





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14370

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

Upon the application of:

Name: Francisco Ametz

Address: 219 Tahiti Dr.  
Weslaco, TX  
78596

Phone: (956) 532-1771

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

Water Supplier: P.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:

Tropical Farms <sup>ST#</sup> B1K#1 lot#8

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct (1 2 3 4)

Application No:

1-14370

### 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

Francisco Gonzalez

Known to me [or proved to me in the oath of 18114420 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

Tropical Farm Lot #1 Blk #8"

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

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

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

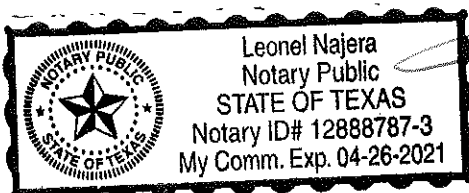
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 17<sup>th</sup>, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**CASH WARRANTY DEED**

**Date:** March 18, 1998

663460

**Grantor:** DELIA FILOTEO, a feme sole

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

515 E. Torritos  
Weslaco, Texas 78596  
Hidalgo County

**Grantee:** FRANCISCO GONZALEZ,  
ALEJANDRO GONZALEZ and  
RICHARD ANGEL GONZALEZ

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

R.R. 9, Box 263-2  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot 8, Block 1, TROPICAL FARMS SUBDIVISION, Unit No 1, Hidalgo County, Texas.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

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

part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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 THE PROPERTY

Delia Filateo  
DELIA FILOTEO

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF HIDALGO**

This instrument was acknowledged before me on 3/18/98, 1998, by DELIA FILOTEO.



Petra Villanueva  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Roberto A. Guerrero  
2215 North 23rd St.  
McAllen, TX 78501

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

On: Mar 19, 1998 at 01:02P

As a  
Recording

Document Number: 663460  
Total Fees: 11.00

Receipt Number - 139605  
By,  
Norma Garza

**AFTER RECORDING RETURN TO:**

Guadalupe Gonzalez  
R.R. 9, Box 263-2  
Weslaco, Texas 78596

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14370

Feb. 6, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Prop ID # 308991  
T7900-00-001-0008-00

[ 1 ] OWNER: GONZALEZ, FRANCISCO ~~ET AL~~

219 TAHITI DR.  
WESLACO TX 78596-9705

Telephone No. 532-1771

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TROPICAL FARMS BLK 1 LT 8

LOCATION: 0 FM 88 & MILE 12

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING

29-RESIDENTIAL MOVE-IN/RELO.BUILD

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

[ 10 ] EST. COST OF CONST.: \$16,000

[ 6 ] USE OF BUILDING: REST. ZONE X-29 <sup>LW</sup> 25

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:30' REAR:15' SIDES:6'  
MIN. ELEV. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0150C Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

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 Francisco Gonzalez Date 2/6/17

Approved by [Signature] Date 2/4/17

Signature of Owner or Applicant [Signature] Date 2/6/17

[ NOTICE ]

