





# 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: R108729

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

Upon the application of:

Name: Hector Garcia

Address: 3337 San  
Rafael Rd

Weslaco, TX 78596

Phone: (956) 874-4308

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

Water Supplier: N.A.W.S

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

Account/ESI No.: n/a  
 Temporary Pole  Permanent Service

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

The North 165 Feet of the South 495 feet of the East  
150.5 feet of the West 660 feet of the Farm Tract 1118

[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**

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Application No:

R 108729

**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

Hector Garcia

Known to me [or proved to me in the oath of #39873147 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:

The North 165 feet of the south 495 feet of the east 152.5 feet of the west side of Adams Tract 1118."

[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."

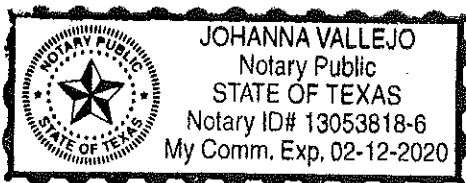
-OR-

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."

Hector Garcia (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



**Notice of confidentiality rights: If you are a natural person, you may remove or strike any 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.**

## **SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: November 28, 2015

Grantor: ACORN TRUST

Grantor's Mailing Address (including county):  
2410 Paseo del Lago  
Palmhurst, Hidalgo County, Texas 78573

Grantee: Hector Ernesto Garcia

Grantee's Mailing Address (including county):  
3014 Puma Drive  
Donna, Hidalgo County, Texas 78537

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee, payable to the order of ACORN TRUST, 2410 Paseo del Lago, Palmhurst, Texas 78573. The note is secured by a Vendor's Lien retained in favor of ACORN TRUST in this Deed and by a Deed of Trust of even date from grantee to JEFFERSON A. CRABB, Trustee.

Property (including any improvements):

**The North 165 feet of the South 495 feet of the East 152.5 feet of the West 660 feet of Farm Tract 1118, ADAMS TRACT SUBDIVISION out of the Llano Grande of land in Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

1. SAVE AND EXCEPT all oil, gas and other minerals.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; property taxes for the current and subsequent years the payment of which the Grantee assumes.

**NO SEARCH FOR LIENS, TITLE, PAST DUE TAXES WAS CONDUCTED ON THIS PROPERTY AT THE REQUEST OF BUYER AND SELLER.**

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 representations, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty 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 the exceptions to conveyance and warranty when the claim is by, through or under Grantor, but not otherwise.

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

ACORN TRUST

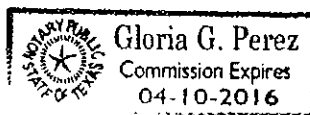
By: *Roger A. Bechtel*  
Roger A. Bechtel, Trustee

THE STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 7<sup>th</sup> day of December ~~November~~ 2015 by ROGER A. BECHTEL, Trustee of ACORN TRUST.

*Gloria G. Perez*  
Notary Public, State of Texas

After Recording Return To:  
Hector Ernesto Garcia  
3014 Puma Drive  
Donna, Hidalgo County, Texas 78537



Property Search Results > 108729 GARCIA HECTOR ERNESTO for Year 2017

Property

Account

Property ID: 108729 Legal Description: ADAMS TRACT N165'-S495'-E152.5'-W660' FT 1118 A/K/A E 1/2 TR 11 0.58AC GR 0.49AC NET  
 Geographic ID: A0800-00-000-1118-07 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Location

Address: MILE 13 1/2 N Mapsco:  
 TX  
 Neighborhood: Map ID:  
 Neighborhood CD:

Owner

Name: GARCIA HECTOR ERNESTO Owner ID: 1081506  
 Mailing Address: 3014 PUMA DR % Ownership: 100.000000000000%  
 DONNA, TX 78537

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$16,591	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$13,289	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$29,880	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$29,880	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$29,880	

Taxing Jurisdiction

Owner: GARCIA HECTOR ERNESTO  
 % Ownership: 100.000000000000%  
 Total Value: \$29,880

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$29,880	\$29,880	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$29,880	\$29,880	\$28.42
FD1	EMS DIST #01	0.020000	\$29,880	\$29,880	\$5.98
GHD	HIDALGO COUNTY	0.590000	\$29,880	\$29,880	\$176.29
JCC	SOUTH TEXAS COLLEGE	0.185000	\$29,880	\$29,880	\$55.28
R02	ROAD DIST 02	0.000000	\$29,880	\$29,880	\$0.00
SEE	EDCOUCH ELSA	1.258000	\$29,880	\$29,880	\$375.89
SST	SOUTH TEXAS SCHOOL	0.049200	\$29,880	\$29,880	\$14.70
Total Tax Rate:		2.197300			
Taxes w/Current Exemptions:					\$656.56
Taxes w/o Exemptions:					\$656.55

Improvement / Building

<b>Improvement #1:</b>	RESIDENTIAL	<b>State Code:</b>	A1	<b>Living Area:</b>	616.0 sqft	<b>Value:</b>	\$16,591
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	BRKFA	DBRK	1988	616.0		

POR	PORCH (COVERED)	BRKFA	2008	42.0
STG	STORAGE	*	0	36.0
CAN	CANOPY	*	0	400.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4900	21344.40	0.00	0.00	\$13,289	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$16,591	\$13,289	0	29,880	\$0	\$29,880
2016	\$16,516	\$13,289	0	29,805	\$0	\$29,805
2015	\$17,047	\$13,289	0	30,336	\$0	\$30,336
2014	\$15,516	\$13,289	0	28,805	\$0	\$28,805

