Map Records, Hidalgo County, Texas.
12. 10 foot minimum building setback lines along both sides of said property, as reflected on the map and plat thereof recorded in Volume 29, page 182A, Map Records, Hidalgo County, Texas.
13. Easement Ten (10') feet in width for drainage along the rear line of said property as reflected on the map and plat thereof recorded in Volume 29, Page 182A, Map Records, Hidalgo County, Texas.
14. Easement Forty (40') feet in width for road right-of-way along the South line of said property as reflected on the map and plat thereof recorded in Volume 29, Page 192A, Map Records, Hidalgo County, Texas.
15. Easement Ten (10') feet in width for utilities along the North 10 feet of the South 50 feet line of said property as reflected on the map and plat thereof recorded in Volume 29, Page 182A, Map Records, Hidalgo County, Texas.
16. Right of Way Easement granted to Central Power and Light Company, recorded in Volume 286, Page 317, Deed Records, Hidalgo County, Texas. (BLANKET)
17. Right of Way Easement being a strip of land Fifteen (15') feet wide lying North of and adjacent to the North right-of-way line of Mile 12 North, granted to North Alamo Water Supply Corporation, recorded in Volume 1782, Page 588, Deed Records, Hidalgo County, Texas.
18. Reservations by any prior owners of all oil, gas, and other minerals; and rights of all parties claiming by, through or under said mineral owner(s).
19. Easements, or claims of easements, which are not recorded in the public records.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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.

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

BARNES LAND & CITRUS, INC.

BY: *Kenneth Barnes*  
KENNETH BARNES  
President

ACKNOWLEDGMENT

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on Nov. 20, 1997, by KENNETH BARNES, President of BARNES LAND & CITRUS, INC., a Texas corporation, on behalf of said corporation.



*Mati M. Garcia*  
Notary Public, State of Texas

CHARGE RECORDING TO  
HIDALGO COUNTY  
ABSTRACT & TITLE CO.

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Nov 25, 1997 at 08:59A

As a  
Recording

Document Number: 638855  
Total Fees : 13.00

Receipt Number - 120808  
By,  
Norma Garza

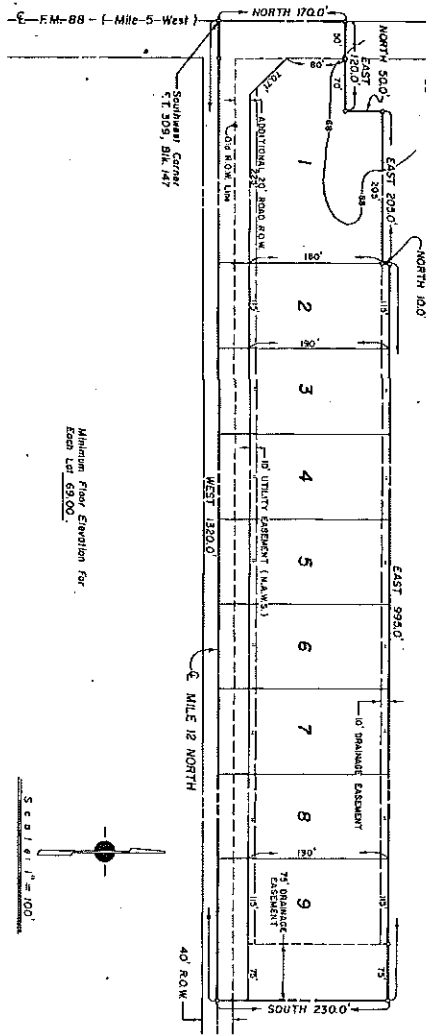
PREPARED IN THE OFFICE OF:

JEFFERSON A. CRABB  
Attorney at Law  
4900 N. 10, Suite E-2  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

JUANA CASTRO  
Rt. 1, Box 294-C  
Weslaco, Texas 78596  
GF# 97-1135

Owner: Barnes Land & Citrus  
Volume 221, Pages 435-439



# ONA GRANDE ESTATES NO. 1

This plat approved by Hidalgo and Cameron Counties Water Control and Improvement District No. 1 on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