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

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

24559

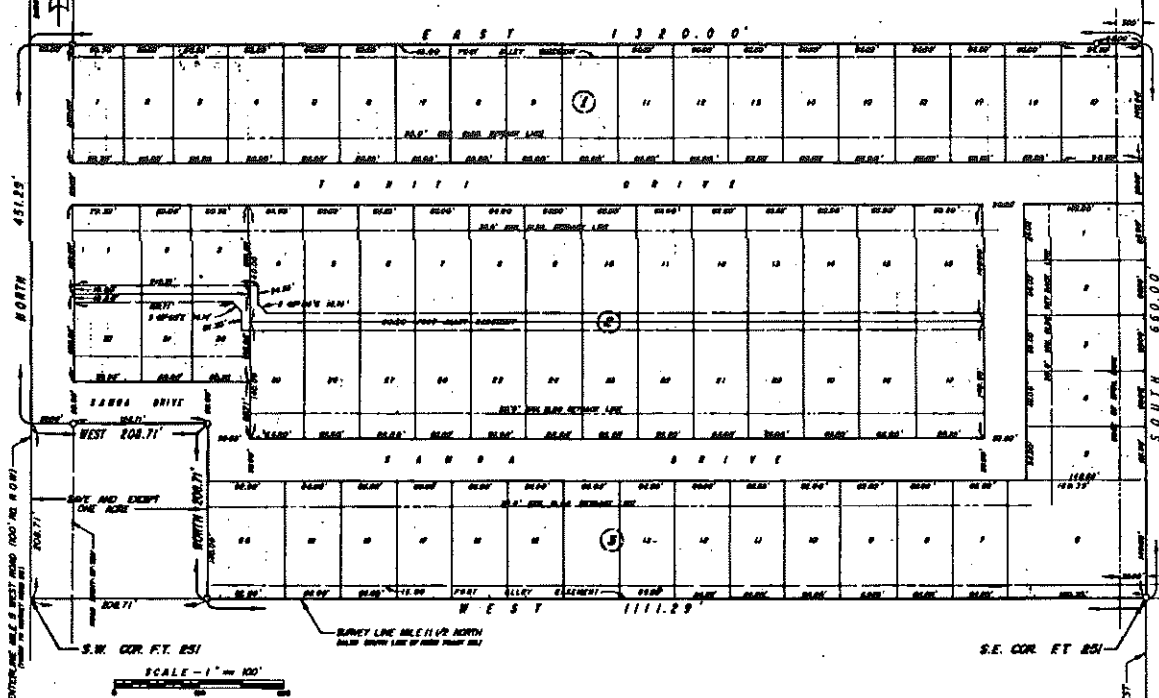
# TROPICAL FARMS SUBDIVISION

UNIT NUMBER ONE

FILED FOR RECORD THIS DATE  
At 1:45 o'clock P.M.

OCT 9 1973

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
*Santos Saldana*



--- BY THIS LINE THIS SURVEY PLAT IS MADE FOR SURVEY  
--- THIS SURVEY LINE IS NOT TO BE USED FOR ANY OTHER PURPOSE

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

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the 30th day of Aug. 1973  
 SANTOS SALDANA, County Clerk  
 Hidalgo County, Texas  
*Santos Saldana*

I, TOM W. STEWALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

*Tom W. Stewall* 4-4-73  
 TOM W. STEWALL  
 REGISTERED PUBLIC SURVEYOR  
 WESLACO, TEXAS



STATE OF TEXAS:  
 COUNTY OF HIDALGO!

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

19-19



STATE OF TEXAS:  
 COUNTY OF HIDALGO:

*O.C. Bailey*  
 O. C. BAILEY, PRESIDENT

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

*Harold E. Casanova*  
 HAROLD E. CASANOVA  
 NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS

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

ATTEST:  
 COUNTY CLERK

APPROVED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.

*Bruce Down*  
 BRUCE DOWN, ENGINEER

APPROVED FOR RECORDING  
 Hidalgo Co. Right of Way Dept.  
 By *[Signature]*  
 Date 6-23-73



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Rev. 06-03-15

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14888

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

Upon the application of:

Name: Hortencia Mata

Address: 12820 MESA CR.W  
MERCEDES TX 78570

Phone: (956) 363-1456

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

Water Supplier: CITY OF MERCEDES

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

Account/ESI No.: 10032 789453685855  
 Temporary Pole  Permanent Service

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

LA MESA LOT 70

[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

## 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14888

### 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

HORTENCIA MATA

Known to me [or proved to me in the oath of CONSULAR ID# 10881099 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

LA MESA LOT 76"

[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]

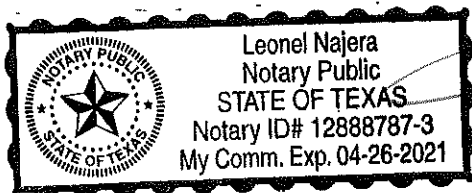
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Hortencia Mata (Signature)

SUBSCRIBED AND SWORN TO before me on JUNE 7<sup>TH</sup>, 2017, to certify which, witnesses my hand and seal of office.



[Signature]  
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 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.**

**SIERRA TITLE  
STG/ MC GF# 3172391 WARRANTY DEED WITH VENDOR'S LIEN**

Date: APRIL 3, 2017

Grantor: INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER

Grantors' Mailing Address (including county): 4121 N. 10<sup>TH</sup> ST., #208  
MCALLEN, HIDALGO COUNTY, TEXAS 78504

Grantee: HORTENCIA MATA AND  
HORTENCIA MATA, AS CUSTODIAN FOR KARINA RAMIREZ UNDER THE TEXAS UNIFORM GIFTS TO MINORS ACT, AS TO A 1/2 INTEREST

Grantees' Mailing Address (including county): 12820 W. MESA CIRCLE  
MERCEDES, HIDALGO COUNTY, TEXAS 78570

Consideration: Cash and a note of even date executed by Grantee and payable to the order of WEALTH BUILDERS CAPITAL INC., MANAGER OF INDEFREE PROPERTIES AND INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$18,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to ARTURO MARTINEZ, trustee.

Property (including any improvements): LOT 76, LA MESA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 23, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Exceptions to Conveyance and Warranty:**

- A. RIGHT OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)
- B. A FIVE FOOT (5') UTILITY EASEMENT ALONG THE EAST LINE OF THE SUBJECT LAND ACCORDING TO THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.
- C. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.
- D. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.
- E. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT PART OF THE PUBLIC RECORD.
- F. ALL OIL, GAS, AND OTHER MINERALS RESERVED AND/OR CONVEYED IN DEED RECORDED IN VOLUME 704, PAGE 350, VOLUME 1812, PAGE 815, BOTH IN DEED RECORDS OF HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATES OF AFORESAID INSTRUMENTS.