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/5/2016 12:00:00 AM	SVD	SPEC WDVEN LIEN	ACORN TRUST	GARCIA HECTOR ER			2735621
2	10/8/2015 12:00:00 AM	TRD	TRUSTEES DEED	MARTINEZ JESUS JF	ACORN TRUST			2652904
3	7/23/2012 12:00:00 AM	SVD	SPEC WDVEN LIEN	THE ACORN TRUST	MARTINEZ JESUS JR			2328063

**Tax Due**

Property Tax Information as of 03/08/2017

Amount Due if Paid on:  ↕

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466**



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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14609

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

Upon the application of:

Name: Estevan Trevino

Address: 5307 Date Dr  
Weslaco TX

Phone: 246-9500

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

Water Supplier: N/A

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:

1.074 acres of land out of Farm Tract 412 of  
the West and Adams Tracts Subdivision.

[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



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14609

### 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

Estevan Treviño

Known to me [or proved to me in the oath of TRUCK # 15892931 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:

1.074 acres of land out of farm Tract 412 of the "  
West and Adams Tracts subdivision

[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]

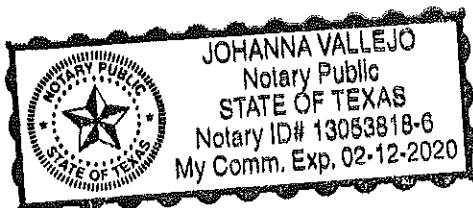
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 4/11, 2017, to certify which, witnesses my hand and seal of office.



Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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: MARCH 7, 2017

Grantor: LIONEL VEGA, JR. and LAURA RAQUEL VEGA

Grantor's Mailing Address: 302 W. SUGARCANE DRIVE  
WESLACO, TEXAS 78599  
HIDALGO COUNTY

Grantee: ESTEVAN TREVINO and MARIA ELIZABETH TREVINO

Grantee's Mailing Address: 5307 DATE DRIVE  
WESLACO, TEXAS 78599  
HIDALGO COUNTY

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

Property (including any improvements):

BEING A TRACT CONTAINING 1.074 ACRES OF LAND OUT OF FARM TRACT 412, OF THE WEST AND ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34 THROUGH 37 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THAT PROPERTY AS DESCRIBED IN DOCUMENT NUMBER 1331176 OF THE HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS SAID 1.074 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID FARMS TRACT 412 AND BEING IN THE CENTERLINE INTERSECTION OF F.M. 88 AND MILE 14 1/2 NORTH ROAD;

THENCE, WEST, ALONG THE CENTERLINE OF SAID MILE 14 1/2 NORTH ROAD AND ALONG THE SOUTH LINE OF SAID FARM TRACT 412, A DISTANCE OF 350.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE CENTER OF SAID MILE 14 1/2 NORTH ROAD WEST, A DISTANCE OF 150.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE CENTERLINE OF SAID MILE 14 1/2 NORTH ROAD AND THE SOUTH LINE OF FARM TRACT 412, NORTH, AT A DISTANCE OF 20.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE ON THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 14 1/2 NORTH AND CONTINUING IN ALL A TOTAL DISTANCE OF 312.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE SOUTH LINE OF A CERTAIN 2.506 ACRE TRACT OF RECORD IN DOCUMENT No. 2564051;

THENCE, EAST ALONG THE SOUTH LINE OF SAID 2.506 ACRE TRACT, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF SAID 2.506 ACRE TRACT, SOUTH, AT A DISTANCE OF 292.00 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE ON THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED MILE 4 1/2 NORTH ROAD AND CONTINUING IN ALL A TOTAL DISTANCE OF

Charge San Jo

SJTC/ DG of #

312.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.074 ACRES OF LAND.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 2413, Page 973, Official Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
- e. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 1, 1753, by and between Marianne Mullere, as Lessor, and Sun Oil Co., as Lessee, recorded July 13, 1965 at Volume 298, Page 609, Oil and Gas Lease Records of Hidalgo County, Texas and unitized on August 3, 1967, recorded in Volume 313, Page 837, Oil and Gas Lease Records of Hidalgo County, Texas.
- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 24, 2005, by and between Suzanne W. Harris, as Lessor, and Griffith Land Services, Inc., as Lessee, recorded August 4, 2005 at 1505507 of the Official Records of Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 24, 2005, by and between Jeannette W. Boykin, as Lessor, and Griffith Land Services, Inc., as Lessee, recorded August 4, 2005 at 1505512 of the Official Records of Hidalgo County, Texas.
- h. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated February 14, 1986, recorded January 1, 1753 at Volume 2258i, Page 833 of the Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except, and there is hereby reserved unto Grantors their heirs and assigns, all oil, gas and other minerals in and under that may be produced from the above property."
- i. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- k. Overhead power line as per survey dated February 16, 2017, prepared by RIOS SURVEYING, L.L.C. REGISTERED PROFESSIONAL LAND SURVEYOR Job No.
- l. Fence not aligned with perimeter boundary line as per survey dated February 16, 2017, prepared by RIOS SURVEYING, L.L.C. REGISTERED PROFESSIONAL LAND SURVEYOR Job No.

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

Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or 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.

*Lionel Vega Jr.*  
LIONEL VEGA, JR.

*Laura Raquel Vega*  
LAURA RAQUEL VEGA

ACKNOWLEDGMENTS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13<sup>th</sup> day of March, 2017, by

LIONEL VEGA, JR.  
MILAGROS ZAMORA  
Notary ID #: 12596871-0  
My Commission Expires  
03/20/2018

*Milagros Zamora*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13<sup>th</sup> day of March, 2017, by  
LAURA RAQUEL VEGA.