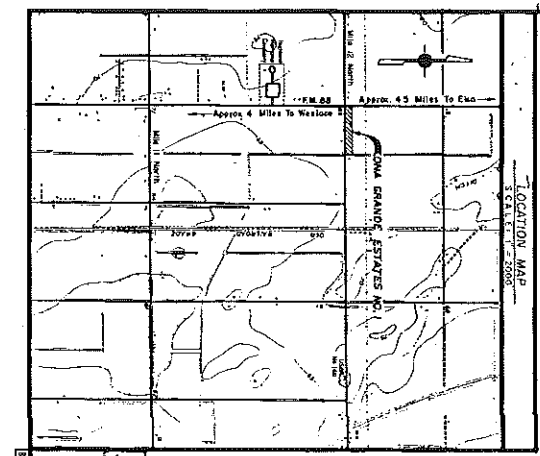
President \_\_\_\_\_  
Secretary \_\_\_\_\_

**DAMAGE STATEMENT:**  
Sponsor hereby certifies that this subdivision will be subject to the provisions of the Flood Zone C - Areas of Minimal Flooding, Community Panel Number - 480334 0450 B Effective Date: January 21, 1991.

**FLOOD ZONE DATA:**  
Flood Zone C - Areas of Minimal Flooding, Community Panel Number - 480334 0450 B Effective Date: January 21, 1991

**COMMISSIONERS COURT**  
WILLIAM TULLY, CO. County Clerk  
Hidalgo County, Texas  
By: \_\_\_\_\_ Deputy

**NOTES:**  
One single family dwelling per lot.  
No water wells are located within 150 ft. of this subdivision.  
Building setback lines: a. Front setback line shall be 30 feet; b. Side setback line shall be 10 feet; c. Rear setback line shall be 25 feet.  
The electric line system shall be approved by the County Utility Department. Let poles will connect to City services when they become available.



4231352  
FILED  
21 1994  
HIDALGO COUNTY CLERK



Recorded in Volume 221 Page 435  
Filed this 21st day of May 1994  
Aley Clerk

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, the undersigned, a Registered Public Surveyor and Engineer 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 ground, and I further certify that proper engineering consideration has been given to all matters pertaining to the subdivision.

Mark K. Siler, T.S. 19372, T.E. 18133  
Surveyor

By: \_\_\_\_\_  
City Engineer

By: \_\_\_\_\_  
City Secretary

By: \_\_\_\_\_  
City Judge

By: \_\_\_\_\_  
City Clerk

MAILED  
MAY 1994  
94-105



# 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: 1-14528

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

Upon the application of:

Name: Hermilo Hernandez

Address: 24847 Fm 88  
Monte Alto, TX  
78538

Phone: (956) 907-0250

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

Rollo BK #25 Lot #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

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: 1-14528

**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

Hermilo Hernandez

Known to me [or proved to me in the oath of TxD# 41043301 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:

Rollo lot # 4 BIK # 25"

[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-

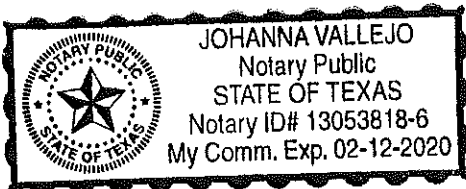
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 16, 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:

1-14528

Mar. 16, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78586  
FAX 447-8612

Prop ID# 8452669

R3800-00-025-0005-00

[ 1 ] OWNER: HERNANDEZ, HERMILO

24847 FM 88  
MONTE ALTO T 78538

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ROLLO LOT 5 BLK 25

LOCATION: 0 FM 88 & MATEO ESCOBAR

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 800 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X-20

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

3/16/2017  
Date

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

Light [X] Water [X]

Leonel Najera  
Approved by

2/21/2017  
Date

Flood Zone: NO 0350C Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480834

Certification of Elevation  
Required:      YES      NO      BFE

[Signature]  
Signature of Owner or Applicant

3/16/2017  
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 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.**

**General Warranty Deed**

**Date:** April 15, 2016

**Grantor:** Jose Mario Gonzalez

**Grantor's Mailing Address:**

Jose Mario Gonzalez  
24593 FM 88  
Monte Alto, Texas 78538

**Grantee:** Hermilo Hernandez Leal

**Grantee's Mailing Address:**

Hermilo Hernandez Leal  
24847 FM 88  
Monte Alto, TX 78538

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**


All of Lots 4 and 5, Block 25, Original Townsite of Rollo, Hidalgo County, Texas, according to the revised map recorded in Volume 9, Page 9, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

**Exceptions to Conveyance and Warranty:**

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 2016, 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 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 whomssoever 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.

