

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Herman Diaz	4-16181
2.	Roberto Valdez Jr.	4-16532
	COMM. COURT: MAY 2, 2017	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16181

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

Upon the application of:

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

Name: Herman Ditz

Address: 4829 Concepcion St
Edinburg, TX
78541

Water Supplier: Shary Kind

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

Phone: 956-293-8864

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

Texas Mexican Railway Company's Survey
Lot # 05 Block # 235 (O.8 A.C.T.R)

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16181

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

Herman Diaz

Known to me [or proved to me in the oath of # 16235477 or through Texas Dr. License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

Texas Mexican Railway Company's Survey (0.8 Acre) Lot #05 Block #235

[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."

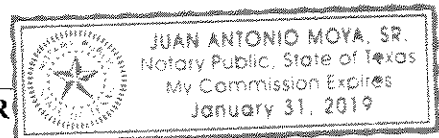
-OR-

~~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 17, 2017, to certify which, witnesses my hand and seal of office.

Juan Antonio Moya
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Charge to: VLTC
GF# 135124

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: August 5, 2013

Grantor: ARMANDO G. DIAZ, a single man

Grantor's Mailing Address (including county):

400 W. Redbud
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: HERMAN DIAZ

Grantee's Mailing Address (including county):

1709 Russett Street
Edinburg, Texas 78539
Hidalgo County, Texas

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 Fifty-four Thousand and 00/100 Dollars (\$54,000.00), 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 IELEANE PUENTE, Trustee.

Property (including any improvements):

A tract of land out of Lot 5, Block 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 12, Map Records in the Office of the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 5, thence South a distance of 330 feet to a point being the Northeast corner of the East 2.80 acres of the North 5.0 acres of the South 30.0 acres of Lot 5;

THENCE, West a distance of 528.0 feet from the Northeast corner of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the POINT OF BEGINNING and the Northeast corner of this tract;

THENCE, parallel to the East line of Lot 5, South a distance of 165 feet to a point on the South line of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Southeast corner of this tract;

THENCE, parallel to the North line of Lot 5, West a distance of 211.2 feet to a point on the South line of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Southwest corner of this tract;

THENCE, parallel to the East line of Lot 5, North a distance of 165 feet to a point on the North line of East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Northwest corner of this tract;

THENCE, parallel to the North line of Lot 5, East a distance of 211.22 feet to a point on the North line of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres to the POINT OF BEGINNING.

SAVE AND EXCEPT that portion conveyed to the County of Hidalgo dated September 24, 2004, filed August 18, 2006 under Document Number 2006-1652752, Official Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and right in favor of Hidalgo County Irrigation District No.1.
2. Roads, easements and reservations as shown on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas.
3. Subject to any portin of subject property described herein lying with canal right of way.
4. Water Contract as shown by instrument dated March 25, 1920, recorded in Volume 117, Page 19, Deed records of Hidalgo County, Texas.
5. Easements for roadway as shown by instrument dated March 25, 1987, recorded in Volume 2424, Page 478, and Correction Deed filed October 6, 1994 under Document Number 412943, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in Deed dated February 29, 1952, recorded in Volume 754, Page 206, and dated November 19, 1971, recorded in Volume 1303, Page 205, Deed Records; and dated March 25, 1987, recorded in Volume 2424, Page 478, and Correction Deed filed October 6, 1994 under Document Number 412943, Official Records of Hidalgo County, Texas.

7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 11, 1955, by and between Vance D. Hoffmaster, as Lessor, and Sun Oil Company, as Lessee, recorded in Volume 166, Page 370, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
8. Subject to the subdivision regulations of the County of Hidalgo County and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
9. Visible and apparent easement on or across the property herein described.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Standby fees and taxes for the year 2013 and assessments for prior years.

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.

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 each note described is fully paid according to its terms, at which time this deed shall become absolute.