MILAGROS ZAMORA  
Notary ID #: 12596871-0  
My Commission Expires  
03/20/2018

*Milagros Zamora*  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, E-2  
McALLEN, TEXAS 78504  
GF#172431753

AFTER RECORDING, RETURN TO:  
ESTEVAN TREVINO and MARIA ELIZABETH TREVINO  
5307 DATE DRIVE  
WESLACO, TEXAS 78599

7  
10

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )

73083

KNOW ALL MEN BY THESE PRESENTS:

THAT ALBERT K. POLIS, TRUSTEE, P.O. BOX 2827, McALLEN of HIDALGO COUNTY for and in consideration of the sum of TEN AND NO/100'S----(\$10.00)----DOLLARS and other valuable consideration to the undersigned paid by Grantees herein named, the receipt of which is hereby acknowledged, and further in consideration of the execution and delivery by Grantees of one certain Promissory Note of even date herewith in the principal sum of NINE THOUSAND NINE HUNDRED AND NO/100'S---(\$9,900.00)--DOLLARS payable to the order of Grantor in installments and with interest at the rate therein specified; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to ROBERT L. SCHWARZ, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto JESUS VASQUEZ and wife, IRMA ESTHER VASQUEZ, P.O. BOX 719, ELSA of the County of Hidalgo and State of Texas all of the following described real property in Hidalgo County, Texas, to-wit:

A tract or parcel of land out of Farm Tract 412 of the West Tract Subdivision of the Llano Grande Grant, Hidalgo County, Texas, containing 1.074 acres, more or less, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Farm Tract 412;

THENCE, West with and along the South boundary line of said Farm Tract 412, a distance of 500 feet to a point in said boundary line, the Southeast corner of this tract and PLACE OF BEGINNING;

THENCE, North 312 feet parallel with the East boundary line of Farm Tract 412 to a point, the Northeast corner of this tract;

THENCE, West 150 feet parallel with the South boundary line of Farm Tract 412 to a point, the Northwest corner of this tract;

THENCE, South 312 feet parallel with the West boundary line of Farm Tract 412 to a point, the Southwest corner of this tract;

THENCE, East 150 feet with and along the South boundary line of Farm Tract 412 to the PLACE OF BEGINNING, the tract containing 1.07 acres, more or less.

THIS PROPERTY MAY ONLY BE USED AS A SITE OR LOCATION FOR A SINGLE FAMILY RESIDENTIAL DWELLING WITH APPROPRIATE ADDITIONS AND OUTBUILDINGS, AND NO COMMERCIAL USE MAY BE MADE OF THE PROPERTY.

IN NO EVENT WILL ANY PIGS, HOGS OR SWINE BE KEPT UPON THIS PROPERTY AND THAT ANY OTHER LIVESTOCK, IF KEPT ON THIS LOT, MUST BE KEPT IN SUCH MANNER AS NOT TO CREATE A NUISANCE IN ANY MANNER. NO OUTDOOR PRIVIES OR TOILETS WILL BE PERMITTED UPON THE PROPERTY.

NO RESIDENCE SHALL BE CONSTRUCTED ON THIS LOT CONTAINING LESS THAN 1,000 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF PORCHES, CARPORTS AND PATIOS, AND SHALL BE OF NEW CONSTRUCTION USING BRICK OR FRAME OR A COMBINATION THEREOF, CEMENT BLOCK OR MASONRY CONSTRUCTION ONLY. ANY CEMENT BLOCK HOME MUST HAVE A STUCCO FINISH.

A SINGLE BUILDING FOR USE AS A SERVANT'S QUARTERS MAY BE ERECTED ON THIS LOT CONTAINING NOT LESS THAN 320 SQUARE FEET.

SAVE AND EXCEPT:

All oil, gas and other minerals on, in, under, and that may be produced from the above described real property.

SUBJECT TO:

Lien contained in Deed of Trust dated April 1, 1987, recorded in Volume 2428, Page 245, Official Records of Hidalgo County, Texas, executed by Albert K. Polis, Trustee to Ernest R. Williams, Trustee for McAllen State Bank to secure note in the principal sum of \$320,000.00, which Grantor agrees to discharge in accordance with its terms and to have released at any time the note herein described is paid in full.

Oil, gas leases of record and in current force and effect, if any;

Easements of record and as shown by the map of the subdivision;

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 9 and easements for roadways as shown on the Map of the above described subdivision;

Right-of-way easement in favor of State of Texas as shown by instrument dated February 5, 1955, recorded in Volume 819, Page 236, Deed Records;

Oil, Gas and Mineral Lease executed by Suzanne Catherine Waters Harris and Jeanette Yvonne Waters Boykin to William C. Cooley, Inc., dated August 8, 1984, recorded in Volume 2051, Page 920, Official Records, and

Visible or apparent easements on or across the property herein described.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and I do hereby bind my successors, assigns, executors and administrators to WARRANT AND FOREVER DEFEND all and singular of the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 10th day of November, 1987.

By: Albert K. Polis  
ALBERT K. POLIS, TRUSTEE

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ALBERT K. POLIS, TRUSTEE, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of November, 1987.

Sherrill Stoner  
Notary Public, Hidalgo County, Texas

SHERRILL STONER  
Notary Public, Hidalgo County, Texas  
My Commission Expires 11-17-87

Address of Grantees:

Mr. Jesus Vasquez  
P.O. Box 719  
Elsa, Texas 78543

Mrs. Irma Esther Vasquez  
P.O. Box 719  
Elsa, Texas 78543

'68 JUL 7 AM 8 25

WILLIAM LEO  
MCKEE  
MCKEE, TEXAS

77098

GEORGE  
STEWART ABSTRACT & TITLE CO.