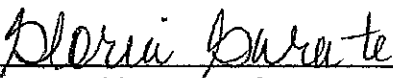
When the context requires, singular nouns and pronouns include the plural.

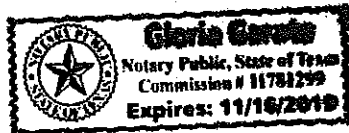
  
\_\_\_\_\_  
Jose Mario Gonzalez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on this 15<sup>th</sup> day of April, 2016, by Jose Mario Gonzalez.

  
\_\_\_\_\_  
Notary Public, State of Texas



State of Texas  
County of Hidalgo  
I, R. J. Parks Surveyor and Civil Engineer do hereby  
Certify that the map upon which this is written is a  
true and correct map of ROLLO TOWNSITE as surveyed  
and plotted by me  
Witness my Hand, this 17th day of August 1926  
R. J. Parks  
Surveyor and Civil Engineer

State of Texas  
County of Hidalgo  
Before me the undersigned authority on this day personally appeared  
R. L. Parks 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 expressed  
Given under my hand and seal of Office this 17th day  
of August 1926  
Notary Public in and for Hidalgo County

FILED For Record this day  
SEP 2 1926

3361 J. P. M.  
C. A. E. HILL  
County Clerk, Hidalgo Texas

# MAP OF ROLLO TEXAS

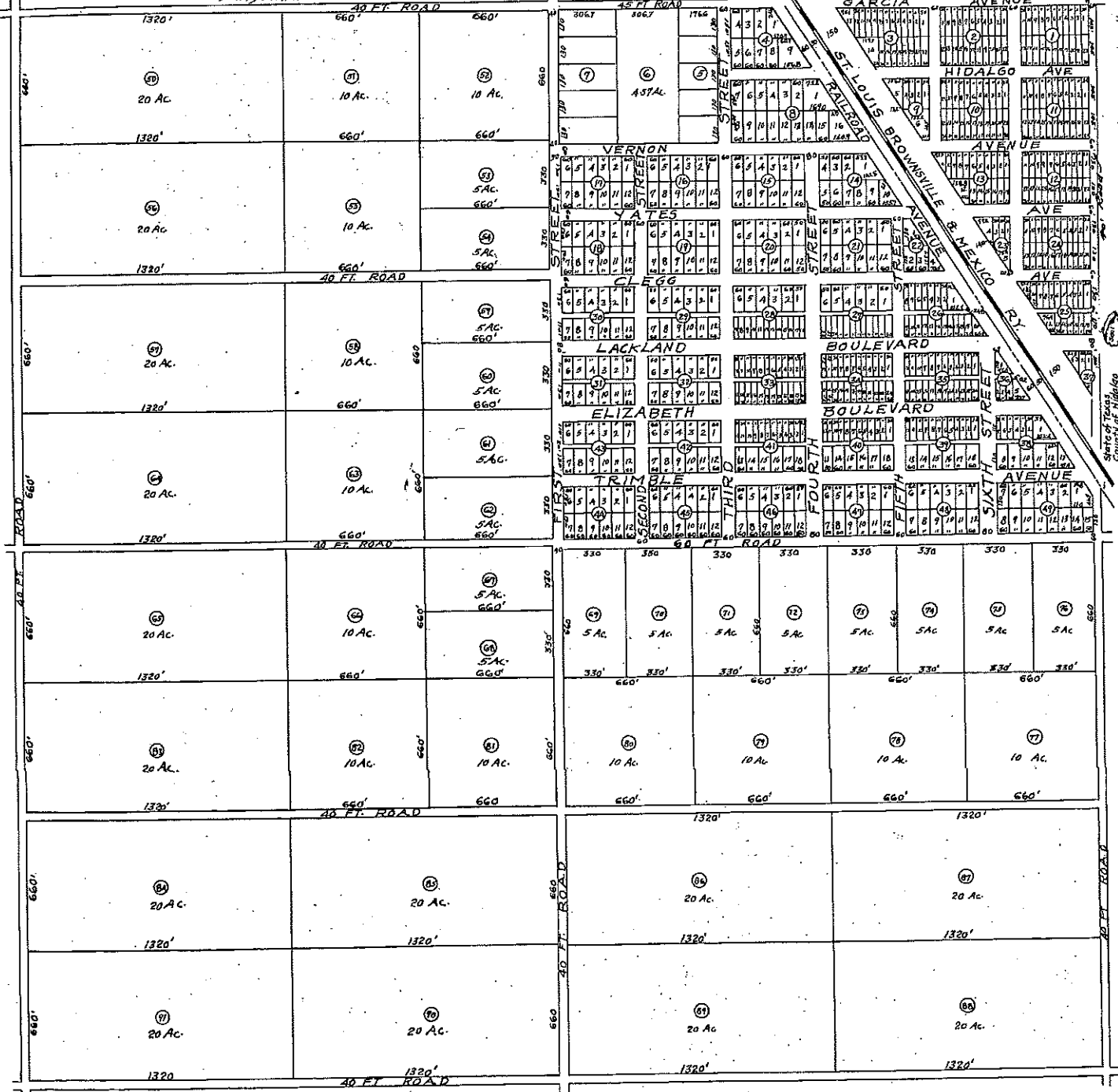
SCALE

CARD & PARKS ENGINEERS  
MEALLEN TEXAS June 1926

State of Texas County of Hidalgo  
The dedication of the streets, alleys and thoroughfares in  
the town of Rollo is made with the express intention  
to V.M. Sulphur of the right to occupy and use said  
streets, alleys and thoroughfares for the purpose of creating  
and operating plants, pipe lines, poles and lines of wire  
for the distribution and sale of water, heat, light or  
power and telephone and telegraph lines and for the  
purpose of operating lines of transportation for the  
carriage of freight and passengers and all of said rights  
privileges and franchises in the streets, alleys and thoroughfares  
aforesaid are and shall be the property of and shall be  
used, exercised and owned by the said V.M. Sulphur  
or by such person or persons as Corporation to whom said right  