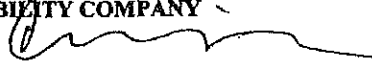
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

**WEALTH BUILDERS CAPITAL, INC., MANAGER OF INDEFREE  
PROPERTIES AND INVESTMENTS, LLC, A TEXAS LIMITED  
LIABILITY COMPANY**

BY:

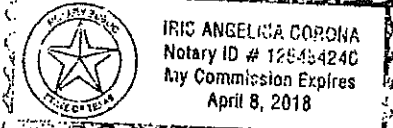
  
\_\_\_\_\_  
CRISPINA TAN, PRESIDENT

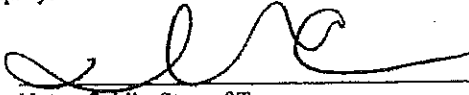
\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4<sup>th</sup> day of April, 2017 by CRISPINA TAN, PRESIDENT of WEALTH BUILDERS CAPITAL, INC., MANAGER OF INDEFREE PROPERTIES AND INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said company.



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

\*\*\*\*\*

After Recording Return To:  
The Law Office of Arturo Martinez  
414 South Cage Blvd.  
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez  
414 South Cage Blvd.  
Pharr, Texas 78577  
Tel.(956) 781-6203/Fax(956) 781-6204

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14888 May. 25, 2017

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

L1365-00-000-0076-00

[ 1 ] OWNER: MATA, HORTANCIA RAMIREZ, KARINA 12820 MESA CR. W. MERCEDES TX 78570

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION LA MESA LOT 76

Telephone No.

LOCATION: 0 MILE 11 & MILE 2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$18,000

[ 5 ] SIZE OF STRUCTURE: 432 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATONS SETBACKS FRONT:25' REAR:15' SIDE:6 CORNER:10' MIN. ELEV. ABOVE TOP C.L OF ST. 18"

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by Leonel Najera Date 5/23/17

OTHER TOTAL AMOUNT \$30.00

Approved by Leonel Najera Date 5/22/17

Light [X] Water [X]

Signature of Owner or Applicant Hortencia Mata Date 5/25/17

Flood Zone: NO 0450L Panel No. /Suffix: Pct: 0

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.

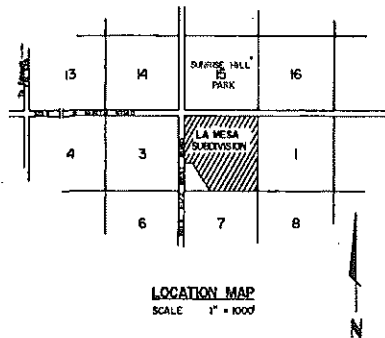
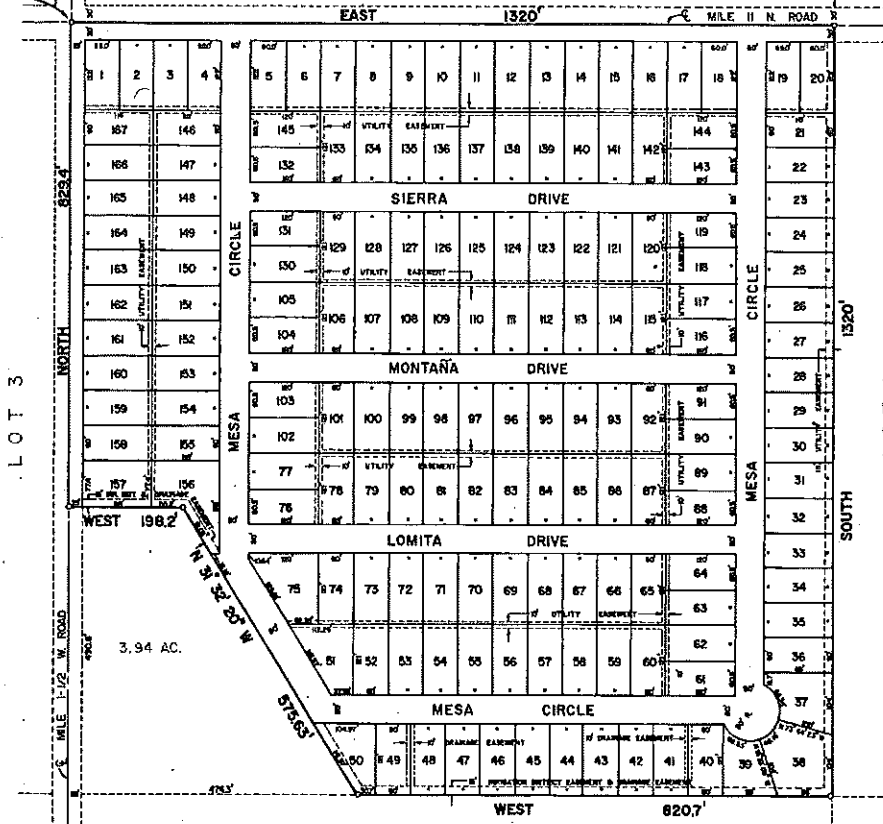
[ NOTICE ]

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.