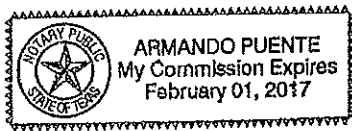
When the context requires, singular nouns and pronouns include the plural.

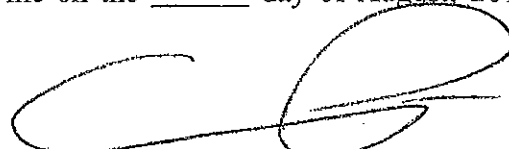

ARMANDO G. DIAZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of August, 2013, by
ARMANDO G. DIAZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

File/GF Number: 13-040.WDVL

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title

SCHEDULE A

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE
Company Texas Agency Department
1500 South Dairy Ashford, Suite 300
Houston, TX 77077

File No.: 135124

Policy No.: 5019648-0027479e

Address for Reference only: Mike Cruz Drive, Edinburg, TX

Amount of Insurance: \$55,000.00

Premium: \$556.00

Date of Policy: August 19, 2013, at 10:27 am

1. Name of Insured: **HERNAN DIAZ**
2. The estate or interest in the Land that is insured by this policy is: **Fee Simple**
3. Title is insured as vested in: **Hernan Diaz**
4. The Land referred to in this policy is described as follows:

A tract of land out of Lot 5, Block 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 12, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 5, thence South a distance of 330 feet to a point being the Northeast corner of the East 2.80 acres of the North 5.0 acres of the South 30.0 acres of Lot 5;

THENCE, West a distance of 528.0 feet from the Northeast corner of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the **POINT OF BEGINNING** and the Northeast corner of this tract;

THENCE, parallel to the East line of Lot 5, South a distance of 165 feet to a point on the South line of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Southeast corner of this tract;

THENCE, parallel to the North line of Lot 5, West a distance of 211.2 feet to a point on the South line of the East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Southwest corner of this tract;

THENCE, parallel to the East line of Lot 5, North a distance of 165 feet to a point on the North line of East 2.8 acres of the North 5.0 acres of the South 30.0 acres of Lot 5 to a point being the Northwest corner of this tract;

THENCE, parallel to the North line of Lot 5, East a distance of 211.22 feet to a point on the North line of the east 2.8 acres of the North 5.0 acres of the South 30.0 acres to the **POINT OF BEGINNING**.

SAVE AND EXCEPT that portion conveyed to the County of Hidalgo dated September 24, 2004, filed August 18, 2006 under Document Number 2006-1652752, Official Records of Hidalgo County, Texas.

Said property being more fully described in Warranty Deed With Vendor's Lien from Armando G. Diaz, a single man to Hernan Diaz dated August 5, 2013 and filed for record in Office of the County Clerk of Hidalgo County, Texas on August 19, 2013.

Issued by

First American Title

SCHEDULE B

File No.: 135124

Policy No.: 5019648-0027479e

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of leases and easements, if any, shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):

DELETED
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception.):
 - A. Vendor's Lien retained in Deed dated August 5, 2013, executed by Armando G. Diaz, a single man to Hernan Diaz, filed for record on August 19, 2013, under Document Number 2013-2440603, of the Official Records of Hidalgo County, Texas, securing Armando G. Diaz, in the payment of one note of even date therewith in the principal sum of \$54,000.00, said note being additionally secured by a Deed of Trust of even date therewith to Ieleana Puente, Trustee, filed for record on August 19, 2013, under Document Number 2013-2440604, of the Official Records of Hidalgo County, Texas.
 - B. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
 - C. Roads, easements and reservations as shown on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas.

