





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14181

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

Upon the application of:

Name: Jose Palacios Jr

Address: 3901 Cheyenne Dr  
Mercedes TX

Phone: (956) 246-8426

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.: N/A  
 Temporary Pole  Permanent Service

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

Described Indian Hills Lot 380 Blk 1

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



PLANNING DEPARTMENT  
County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14181

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

Jose Palecuro Jr.

Known to me [or proved to me in the oath of TXDL# 40849522 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

Indian Hills Lot# 380 Bk#1."

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

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

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

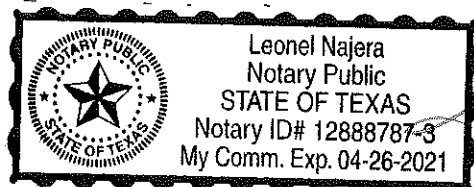
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on SEP 21<sup>st</sup>, 20 17, 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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## **WARRANTY DEED**

**Date:** July 15, 2016

**Grantor:** JOSE AND NORMA AGUIRRE

**Grantor's Mailing Address (including county):** 34639 LAS CIPRES BLVD  
SAN BENITO, TX 78586  
CAMERON COUNTY

**Grantee:** JOSE PALACIOS JR

**Grantee's Mailing Address (including county):** 3829 CHEROKEE DR  
MERCEDES, TX 78570  
HIDALGO COUNTY

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

**Property (including any improvements):**

Lot Three Hundred Eighty(380), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

These reservations and exceptions on Exhibit "A" attached hereto and made part hereto for all purposes

**Grantor**, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to 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.

Grantee accepts the herein described property as is, where is, and with all faults, and without any representations or warranties whatsoever, express of implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including without limitation, warranties related to environmental existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by and description of the property; and (4) all other warranties and representation whatsoever, except the warranty of title expressly set forth herein.

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

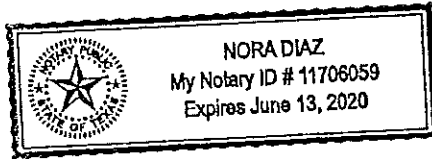
STATE OF TEXAS     }}  
COUNTY OF HIDALGO }}

This instrument was Acknowledged before me this 15th day of July year 2016 by Jose and Norma Aguirre.

Jose Aguirre  
Grantor  
JOSE AGUIRRE

Norma Aguirre  
Grantor  
NORMA AGUIRRE

Nora Diaz  
NOTARY PUBLIC  
NORA PUBLIC

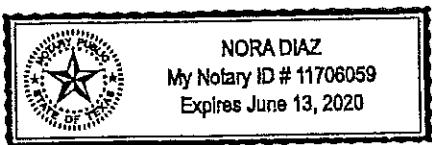


This instrument was acknowledged before me this 15th day of July year 2016 by Jose Palacios Jr.

Jose Palacios Jr.  
GRANTEE  
JOSE PALACIOS JR.

Nora Diaz  
NOTARY PUBLIC  
NORA DIAZ

MY COMMISSION EXPIRES JUNE 13, 2020



Chapter 232 Texas LGC Application

APPLICATION NO:

1-14181

Nov. 22, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Map ID# 197163  
I2230-00-001-0380-00

[ 1 ] OWNER: PALACIOS, JOSE JR  
  
3901 CHEYENNE DR  
MERCEDES, TEXAS 78570  
Telephone No. 514-5106

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 380 BLK 1

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

01-RESIDENTIAL NEW-SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$9,500

[ 5 ] SIZE OF STRUCTURE: 900 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-01

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

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

FOR COUNTY USE ONLY  
APPLICATION FEES

4 Justina Valera  
[Signature]  
Prepared by \_\_\_\_\_ Date 11/22/16

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

[Signature]  
Approved by \_\_\_\_\_ Date 11/16/16

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425 Pct: 1

[Signature]  
Signature of Owner or Applicant \_\_\_\_\_ Date 11/22/16

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.