SUNRISE HILL PARK

NW CORNER OF LOT 2, BLK. 100



VOL. 23 PAGE 49

Recorded in Book 12, Page 49 of the map records of Hidalgo County, Texas

FILED MAR 8 1983

APPROVED FOR RECORDING Hidalgo Co. High Way Dept. by *George E. Houston* Date March 2, 1983

PLAT OF LA MESA SUBDIVISION SCALE 1" = 100'

BETW A 38.08 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK 100 CANPACUS ADDITION TO THE CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS.

**GENERAL STATEMENT AND PLEDGMENT**

The undersigned owner of the land shown on this plat as LA MESA SUBDIVISION, and being all, except a certain 3.94 acre tract, of Lot 2, Block 100, Comprise Addition to the Capisallo District Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas does hereby subdivide said land into the lots shown hereon, which subdivision shall forever be known as

**LA MESA SUBDIVISION**

Mesa Circle, Lomita Drive, Montana Drive and Sierra Drive, all 50 feet wide, are hereby dedicated to Hidalgo County for public use. A five foot wide strip adjacent to Block 10 West Road is hereby dedicated to Hidalgo County for public road purposes.

The 10 foot wide utility easements centered on common lot lines common to the rear of lots as shown on this plat are granted to the County of Hidalgo for utility purposes for electric power, sewage collection, telecommunications and gas distribution. Likewise, the 10 foot wide easement on the eastern perimeter of LA MESA SUBDIVISION, the 50 foot wide easement centered on the line common to lots 40 and 41, and common to lots 48 and 49, together with the 15 foot wide easement along the southern perimeter to this subdivision are granted to the County of Hidalgo for utility purposes, for electric power, sewage collection, telecommunications, and gas distribution.

Possible water, utility main and service shall be placed within the street right-of-way.

The 15 foot wide irrigation district and drainage easement as shown along the western perimeter of this subdivision and the 10 foot wide easement along the eastern perimeter of this subdivision is hereby granted to the Hidalgo and Cameron Counties Water Control and Improvement District No. 9 for irrigation and drainage purposes. The 10 foot wide easement centered on the line common to lots 48 and 49 and on the line common to lots 40 and 41 are hereby granted to the County of Hidalgo for drainage purposes.

Signed and made this 2nd day of February, 1983.

*Caroline Lopez*  
Caroline Lopez, owner

STATE OF TEXAS  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared *Caroline Lopez*, 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 stated.

*George E. Houston*  
Notary Public in and for the State of Texas My Comm. Expires 1-1-86

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9

SEKICKS, TEXAS  
February 8, 1983

Mr. George E. Houston  
Delta Systems Service  
P.O. Box 1073  
Waco, Texas 76783

Dear Mr. Houston:

I have inspected the plat for the proposed La Mesa Subdivision, a subdivision of 38.08 acres out of Lot 2 Block 100, Comprise Addition to the Capisallo District Subdivision, Hidalgo County, Texas.

I find that proper easements have been provided for District Irrigation and Drainage facilities. Therefore, this District has no objection to the proposed subdivision as platted.

Very truly yours,  
*W. D. Peralta*  
W. D. Peralta  
General Manager

**ENGINEER'S CERTIFICATION**

This is to certify that I, George E. Houston, P.E., a Public Surveyor of the State of Texas, have surveyed and plotted the subdivision shown hereon from an actual survey on the ground, and all corners are properly marked with No. 8 labor as shown on this plat. This plat correctly represents the survey made under my direction. Dimensions are U.S. Feet, navigational bearings.

*George E. Houston*  
George E. Houston  
Public Surveyor No. 3911  
February 1, 1983

**ENGINEER'S CERTIFICATION**

This is to certify that I, George E. Houston, P.E. have investigated the existing topography and drainage characteristics of this subdivision, the subdivision line is what is commonly known as Area 8. In accordance with the Hidalgo County National Flood Insurance Program, Area 8 is described as areas between limits of the 100-year flood and 500-year flood or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

A benchmark has been established for this subdivision and is located and described on the right hand side of the plat drawing. The lowest flood elevation of any dwelling shall be at least 18 inches (1.5) feet or 0-75 meters above the crown of the street in event of said dwelling, the road construction shall be done in accordance with the typical cross-sections submitted to the County of Hidalgo concurrent with this plat. A report pertaining to precipitation rates for this subdivision was submitted to the County of Hidalgo concurrent with this subdivision.