privilege or franchise may be assigned and conveyed by said  
V.M. Sulphur. This dedication is made with the further intent  
and purpose that V.M. Sulphur retains the title in and full streets  
and alleys shown upon the map unless and until a sale of a lot  
is made when the street and alley upon which the lot is shown  
dedicated the length of the block and of which a lot is sold  
and the said V.M. Sulphur reserves the right to alter, change, widen  
and close any street and alley shown thereon.

State of Texas  
County of Hidalgo  
I, C. A. E. HILL  
County Clerk of Hidalgo County,  
Texas do hereby certify that  
the above and foregoing plat  
and dedication was filed for  
Record in my office of  
the day of SEP 2 1926  
at 2 o'clock P.M. and was  
recorded by me on the 2 day  
of SEP 1926 at 2 o'clock  
P.M. in book 20 on page 207  
of the Map Records of Hidalgo County  
C. A. E. HILL  
County Clerk Hidalgo Co.  
by J. C. [unclear] deputy

Witness my hand this 24 day  
of September A.D. 1926  
Notary Public in and for Hidalgo County Texas



State of Texas  
County of Hidalgo  
I, V. J. [unclear] Notary Public in and for Hidalgo County Texas  
do hereby certify that the above and foregoing plat  
and dedication was filed for  
Record in my office of  
the day of SEP 2 1926  
at 2 o'clock P.M. and was  
recorded by me on the 2 day  
of SEP 1926 at 2 o'clock  
P.M. in book 20 on page 207  
of the Map Records of Hidalgo County  
V. J. [unclear]  
Notary Public in and for Hidalgo County Texas



# 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: 1-14599

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

Upon the application of:

Name: Auturo Perez

Address: 12645 Tejas Blvd.

Mercedes, TX 78570

Phone: 274-8005

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

Water Supplier: City of Mercedes

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:

Indian Hills Lot # 404 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.