*George*

ATLAS & HALL

P.O. DRAWER 3725  
MCALLEN, TEXAS 78502

# 792566 (D) Bus

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14609 Mar. 30, 2017

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

W3800-00-412-0000-12

[ 1 ] OWNER: TREVINO, ESTEVAN, TREVINO, MARIA E. 5307 DATE DR. WESLACO TX 78596-5437

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION WEST TRACT W150'-E500'-S312' F T 412 1.07AC GR 1.02AC NET

Telephone No.

LOCATION: 0 FM88 & MILE 14 1/2

[ 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.: \$60,000

[ 5 ] SIZE OF STRUCTURE: 3,990 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:50' REAR:15' SIDES:6' MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY APPLICATION FEES

Leo Najera 3/30/17 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

Gilbert Pecina 3/30/17 Approved by Date

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 0450C Pct: 0 Community No.: 480334 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant Date

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

[ NOTICE ]

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

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



# 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: 1-44011

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

Upon the application of:

Name: Victor E Alvarado

Address: 22601 Mile 7w  
Edcouch TX - 78538

Phone: 534 10 49

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

Water Supplier: N.A.W.S

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

Engleman lot #45

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

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

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

-OR-

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

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14611

### 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

Victor Alvarado

Known to me [or proved to me in the oath of 27451303 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:

Engleman lot # 45"

[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]

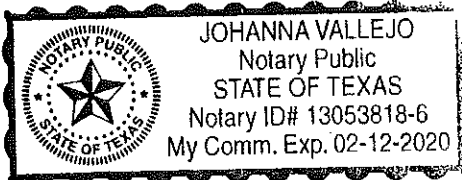
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Victor Alvarado (Signature)

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 20\_\_\_\_, to certify which, witnesses my hand and seal of office.



Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: your social security or your driver's license number.

Date: October 03, 2016

Grantor: Frost Bank Custodian of McCullough & McCullough Profit Sharing Plan

Grantor's Mailing Address:

1210 E. Tyler  
Harlingen, TX 78550  
Cameron County

Grantee: Victor Eli Alvarado

Grantee's Mailing Address (including county):

908 W. Nebraska Rd.  
Alamo, TX 78516  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Two Thousand Four Hundred and 00/100 Dollars (\$32,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Graham McCullough and Gene McCullough either acting solely, Trustee.

Property (including any improvements):

Lot 45, Engelman Resubdivision as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 6, Page 41 Map Records.

Reservations from and Exceptions to Conveyance and Warranty:

1. All lots must be used for single-family residential purposes only;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;

5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership including but not limited to roll back taxes;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County;
13. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions of the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

Notwithstanding anything contained herein to the contrary, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS

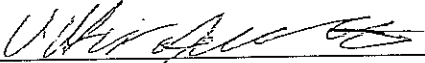
AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE OF THE PROPERTY WILL ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, SUCH GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE GRANTEE MUST FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY IS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, THE GRANTEE MUST ACKNOWLEDGE AND AGREE THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY WILL BE MADE ON ANS "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

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

Frost Bank Custodian of McCullough & McCullough Profit Sharing Plan

By: \_\_\_\_\_  
Michael Albright, Senior Vice President of  
Frost Bank

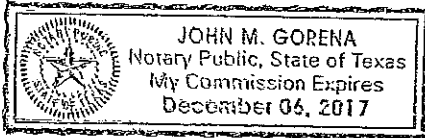
Accepted:

  
\_\_\_\_\_  
Victor Eli Alvarado

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on 3 day of October, 2016 by  
Victor Eli Alvarado.



[Signature]  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
Michael Albright, Senior Vice President of Frost Bank Custodian of McCullough & McCullough  
Profit Sharing Plan

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

AFTER RECORDING RETURN TO:

Frost Bank Custodian of McCullough &  
McCullough Profit Sharing Plan  
1210 E. Tyler  
Harlingen, TX 78550

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-14611  
Mar. 30, 2017

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

E6290-00-000-0045-00

[ 1 ] OWNER: ALVARADO, VICTRO E.  
22061 MILE 7 W.  
EDCOUCH TX 78538  
Telephone No. 472-9116

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ENGELMAN LOT 45

LOCATION: 0 MILE 19 & FM 493

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$49,900

[ 5 ] SIZE OF STRUCTURE: 1,152 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:40' SIDES:6' REAR:15'  
B.F.E 69.5

FOR COUNTY USE ONLY  
APPLICATION FEES

LEO Najera 3/30/17  
Prepared by Date

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

LEO Najera 3/30/17  
Approved by Date

Light [X] Water [X]

Flood Zone: MI 0350C Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required: \_\_\_ YES  NO \_\_\_ BFE