*George E. Houston*  
George E. Houston  
Professional Engineer No. 40084  
February 8, 1983

**HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9**

This plat is hereby approved by the Hidalgo and Cameron Counties Irrigation District No. 9 subject to the condition that the above owner and his successors in title (hereinafter) will provide the domestic water system that will distribute potable water. This district will provide non-potable irrigation water where distributing facilities are constructed and maintained at the expense of the owner and construction of pipelines, valves, check gates to be connected to the nearest district facility.

**HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9**

APPROVED FOR RECORDING  
COMMISSIONERS COURT  
This is the 7th day of February, 1983  
A. FOGAN, H.C. County Clerk  
Hidalgo County, Texas

FEELPHEAT  
ATTY: *Caroline Lopez*  
Secretary

W.D. 8179  
8174 Sanchez - A.R. Box 972 - Rio Hondo

VOL. 23 PAGE 49



# 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: 1-10796

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

Upon the application of:

Name: Leticia Carter

Address: 2718 Penn St  
Weslaco, Tx  
78599

Phone: (956) 756-4405

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>6/6/17</u>

Water Supplier: NAWT

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

Account/ESI No.: 318933-001  
 Temporary Pole  Permanent Service

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

Colonia Del Torante lot #81

[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. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-10796

**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

Letecia Cantu

Known to me [or proved to me in the oath of TXDL# 18793406 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:

Colonia Del Noroeste lot # 81"

[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]

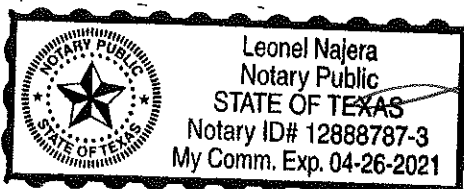
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Letecia Cantu (Signature)

SUBSCRIBED AND SWORN TO before me on June 7<sup>th</sup>, 2017, to certify which, witnesses my hand and seal of office.



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: **December 26, 2012**

Grantor: **ELEAZAR MARTINEZ and wife, OLGA MARTINEZ**

Grantor's Mailing Address: **1800 North Texas Blvd Apt # 234  
Weslaco, Texas 78596  
Hidalgo County**

Grantee: **LETICIA CANTU**

Grantee's Mailing Address: **2802 Pena Street  
Weslaco, Texas 78596  
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

**Lot 81, COLONIA DEL NORESTE, Being a subdivision out of Farm Tract 158 and 212, in Block 180 of West and Adams Tracts, record in Volume 23, Page 166, of the map records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; together with all improvements situated thereon.**

Reservations from and Exceptions to Conveyance and Warranty:

**All of Record.**

**All ad valorem taxes for the year 2012 and all subsequent 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

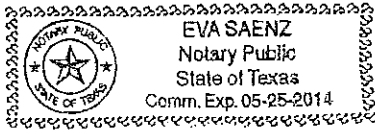
  
ELEAZAR MARTINEZ

  
OLGA MARTINEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26th day of December, 2012, by  
**ELEAZAR MARTINEZ and wife, OLGA MARTINEZ.**



Notary Public, State of Texas

12 Pages  
ATTACH

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10796

Jan. 14, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

C6760-00-000-0081-00

[ 1] OWNER: CANTU, LETICIA  
2802 PENA ST.  
WESLACO TX 78596

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
COLONIA DEL NORESTE LOT 81  
X-25

Telephone No. 961-1228

LOCATION: 0 9 N. & 6 1/2 W.

[ 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.: \$40,000

[ 5] SIZE OF STRUCTURE: 2,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: NEW RES ZONE X

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REG  
FRONT 25' REAR 15' SIDES 6'  
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_

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

Light

Water

Flood Zone: NO

Panel No. /Suffix: 0450C

Pct: 1

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.

[Signature] 1-14-14  
Prepared by Date

[Signature] 12-17-13  
Approved by Date

[Signature] 1-14-14  
Signature of Owner or Applicant Date

### [ NOTICE ]

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER Hilda B. Garcia  
OWNER Tony Barbosa

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. \_\_\_\_\_  
-ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

PRESIDENT \_\_\_\_\_  
SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE 11-21-83