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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 114973

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

Upon the application of:

Name: Aimee L. Escobar

Address: 815 W. El Dora  
San Juan, Tx  
78589

Phone: (956) 295-1098

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

Water Supplier: NIA

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

Account/ESI No.: 100327840039595  
 Temporary Pole  Permanent Service

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

BIXBY W 2.37 A.C. <sup>Block</sup> 29

[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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Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14973

**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

Aimee L. Escobar

Known to me [or proved to me in the oath of # 00987976 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:

Bixby W 2.37 AC Bk 29

[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]

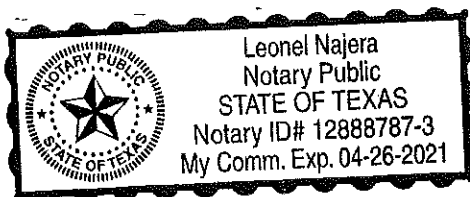
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Aimee L. Escobar (Signature)

SUBSCRIBED AND SWORN TO before me on JUNE 15<sup>TH</sup>, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# 01028-3999 BG-C

**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.**

2253

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85; 4-93

©1985 by the State Bar of Texas

## WARRANTY DEED WITH VENDOR'S LIEN

Date: April 14, 2015

Grantor: Adam T. Garcia and wife, Belinda Garcia

Grantor's Mailing Address: 9818 Carmalee Street, Houston, Harris Co., TX 77075

Grantee: Aimee Lynette Escobar, a single woman and Yomeida Gonzales Escobar, a single woman

Grantee's Mailing Address: 815 West El Dora, San Juan, Texas 78589

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of Ninety-two Thousand and 00/100 Dollars (\$92,000.00) and is executed by Grantee, payable to Texas Farm Credit Services, FLCA. The note is secured by a vendor's lien retained in favor of Texas Farm Credit Services, FLCA in this deed and by a deed of trust of even date from Grantee to Mark A. Miller, Trustee.

Property (including any improvements):

Tract 1

The West 2.37 acres of land, more or less, Lot Twenty-Nine (29), BIXBY SUBDIVISION, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 7, Map Records of Hidalgo County, Texas.

Tract 2

All of Block 29, BIXBY SUBDIVISION, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 42, Map Records of Cameron County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on and across the property herein described.
2. Statutory rights in favor of HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, pursuant to applicable sections of the Texas Water Code.
3. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
4. Rights or claims by Hidalgo & Cameron Counties Irrigation District No. 9 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
5. 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.
6. Easements for roadway underlying subject property as shown on Maps of said Subdivisions herein referred to.

As to Tract 1

7. Roadways, Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 7, Map Records, Hidalgo County, Texas.
8. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the City holding extraterritorial jurisdiction of said property.
9. Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease recorded in Volume 80, Page 463, being document no. 9294, Oil and Gas Records, Hidalgo County, Texas.
10. Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease recorded in Volume 339, Page 886, being document no. 10022, Oil and Gas Records, Hidalgo County, Texas.

As to Tract 2

11. Right of way easement dated July 17, 1965, executed by Hidalgo and Cameron Counties Water Control and Improvement District No. 9 to the State of Texas recorded in Volume 786, Page 299, Cameron County, Texas.
12. Right of way easement to the State of Texas, recorded in Volume 781, Page 230, Deed Records of Cameron County, Texas.
13. Drain ditch as shown on the map of Bixby Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 2, Page 42, Map Records of Cameron County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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

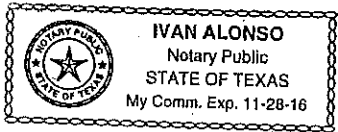
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.  
When the context requires, singular nouns and pronouns include the plural.