[Signature] 3/30/17  
Signature of Owner or Applicant Date

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

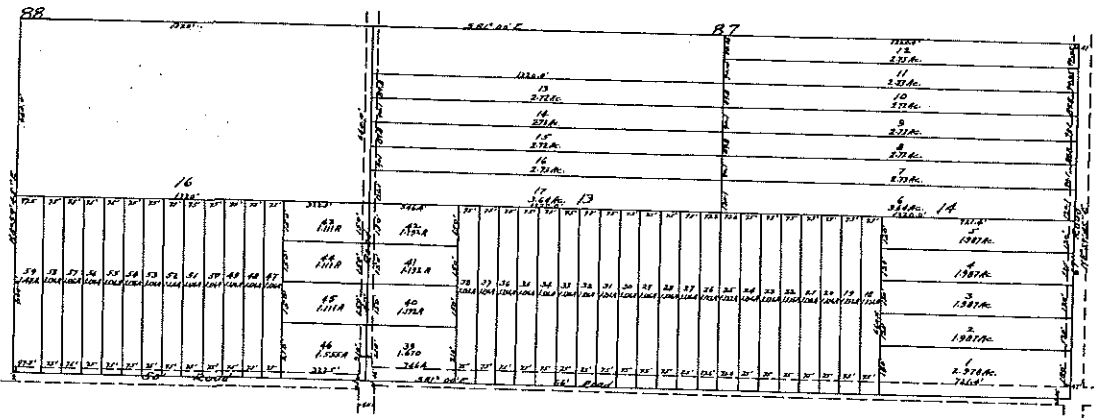
[ NOTICE ]

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

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

ENGELMAN RESUB DIVISION OF

Lots Nos. 13 and 14, in Block No. 87, and South one-half of Lot No. 16 in Block No. 88, of the Missouri-Texas Land & Irrigation Company's Sub-division of Lands out of the Heister's Grant in Hidalgo County, Texas Scale 1" = 200'



STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ALL MEN BY THESE PRESENTS: That J. Engelmann Jr. of Hidalgo County, Texas, the owner of the S.W. 1/4 of Lot No. 16 in Block No. 88, of the Missouri-Texas Land & Irrigation Company's Sub-division of Lands out of the Heister's Grant in Hidalgo County, Texas, according to the map and subdivision of record in the County of Hidalgo, Texas, and the S.W. 1/4 of Lot No. 13 in Block No. 87, of the Missouri-Texas Land & Irrigation Company's Sub-division of Lands out of the Heister's Grant in Hidalgo County, Texas, here caused said property as above stated to be surveyed, resubdivided and plotted into lots numbered from 1 to 15, as shown by the accompanying map and plat thereof.

STATE OF TEXAS  
COUNTY OF CAMERON  
I, A. J. LAMM, Civil Engineer, do hereby certify that the plat herein described is a correct one as made from survey, made on the 29th day of July, 1931, and that the same conforms to the original plat and map on file in the office of the Surveyor General of the State of Texas at Austin, Texas.

A. J. Lamm  
Civil Engineer, Fort Worth, Cameron County, Texas

SUBSCRIBED AND SWORN to before me, this 15th day of July, A.D. 1931.  
Annex O'Connell  
Notary Public and for Cameron County, Texas

Resubdivision hereby made to possess, my heirs and assigns, and the public roads are hereby dedicated to the public use for the purpose of conducting surveys, drainage, water, gas and pipe lines for irrigation or domestic use, and for the purpose of conducting surveys, drainage, water, gas and pipe lines for irrigation or domestic use, and for the purpose of conducting surveys, drainage, water, gas and pipe lines for irrigation or domestic use.

Witness my hand, this 15th day of July, A.D. 1931.  
J. P. Engelmann Jr.

STATE OF MISSOURI,  
CITY OF ST. LOUIS,  
I, J. C. Englemeyer, the undersigned authority, on this day personally appeared J. P. Engelmann Jr., and he acknowledged to me in substance to the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, A.D. 1931.  
J. C. Englemeyer  
Notary Public and for City of St. Louis, State of Missouri

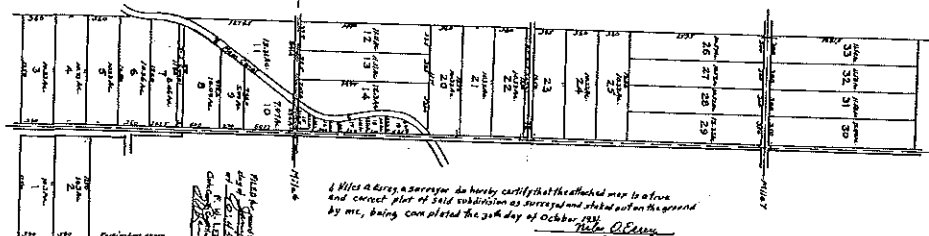
FILED IN BOOK 20 1/2  
PAGE 1831  
AT  
ST. LOUIS, MISSOURI  
BY  
F. W. LINDBERG  
Notary Public and for City of St. Louis, State of Missouri

Recorded July 20th, 1931 at 3 o'clock P.M.

OCTOBER 1931

MAP OF THE NICK DOFFING CO SUBDIVISION No. 4 BEING THE EAST HALF OF SHARPE NO. 9 OF THE ADJUTED PARTITION OF PARISH 49 IN HIDALGO COUNTY TEXAS

SCALE 1" = 600'



I, Nick Doffing, do hereby certify that the attached map is a true and correct plat of said subdivision as located and shown on the ground by me, being completed the 20th day of October, 1931.

Subscribed and sworn to before me, this 20th day of November, 1931.  
Nick Doffing  
Notary Public and for Hidalgo County, Texas

Recorded Jan. 15, 1932  
OF 8 o'clock A.M. in Book 6  
of Maps, Page 49  
A. B. Benton  
County Surveyor

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ALL MEN BY THESE PRESENTS: That Nick Doffing, the owner of the East Half of Sharpe No. 9 of the Adjuted Partition of Parish 49 in Hidalgo County, Texas, here caused said property as above stated to be surveyed, resubdivided and plotted into lots numbered from 1 to 30, as shown by the accompanying map and plat thereof.