John F. Burt  
REGISTERED PUBLIC SURVEYOR  
NO. 2275 PE 34988

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November 1983

John F. Burt  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

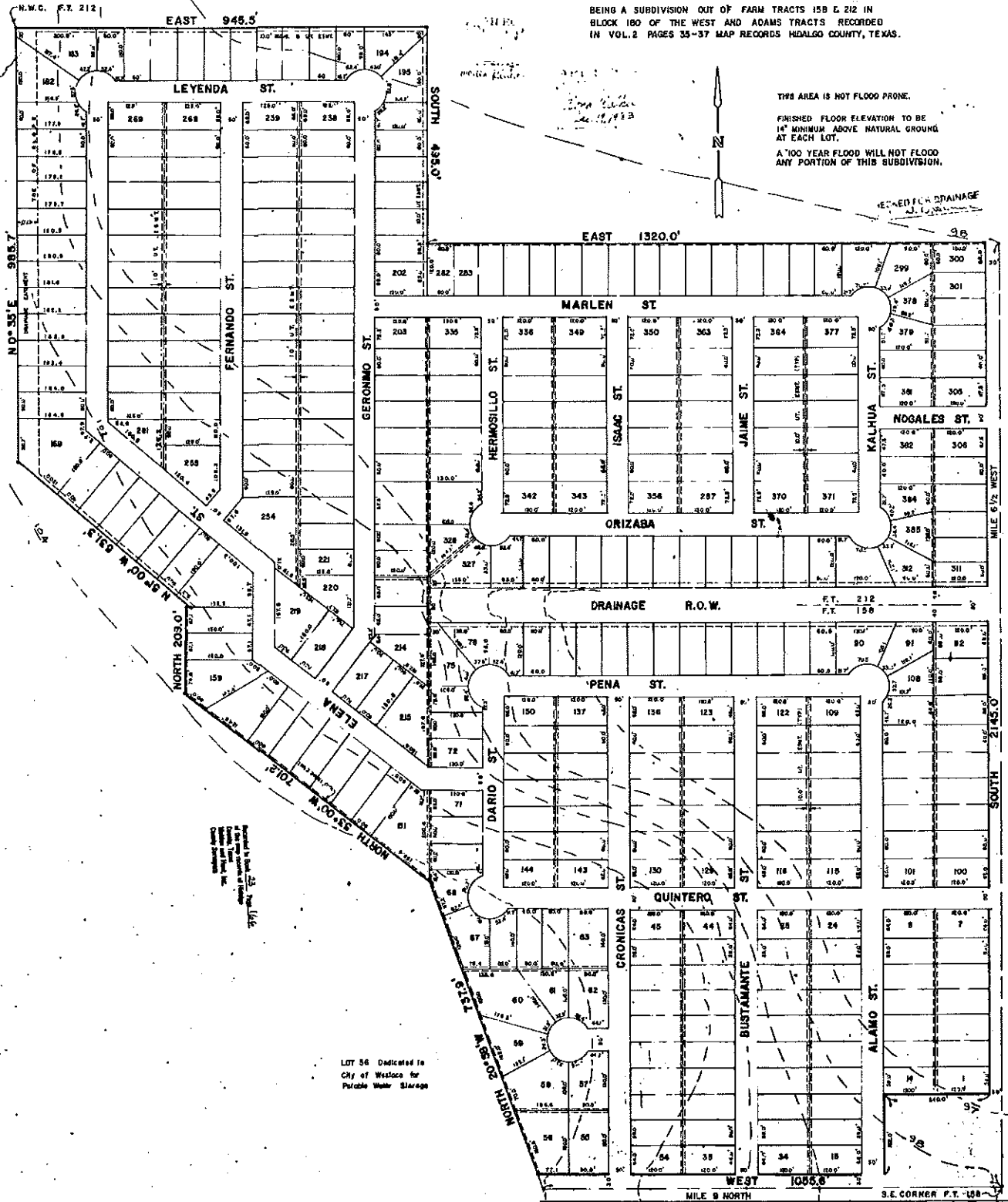
### COLONIA DEL NORESTE

BEING A SUBDIVISION OUT OF FARM TRACTS 155 & 212 IN BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS AREA IS NOT FLOOD PRONE.

FINISHED FLOOR ELEVATION TO BE 1' MINIMUM ABOVE NATURAL GROUND AT EACH LOT.

A 100 YEAR FLOOD WILL NOT FLOOD ANY PORTION OF THIS SUBDIVISION.



LOT 56 Dedicated to City of Westlake for Portable Water Storage

VOL 23 PG 166

VOL 23 PG 166



# 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: 1-14886

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

Upon the application of:

Name: ERARDO BRISENO

Address: 7834 VERA LANE  
MERCEDES TX 78570

Phone: (956) 970-5641

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

Water Supplier: MERCEDES

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

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

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

SOUTHERN VALLEY EST. LOT 35

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation  
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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: 1-14886

### 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

ERIKO BRISNO

Known to me [or proved to me in the oath of D# 15991755 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:

SOUTHERN VALLEY EST. LOT 25."