Charge to: VLTC
GF# 135124

Electronically Filed Document

Hidalgo County
Arturo Guajardo Jr.
County Clerk

Document Number: 2013-2440603

Recorded As : RECORDING ELECTRONIC

Recorded On: August 19, 2013

Recorded At: 10:27:19 am

Number of Pages: 5

Recording Fee: \$28.00


Parties:

Direct-
Indirect-

Receipt Number: 1381096

Processed By: Elisa Castillo

This Warranty Deed with Vendor's Lien dated August 5, 2013 from ARMANDO DIAZ to HERNAN DIAZ, recorded under Document Number 2013-2440603, is being re-recorded. By mistake that document inadvertently misspelled Grantor's name. The Warranty Deed with Vendor's Lien described Grantor's name as being HERNAN DIAZ instead of HERMAN DIAZ. This correction is made to correct that mistake, and remains effective on August 5, 2013.

Accepted BY: 

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF HIDALGO) KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANNIE DILLARD, a single woman, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents to GRANT, SELL, and CONVEY unto Eric S. Orme, 2001 Oriole, McAllen, Texas 78504, of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land being the West 0.8 of an acre of the East 2.8 acres of the North 5.0 acres of Lot 5, Section 235 of Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, according to Map thereof recorded in Vol. 1, pg. 12 of the Map Records, Hidalgo County, Texas, being more particularly described as follows:

BEGINNING at a point said point being West a distance of 528.0 feet from the northeast corner of Lot 5 for the Northeast corner of this tract;

THENCE, parallel to the east line of Lot 5, South a distance of 165.0 feet for the southeast corner of this tract;

THENCE, parallel to the north line of Lot 5 West a distance of 211.2 feet for the southwest corner of this tract;

THENCE, parallel to the east line of Lot 5 North a distance of 165.0 feet to a point in the north line of Lot 5;

THENCE, with and along the north line of Lot 5 East a distance of 211.2 feet to the point of beginning, said tract containing 0.8 of an acre more or less;

EXCEPT that the south 10 feet of said tract is designated as a roadway; and together with the free and uninterrupted use, liberty and privilege of and passage in and along a certain way across the south 10 feet of the North 5 acres of Lot 5, together with free ingress, egress, and regress to and for the heirs of grantee herein; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Any existing oil and gas leases of record.
- 2. 20-foot road easement along west side of five-acre tract as per plat.
- 3. Easements, rules, regulations and rights in favor of Hidalgo County Water Control & Improvement District No. 1, and all visible easements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND DEFEND FOREVER all and singular the said premises unto the

said grantee, its successors and assigns, against every person
whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 12th day of June, A. D. 1991.

Dannie Dillard
DANNIE DILLARD, INDIVIDUALLY AND AS
IND. EXECUTRIX OF THE ESTATE OF
DANIEL WALKER.

THE STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on this the 12th
day of June, 1991, by DANNIE DILLARD.

Judy Richards
NOTARY PUBLIC, STATE OF TEXAS
My commission expires on 12/19/92
NAME OF NOTARY: Judy Richards



2566
1007
1007
1007

FILED FOR RECORD
91 JUN 13 AM 9 41
WILLIAM EILLY LEO
COUNTY CLERK
TALGE COUNTY TEXAS

216183

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16181

Nov. 4, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

T2100-00-235-0005-15

[1] OWNER: DIAZ, HERMAN

1709 RUSSET
EDINBURG, TX 78541

Telephone No. 393-7041

[7] LEGAL DESC./NAME OF SUBDIVISION

TEX-MEX SURVEY-S5AC-N15AC EXC
07AC IN VAR TRS LOT 5 SEC 235
93AC NET

LOCATION: 0 M CRISTO & HOEHN

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO 480334

Panel No. /Suffix: Pct: 4

Community No.: 03250

Certification of Elevation
Required: YES NO BFE

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

Prepared by

[Signature]

11/4/14
Date

Avron Andz.
Approved by

11/3/14
Date

[Signature]
Signature of Owner or Applicant

11-4-2016
Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16532

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

Upon the application of:

Name: Roberto Valdez Jr

Address: 29735 Lincoln
ave Hargill TX 78549
P.O Box 267

Phone: 956-261-2676

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Sewer</u> <u>4/11/17</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 16032789427450435
 Temporary Pole Permanent Service

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

Roberto Valdez Jr Hargill ~~precinct~~ TOWNSHIP LOT 6 BLK-36

[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.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16532

**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

Roberto Valdez Sr

Known to me [or proved to me in the oath of TX ID 19660476 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:

29735 Lincoln Ave."

[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."