Witness my hand and seal of office, this 15th day of November, 1931.  
Nick Doffing  
Notary Public 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14646

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

Upon the application of:

Name: BRENDA TORRES

Address: 8235 MATEDESCODAR ST  
MONTE ALTO TX 78588

Phone: 956 582 2949

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

Water Supplier: N/A

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

JESUP LOT 1 & 2 BLK 2

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

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

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

~~OR~~

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

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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 12-3-4

Application No: 1-14644

### 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

X BRENDA TORRES

Known to me [or proved to me in the oath of # 22238944 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:

JESSOP LOT 1 & 2 BCK 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."

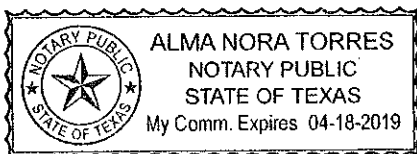
~~OR~~

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 April 7, 2017, to certify which, witnesses my hand and seal of office.

Alma Nora Torres  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any 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.

**Date:** MARCH 10, 2017

**Grantor:** E.E.A.C., INC., A TEXAS CORPORATION

**Grantor's Mailing Address (including county):**  
P.O. BOX 5454  
MCALLEN, TEXAS 78502  
HIDALGO COUNTY

**Grantee:** JESUS TREVINO  
BRENDA ISELA TORRES

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

8235 MATEO ESCOBAR ST.  
MONTE ALTO, TX 78538  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$32,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

LOTS 1, 2, 8, 9, 10, 11 AND 12, BLOCK 2, JESSUP'S SUBDIVISION, A RESUBDIVISION OF THE SOUTH 15.0 ACRES OF THE NORTH 25.0 ACRES OF LOT 13, BLOCK 59, MO-TEX LAND AND IRRIGATION COMPANY SUBDIVISION, LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

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

**SUBJECT TO** Declaration of Restrictive Covenants, if any, recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;

**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision if available;

**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;

**SUBJECT TO** taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

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, executors, administrators, successors or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

**Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.**

The vendor's lien against and superior title to the property are retained until Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

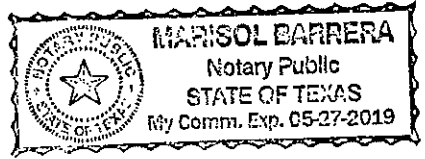
E.E.A.C., INC., A TEXAS CORPORATION

BY: [Signature]  
Elias Woloski, President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on March 10, 2017 by Elias Woloski, President of E.E.A.C., INC., A TEXAS CORPORATION, on behalf of said Texas Corporation.



Marisol Barrera  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

**PUEBLO DE PALMAS, INC.  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000**

AFTER RECORDING RETURN TO:

JESUS TREVINO  
BRENDA ISELA TORRES /  
8235 MATEO ESCOBAR ST.  
MONTE ALTO, TX 78538

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-14646  
Apr. 7, 2017

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

J5250-00-002-0001-00

[ 1 ] OWNER: TORRES, BRENDA ISELA  
TREVINO, JESUS  
8235 MATEO ESCOBAR  
MONTE, ALTO TEXAS 78538  
Telephone No. 532-2949

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JESSUP LOTS 1 & 2 BLK 2

LOCATION: 0 FM 88 & PINE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$4,000

[ 5 ] SIZE OF STRUCTURE: 700 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDE:6' CORNER:10'  
MIN. ELEV. ABOVE TOP OF C.L OF ST. 18"

### FOR COUNTY USE ONLY APPLICATION FEES

Prepared by Leonel Nayer 4/7/17  
Date

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

Approved by Leonel Nayer 4/7/17  
Date

Light [X] Water [X]

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

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

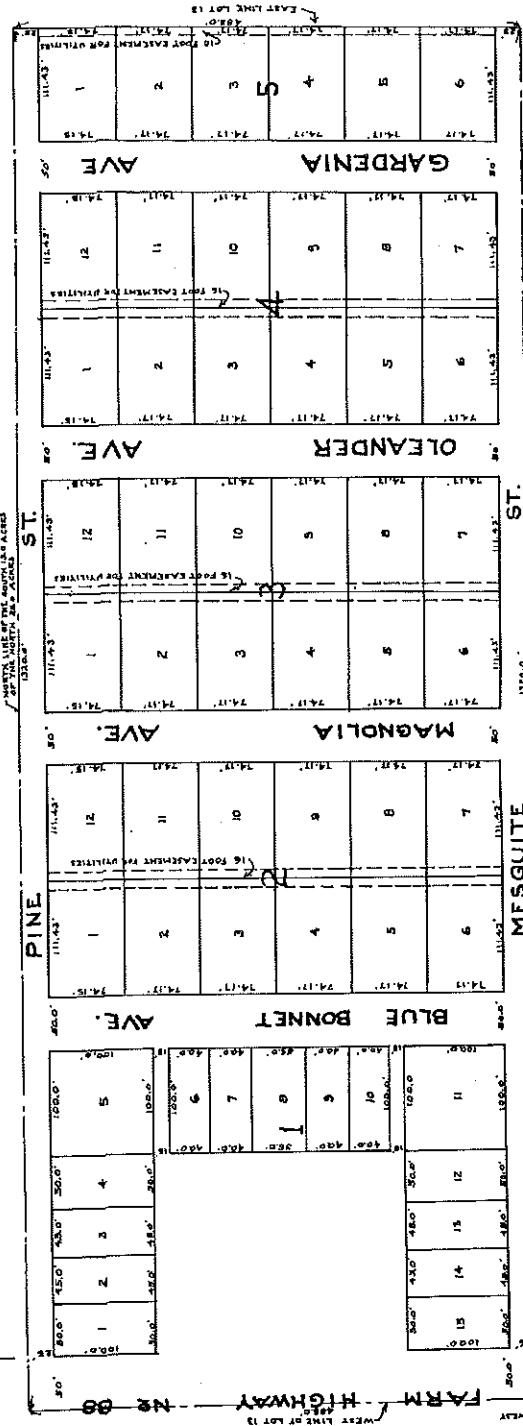
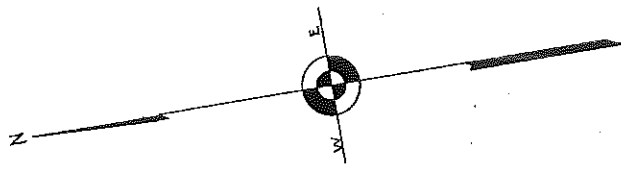
Signature of Owner or Applicant Bonnie Fox 4/7/17  
Date