J. Annalvarez  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14599

**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

Arturo J. Perez

Known to me [or proved to me in the oath of Mex. Cons. # 314825206 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 # 404 B1K# 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]

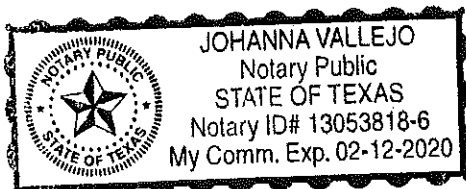
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Arturo J. Perez (Signature)

SUBSCRIBED AND SWORN TO before me on March 28, 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:

1-14599

Mar. 28, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

12230-00-001-0404-00

[ 1] OWNER: PEREZ, ARTURO JUARES

[ 7] LEGAL DESC./NAME OF SUBDIVISION
INDIAN HILLS LOT 404 BLK 1

12645 TEJAS BLVD
MERCEDES, TEXAS 78537

Telephone No. 274-8005

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

01-RESIDENTIAL NEW-SINGLE DWELLING

[10] EST. COST OF CONST.: \$3,000

[ 5] SIZE OF STRUCTURE: 1,350 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.

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

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo
Prepared by

3/28/2017
Date

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera
Approved by

3/20/2017
Date

Flood Zone: NO
Panel No. /Suffix: 04250 Pct: 1

Community No.: 480224

Certification of Elevation
Required: YES NO BFE

X Rubiel Jarama
Signature of Owner or Applicant

3/28/2017
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.

## WARRANTY DEED WITH VENDOR'S LIEN

DATE: February 18, 2016

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Arturo Juarez Perez

GRANTEE'S MAILING ADDRESS: 12645 Tejas Blvd.  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Seventeen thousand and NO/100 Dollars (\$17000.00). 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):

Lot Four hundred Four (404), 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, 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 instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016 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 heir, 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 records 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, are 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 will become absolute.

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

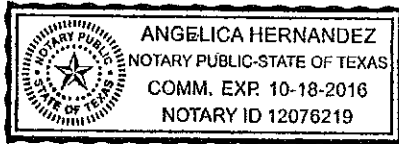
Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

*Robert L. Schwarz*  
-----  
Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the *9<sup>th</sup>* day of *March* *2016* by Robert L. Schwarz



*Angelica Hernandez*  
-----  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-2016

**BUYER'S ACCEPTANCE OF DEED**  
**02-18-2016**

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.

*Arturo Juarez Perez*  
-----  
Arturo Juarez Perez

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574

## 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 2016, 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

SHEET 2 OF 2

# INDIAN HILLS SUBDIVISION

BEING A RESUBDIVISION OF 102.66 ACRES, OUT OF  
ALL OR PARTS OF SEC. 17, T. 10 N., R. 10 E., S. 10 E., DISTRICT 10,  
COUNTY OF TARRANT, TEXAS, AS SHOWN ON MAP  
FILED IN PUBLIC RECORDS OFFICE OF TARRANT COUNTY, TEXAS,  
DATE 11-15-1911, BOOK 10, PAGE 10.

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this 15th day of \_\_\_\_\_, 1911, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF \_\_\_\_\_, 1911.

My Commission Expires \_\_\_\_\_  
Notary Public for the State of Texas  
\_\_\_\_\_  
Notary Public

APPROVED FOR RECORDING  
COMMISSIONER OF PUBLIC RECORDS  
TARRANT COUNTY, TEXAS  
\_\_\_\_\_  
Notary Public

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF INDIAN HILLS, ON THIS 15th DAY OF \_\_\_\_\_, 1911.

NOTES:  
1. Minimum finished floor elevation west of PG 005 is elevation 52.5 feet above mean low water of Galveston Bay at low tide.  
2. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

3. Easements - EASES GRANT IN 1906 also on the southwest corner of the subdivision west of PG 005. The easements are for the use of the City of Indian Hills for the purpose of maintaining a public utility line.

4. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

5. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

6. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

7. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

8. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

9. The area of the subdivision west of PG 005 is indicated as flooding during 100 year storm event. The area is to be filled with earth to a minimum elevation of 52.5 feet above mean low water of Galveston Bay at low tide during a 100 year storm event.