Roberto Valdez Sr (Signature)

SUBSCRIBED AND SWORN TO before me on 4-11, 2017, to certify which, witnesses my hand and seal of office.

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



Chapter 232 Texas LGC Application

APPLICATION NO:

4-16532

Mar. 10, 2017

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

H1200-00-036-0006-00

[1] OWNER: VALDEZ, ROBERTO JR.

[7] LEGAL DESC./NAME OF SUBDIVISION
HARGILL TOWNSITE LOT-6 BLK-36

P.O. BOX 267
HARGILL, TX 78549

Telephone No. 261-2676

LOCATION: 0 490 & 493

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$3,500

[5] SIZE OF STRUCTURE: 600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

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

MINIMUM ELEV. 18" ABOVE CENTER LINE-OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

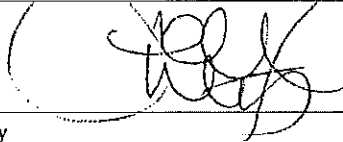
Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 02B0B Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

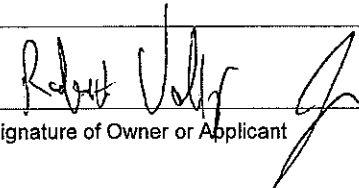
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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


Prepared by

3/10/17
Date

Julio Ruiz
Approved by

3/8/17
Date


Signature of Owner or Applicant

3-10-17
Date

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 28, 2017

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

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

Grantee: Roberto Valdez Jr.
Grantee's Mailing Address (including county):
PO Box 267
Hargill, TX 78549
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 \$15,500.00, and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Cristen R. Weyand, Trustee.

Property (including any improvements):

Lot 06, Block 36 ORIGINAL TOWNSITE OF HARGILL, as shown by the map or plat thereof recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of ORIGINAL TOWNSITE OF HARGILL, as shown by the map or plat thereof recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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

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

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

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

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

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

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

HI STARR INVESTMENTS, LLC, a Texas Limited Liability Company

BY: 

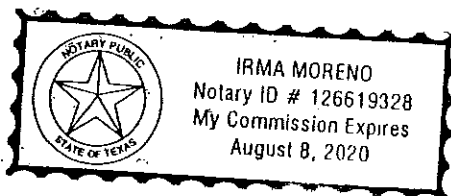
Kyle D. Ruppert, Manager

(ACKNOWLEDGMENT)