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

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

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

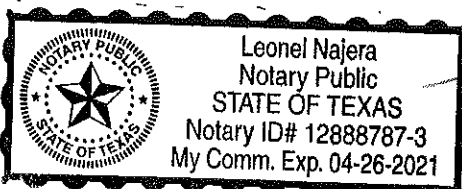
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on MAY 24<sup>th</sup>, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Doc-7814107

Edwards Abstract and  
Title Co. GF# 911523 EC

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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: May 12, 2017

Grantor: SOUTHERN FIELDS ALOE, INC.

Grantor's Mailing Address (including county): P.O. Box 1330  
Mercedes, Texas 78570  
Hidalgo County, Texas

Grantee: EDUARDO BRISENO, JR.

Grantee's Mailing Address (including county): 3518 W. Bowie  
Harlingen, Texas 78552  
Cameron County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of NINE THOUSAND ONE HUNDRED AND NO/100THS DOLLARS (\$9,100.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Thirty-five (35), SOUTHERN VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 171-A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instruments dated June 1, 1976, recorded in Volume 1495, Page 540, and dated July 7, 1977, recorded in Volume 1536, Page 996, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement dated April 23, 1943, recorded in Volume 511, Page 140, Deed Records, Hidalgo County Texas.

Doc-7814109

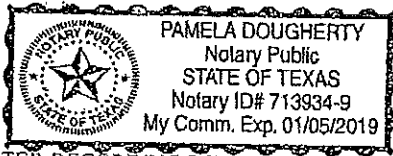
SOUTHERN FIELDS ALOE, INC.

BY: *John Sigrist*  
JOHN SIGRIST, President

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 12<sup>th</sup> of May, 2017,  
by JOHN SIGRIST, PRESIDENT of SOUTHERN FIELDS ALOE, INC., a Texas Corporation,  
on behalf of said corporation.



*Pamela Dougherty*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
EDUARDO BRISENO, JR.  
3518 W. Bowie  
Harlingen, Texas 78552

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 911553;RG:vm

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14886 May. 24, 2017

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

S4845-00-000-0035-00

[ 1 ] OWNER: BRISENO, EDUARD JR. 3518 W. BOWIE HARLINGEN TX 78552

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION SOUTHERN VALLEY ESTATES LOT 35

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: BRIC

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

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

[ 5 ] SIZE OF STRUCTURE: 1,481 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS SETBACKS FRONT:25' REAR:20' SIDES:6' MIN. ELEV. ABOVE TOP OF C.L OF ST 18"

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 5/24/17

Approved by [Signature] Date 5/20/17

Signature of Owner or Applicant [Signature] Date 5-24-17

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 480334

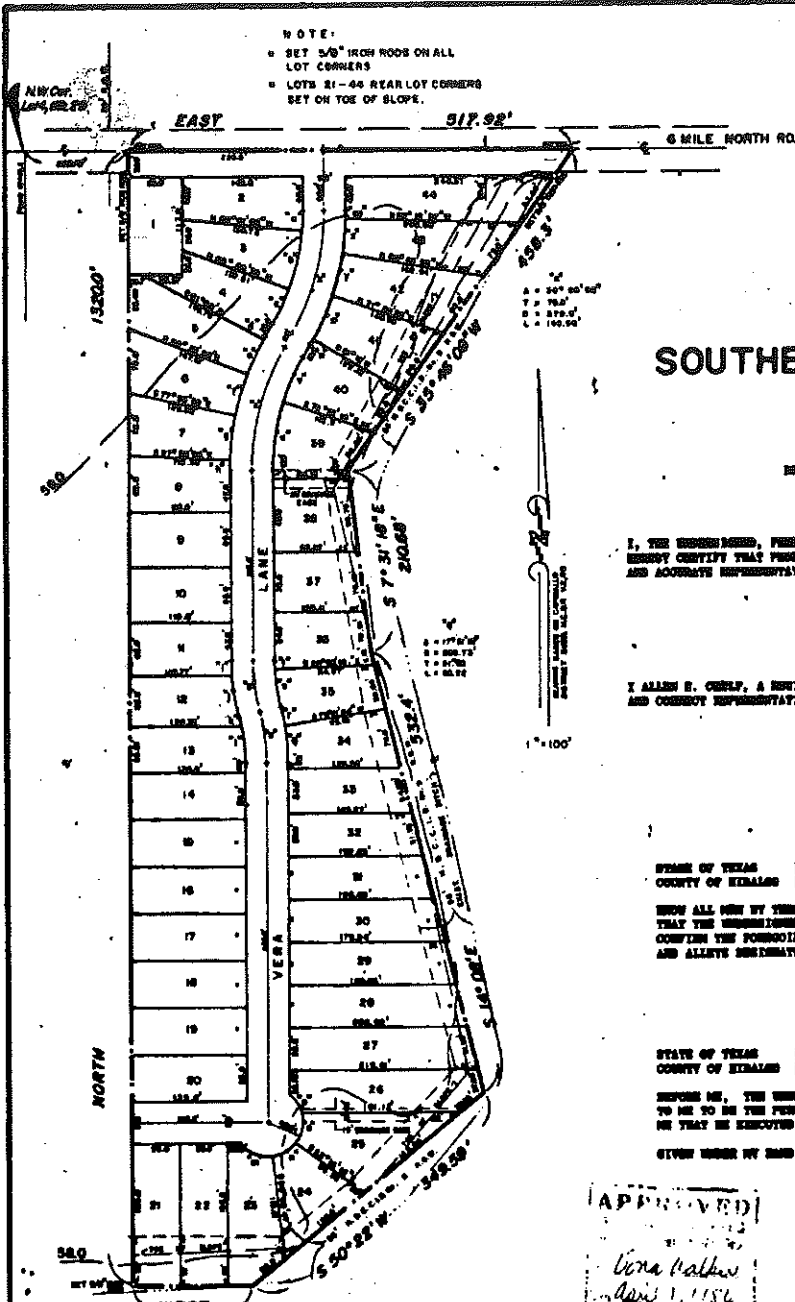
Certification of Elevation Required: YES NO BFE