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# 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: 1-14568

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

Upon the application of:

Name: Gladys Gonzalez

Address: 1810 Gonzales Rd  
Progresso, TX  
78579

Phone: (956) 975-6465

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

Water Supplier: military water

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

Account/ESI No.: 10032789402034738  
 Temporary Pole  Permanent Service

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

MG Lot # 23

[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 Keller  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1451e8

### 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

Gladyz Gonzalez

Known to me [or proved to me in the oath of TRDL# 40280473 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:

MG Lot # 23

[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-

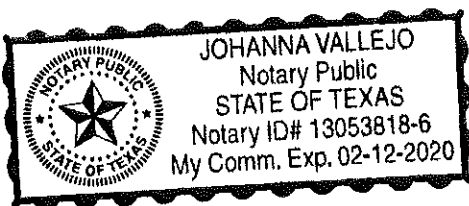
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Gladyz Gonzalez (Signature)  
March 29, 2017

SUBSCRIBED AND SWORN TO before me on March 29, 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:

1-14568

Mar. 23, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Prop 101# 573003

M3852-00-000-0023-00

[ 1] OWNER: GALVAN, VICTOR  
GONZALEZ, GLADYS  
1810 N GONZALEZ RD  
PROGRESO TX 78579-0483  
Telephone No. 975-6465

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
MG LOT #23

LOCATION: 0 FM 1015 & GONZALEZ

[ 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.: \$30,000

[ 5] SIZE OF STRUCTURE: 1,232 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/COUNTY SETBACKS FRONT 25'  
SIDES 6' NORTH SIDE 25' REAR 35'

FOR COUNTY USE ONLY  
APPLICATION FEES

Johanna Vallejo  
Prepared by

3/23/2017  
Date

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

Light [X] Water [X]

Gilbert Pecina  
Approved by

3/23/17  
Date

Flood Zone: MI Panel No. /Suffix: 0525B Pct: 1

Community No.: 480834

Certification of Elevation Required:      YES      NO      BFE

[Signature]  
Signature of Owner or Applicant

3/23/2017  
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 ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

**Date:** May 9, 2016

**Grantor:** Michel Guerrier and Alicia Guerrier, a married couple

**Grantor's Mailing Address:**

Michel Guerrier and Alicia Guerrier  
P. O. Box 483  
Progreso, TX 78579

**Grantee:** Victor Galvan Torres and Gladys Gonzalez, a married couple

**Grantee's Mailing Address:**

Victor Galvan and Gladys Gonzalez  
1619 Jose St.  
Weslaco, Texas 78596

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Elsa State Bank & Trust Co. in the principal amount of ELEVEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$11,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Elsa State Bank & Trust Co. and by a first-lien deed of trust of even date from Grantee to Cesar Gonzalez, trustee.

**Property (including any improvements):**

LOT 23, MG SUBDIVISION, AN ADDITION TO THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 165, MAP RECORDS OF HIDALGO COUNTY, TEXAS

**Reservations from Conveyance:**

None

A True Copy Of The Original

I Certify This The 11 Day

Of May, 2016

By: Barry E. Jones for  
Barry E. Jones, Attorney

**Exceptions to Conveyance and Warranty:**

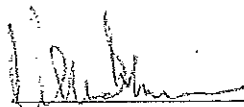
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, 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.

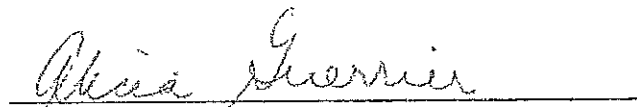
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Elsa State Bank & Trust Co., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Elsa State Bank and are transferred to Elsa State Bank & Trust Co. without recourse against Grantor.

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



Michel Guerrier




Alicia Guerrier

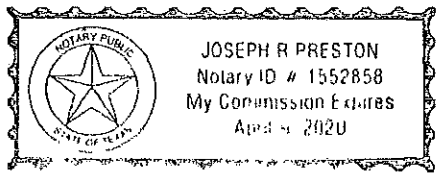
STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Aug 9, 2016, by  
Michel Guerrier and Alicia Guerrier.



Notary Public, State of Texas  
My commission expires: April 9, 2020



PREPARED IN THE OFFICE OF:

JOSEPH R. PRESTON  
5111 North 10th, No. 242  
MCALLEN, TX 78504  
Tel: (956) 687-9604  
Fax: (956) 618-0014

AFTER RECORDING RETURN TO:

Victor Galvan Torres  
Gladys Gonzalez  
1619 Jose St.  
Weslaco, Texas 78596