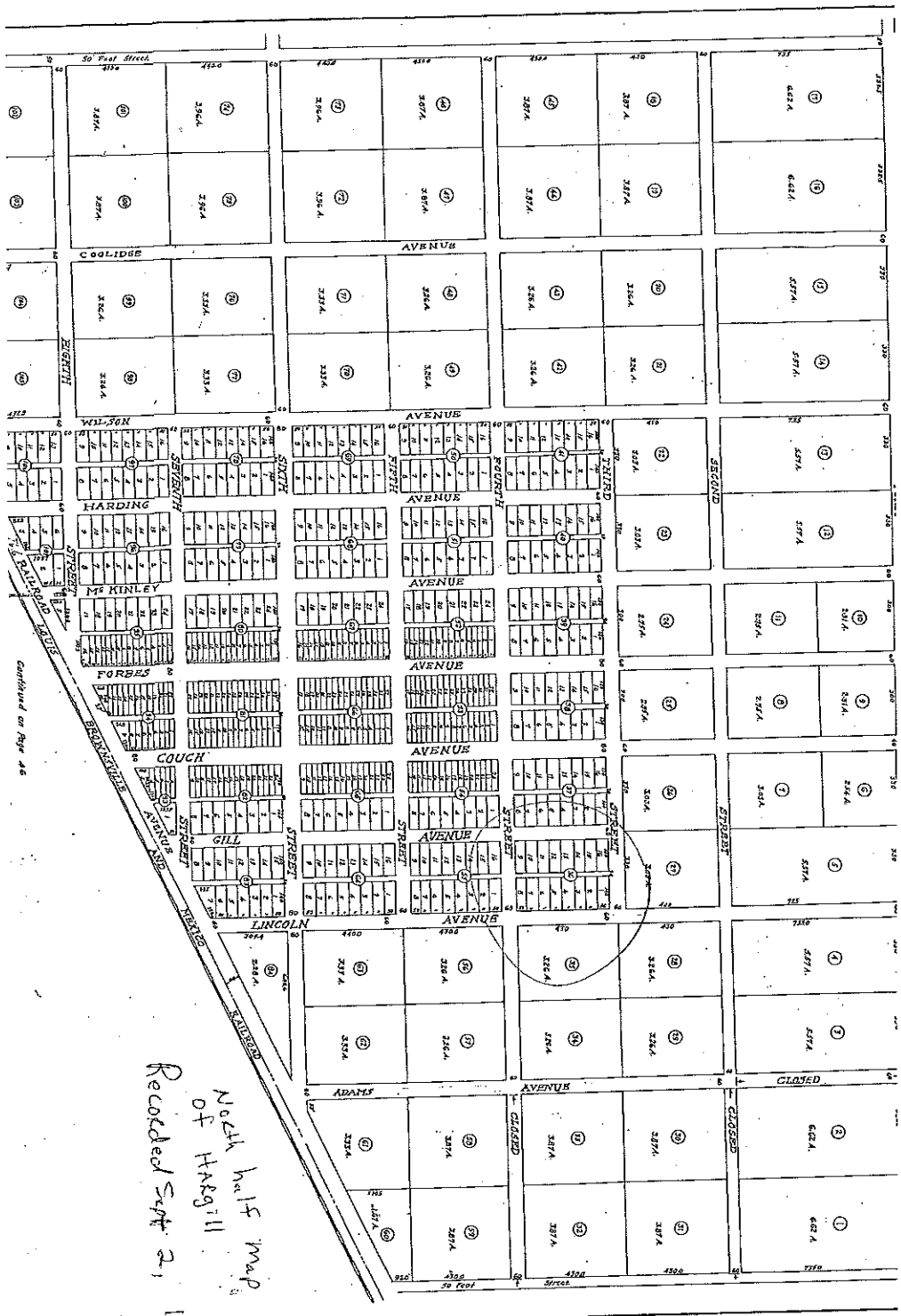
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 28 day of February, 2017, by Hi Starr Investments, LLC a Texas Limited Liability Company by Kyle D. Ruppert, Manager, who personally appeared before me and is personally known to me to be the person whose name is subscribed to the within instrument who acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
P.O. Box 959
Edinburg, Texas 78540



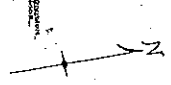
Continued on Page 45

North half map
 of HARGILL
 Recorded Sept 21, 1924

State of Texas
 County of Hidalgo
 City of El Paso
 Office of the Surveyor
 and
 Office of the Assessor
 and
 Office of the Tax Collector
 and
 Office of the Registrar
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 Office of the Clerk of the Court
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 Office of the Sheriff
 and
 Office of the Constable
 and
 Office of the Justice of the Peace
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 Office of the Notary Public
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 Office of the Public Administrator
 and
 Office of the Public Defender
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 Office of the Public Health Officer
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 Office of the Public Safety Officer
 and
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 and
 Office of the Public Safety Officer
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 Office of the Public Utility Officer

FILED FOR RECORD
 SEP 2 1926

HARGILL MAP T. 15 N. R. 10 E. S. 10



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