- 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.

[ 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.



# MAP OF SOUTHERN VALLEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF THE EAST 16 ACRES OUT OF A 21.286 ACRES TRACT OUT OF LOT 4, BLOCK 25, CAPITAL DISTRICT SUBDIVISION, LINDS GRANT, HIDALGO COUNTY, TX.

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE TRACT DESCRIBED.



I, ALLEN E. ORLEY, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PLAN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

ALLEN E. ORLEY  
 REGISTERED PUBLIC SURVEYOR  
 STATE OF TEXAS  
 NO. 12345  
 PREPARED: JANUARY 15, 1988  
 JOB NO.: 2-000019

STATE OF TEXAS  
 COUNTY OF HIDALGO

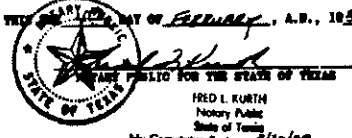
BEFORE ME, THE UNDERSIGNED, JAMES S. BROWN, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADMIT, DEFENDANTS, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES HEREBY DEDICATE TO THE PUBLIC FOR STREET USE OF THE RIGHTS AND ALLEYS DESCRIBED THEREON.

JAMES S. BROWN  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 NO. 12345

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, JAMES S. BROWN, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADMIT, DEFENDANTS, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES HEREBY DEDICATE TO THE PUBLIC FOR STREET USE OF THE RIGHTS AND ALLEYS DESCRIBED THEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF FEBRUARY, A.D., 1988.



APPROVED  
 Lona Walker  
 April 14, 1988

Recorded in Book 24 Page 171A  
 of the real records of the  
 County of Hidalgo, Texas  
 Filed and kept in  
 the County Surveyors

- MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 18 INCHES ABOVE NATURAL GROUND OR ELEVATION 89.0 UNLESS OTHERWISE INDICATED.
- ANTICIPATED EDGE WATER ELEVATION CREATED BY A 100 YEAR STORM IS LESS THAN 1 FOOT OF DEPTH IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "B" ON FIRM'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 488234 DATED JAN. 2, 1981.
- SEWER MAIN: SET MAIN IN PAYMENT ON THE NORTHEAST CORNER OF PROPERTY. ELEVATION 81.0

Y	X	E	L
1	1	1.00	1.00
1	2	1.00	1.00
1	3	1.00	1.00
1	4	1.00	1.00
1	5	1.00	1.00
1	6	1.00	1.00
1	7	1.00	1.00
1	8	1.00	1.00
1	9	1.00	1.00
1	10	1.00	1.00
1	11	1.00	1.00
1	12	1.00	1.00
1	13	1.00	1.00
1	14	1.00	1.00
1	15	1.00	1.00
1	16	1.00	1.00
1	17	1.00	1.00
1	18	1.00	1.00
1	19	1.00	1.00
1	20	1.00	1.00
1	21	1.00	1.00
1	22	1.00	1.00
1	23	1.00	1.00
1	24	1.00	1.00
1	25	1.00	1.00
1	26	1.00	1.00
1	27	1.00	1.00
1	28	1.00	1.00
1	29	1.00	1.00
1	30	1.00	1.00
1	31	1.00	1.00
1	32	1.00	1.00
1	33	1.00	1.00
1	34	1.00	1.00
1	35	1.00	1.00
1	36	1.00	1.00

APPROVED FOR RECORD  
 BY  
 COMMISSIONERS COURT  
 THE 4th DISTRICT COURT  
 1st FLOOR 5000 South Loop West  
 Houston, Texas 77056  
 FILED  
 CHECKED FOR DRAINAGE  
 BY: [Signature]