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

### [ NOTICE ]

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

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



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, E. C. DANK, AN ENGINEER DO HEREBY CERTIFY THAT THE FORGING AND OR PLAT IS A FULL TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED LANDS AS ACTUALLY SURVEYED AND PLATTED BY ME.

*E. C. Dank*  
 ENGINEER

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 WE THIS THE 31<sup>st</sup> DAY OF May 1946 A. D.

*Geo. M. Rowland*  
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

MAP OF  
**JESSUP'S SUBDIVISION**  
 SOUTH 15.0 ACRES OF THE NORTH 25.0 ACRES  
 LOT 13, BLOCK 59  
 OF THE  
 MO-TEX. LAND AND IRRIGATION COMPANY SUBDIVISION  
 OF THEIR LANDS IN THE  
 LOS MESTENAS GRANT  
 HIDALGO COUNTY TEXAS.  
 SCALE 1 INCH = 60.0 FEET.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 THAT LORIN R. JESSUP OWNER OF THE ABOVE DESCRIBED LANDS, DO HEREBY ADVISE AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS SHOWN AND DESIGNATED THEREON

*Lorin R. Jessup*  
 OWNER

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 THIS THE 31<sup>st</sup> DAY OF May A.D. 1946.

*Geo. M. Rowland*  
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS.

Filed June 11, 1946 10:43 A.M.



# 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: 114624

### HIDALGO COUNTY

#### CERTIFICATE OF WATER SERVICE AVAILABILITY

#### UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: José Angel Torres Toviás

Address: Hernandez Dr 731

Phone: 956 601 3863

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

Water Supplier: N.A.W.S

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

Piquito de oro LOT 33

[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  
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Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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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 1234

Application No: 1-14624

### 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

Joe A. James Touias

Known to me [or proved to me in the oath of # VISA 425604 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 33

[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-

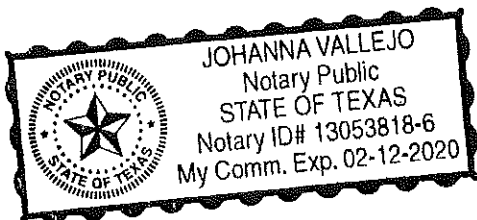
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 20\_\_\_\_, to certify which, witnesses my hand and seal of office.

Johanna Vallejo

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## WARRANTY DEED

DATE: April 4, 2016

GRANTOR: Maria C. Sotelo Ramirez

GRANTEE: Jose Angel Torres Tovas

CONSIDERATION: TEN AND 00/100 DOLLARS (\$10.00)

PROPERTY: ( including any improvement on property).

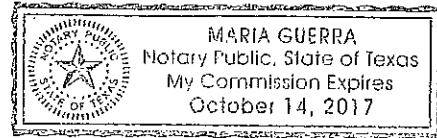
**LOT THIRTY-THREE (33), PIQUITO DE ORO SUBDIVISION, HIDALGO COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE  
COUNMTY CLERK OF HIDALGO COUNTY, TEXAS**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee, heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigned against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, though, or under Grantor but not otherwise.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

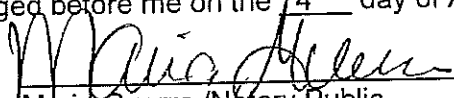
  
\_\_\_\_\_  
Maria C. Sotelo Ramirez (Grantor)




**ACKNOWLEDGMENTS**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of April 2016 by Maria C. Sotelo Ramirez

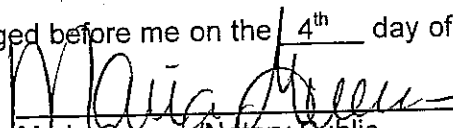
  
\_\_\_\_\_  
Maria Guerra /Notary Public

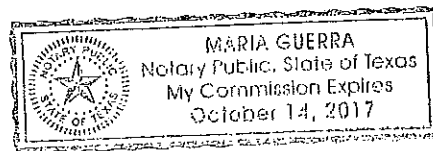
  
\_\_\_\_\_  
Jose Angel Torres Tovias (Grantee)

**ACKNOWLEDGMENTS**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of April 2016 by Jose Angel Torres Tovias

  
\_\_\_\_\_  
Maria Guerra /Notary Public



Chapter 232 Texas LGC Application

APPLICATION NO:  
1-14624  
Apr. 3, 2017

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

P6960-00-000-0033-00

[ 1 ] OWNER: TORRES, JOSE ANGEL  
  
731 HERNANDEZ  
DONNA, TEXAS 78537  
Telephone No. 601-3863

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PIQUITO DE ORO LOT 33

LOCATION: 0 SIOUX & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$50,000

[ 5 ] SIZE OF STRUCTURE: 1,178 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES6'  
MIN. ELV. ABOVE TOP OF C.L OF ST. 18"

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Johanna Vallejo 4/3/17  
Prepared by Date

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

Leo Najera 2/15/17  
Approved by Date

Light [X] Water [X]

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

[Signature] \_\_\_\_\_  
Signature of Owner or Applicant Date

Community No.: \_\_\_\_\_  
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.

**[ 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.

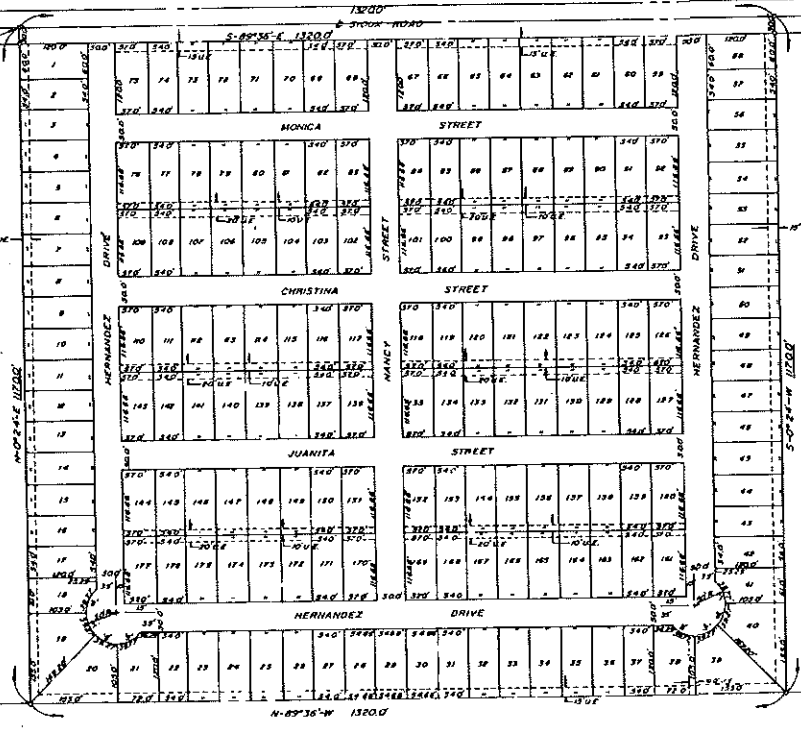
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL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

SCALE: 1"=100.0'

- NOTES:
1. ONLY THE APPROVED MAP OR PLAN SHALL BE VALID FOR RECORDING AND CONSTRUCTION PURPOSES.
  2. THE L.L. SHALL BE THE RESPONSIBILITY FOR INSTRUMENTAL PLANNING EXPERT.
  3. ALL UTILITIES SHOWN ON THIS MAP OR PLAN SHALL BE THE PROPERTY OF THE UTILITY COMPANY AND SHALL BE MAINTAINED BY SAID COMPANY.
  4. THE STRUCTURE OF A BUILDING OR OTHER STRUCTURE SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY SAID OWNER.
  5. NO PART OF THIS MAP OR PLAN SHALL BE USED TO LOCATE OR IDENTIFY ANY PROPERTY OR INTEREST THEREIN.
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CURVE-DATA

STATION	DELTA	CHORD	LENGTH	CHORD BEARS	ARC BEARS
1+00	45°14'21"	20.0'	38.77'	18.75'	30.0'
2+00	45°10'00"	20.0'	38.77'	18.75'	30.0'
3+00	45°14'21"	20.0'	38.77'	18.75'	30.0'
4+00	45°10'00"	20.0'	38.77'	18.75'	30.0'



1500 CANAL ROW

DONNA IRRIGATION DISTRICT NO. 1 UPPER EAST MAIN

21757  
 FILED FOR RECORD THIS DATE  
 JUN 9 1982  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS

PLAT OF  
**PIQUITO DE ORO**  
 3546 ACRE TRACT  
 OUT OF  
 BLOCK 182 OF THE M.L. HALBERT TRACT  
 EL GATO AND LA BLANCA GRANTS  
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
 T. CAROL WILKINSON  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
 IN  
 COMMISSIONERS' COURT  
 FOR THE 5th DISTRICT OF TEXAS  
 JAMES BARRERA, CLERK  
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, JOSÉ A. HERNÁNDEZ, UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADMIT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARLS, WATER COURSES, DRAINS, 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 DAY PERSONALLY APPEARED JOSÉ A. HERNÁNDEZ, 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 DAY OF MARCH, 1982.

NOTARY PUBLIC Opalicia L. Haddock

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April, A.D. 1982.

ATTEST: SECRETARY D. C. Cunningham  
 PRESIDENT H. M. Winkler

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3818 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.

CHECKED FOR DRAINAGE  
 BY: W. J. O'Connell

EMIL W. FARR  
Emil W. Farr  
 REGISTERED PROFESSIONAL ENGINEER  
 3418  
 11-4-82

DATE 1-25-82  
 SCALE 1"=100.0'  
 JOB NO. E-88-103  
 DRAWN BY JLM

**Phase II ENGINEERING**  
 PHONE (512) 781-8887  
 P.O. BOX 808 PHARR, TEXAS

**PIQUITO DE ORO**