Adam T. Garcia  
X Adam T. Garcia

Belinda Garcia  
X Brenda Garcia  
Belinda BG-ATA

STATE OF TEXAS §  
COUNTY OF CAMERON §

This instrument was acknowledged before me on April 16, 2015, by Adam T. Garcia and ~~Brenda~~  
Garcia <sup>IA Belinda</sup> <sub>0.17 BG</sub>



Ivan Alonso  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MS. AIMEE LYNETTE ESCOBAR  
815 WEST EL DORA  
SAN JUAN, Texas, 78589

PREPARED IN THE LAW OFFICE OF:  
BONNER & BONNER (15-02)s  
POST OFFICE BOX 288  
HARLINGEN, TX 78551-0288

## General Warranty Deed

**Date:** October 3, 2002

**Grantor:** CAROLYN WALLACE, a single woman, EDWARD C. WALLACE, JR.  
Joined proforma by his wife, BETTY J. WALLACE

**Grantor's Mailing Address:**

CAROLYN WALLACE  
28228 Joed Road  
La Feria, Texas 78559  
Cameron County

EDWARD C. WALLACE, JR.  
2402 So. Parkwood  
Harlingen, Texas 78550  
Cameron County

**Grantee:** ADAM T. GARCIA

**Grantee's Mailing Address:**

Rt. 10, Box 15A  
Harlingen, Texas 78550  
Cameron County

**Consideration:**

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

**Property (including any improvements):**

**TRACT I:**

The West 2.37 acres of land, more or less, Lot Twenty Nine (29), BIXBY SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 7, Map Records of Hidalgo County, Texas;

**TRACT II:**

All of Block 29, Bixby Subdivision, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 42, Map Records of Cameron County, Texas;

**Reservations from Conveyance:**

---

None

**Exceptions to Conveyance and Warranty:**

- 1) Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the City holding extraterritorial jurisdiction of said property; (as to Tract I)
- 2) Statutory rights, rules, regulations, easements and liens in favor of Hidalgo & Cameron Counties Irrigation District No. 9 pursuant to applicable sections of the Texas Water Code; (as to Tract I)
- 3) Rights or claims by Hidalgo & Cameron Counties Irrigation District No. 9 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property; (as to Tract I)
- 4) Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; (as to Tract I)
- 5) Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 7, Map Records, Hidalgo County, Texas; (as to Tract I)
- 6) Oil, Gas and Mineral Lease dated April 13, 1948, recorded in Volume 80, Page 463, being Document No. 9294, Oil and Gas Records, Hidalgo County, Texas; (as to Tract I)
- 7) Oil, Gas and Mineral Lease dated April 27, 1972, recorded in Volume 339, Page 886, being Document No. 10022, Oil and Gas Records, Hidalgo County, Texas; (as to Tract I)
- 8) Right-of-Way easement dated July 17, 1965, executed by Hidalgo and Cameron Counties Water Control and Improvement District No. 9 the State of Texas recorded in Volume 786, Page 299, Cameron County, Texas; (as to Tract II);
- 9) Easements, rules and regulations by law in favor of Hidalgo-Cameron County Water Control and Improvement District Number Nine (9); (as to Tract II)
- 10) easement for roadway underlying subject property as shown on Map of said Subdivision herein referred to; (as to Tract II)

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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with

any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

*Carolyn Wallace*  
CAROLYN WALLACE

*Edward C. Wallace Jr.*  
EDWARD C. WALLACE, JR.

*Betty J. Wallace*  
BETTY J. WALLACE

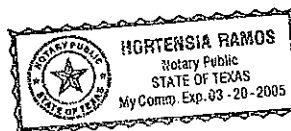
STATE OF TEXAS )

ACKNOWLEDGMENT

COUNTY OF CAMERON )

This instrument was acknowledged before me on the 4<sup>th</sup> day of October, 2002, by CAROLYN WALLACE, a single woman.

*Hortensia Ramos*  
Notary Public, State of Texas



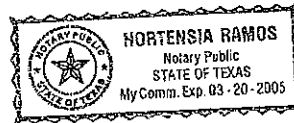
STATE OF TEXAS )

Acknowledgment

COUNTY OF CAMERON )

This instrument was acknowledged before me on the 4<sup>th</sup> day of October, 2002, by EDWARD C. WALLACE, JR. and BETTY J. WALLACE.

Nortensia Ramos  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
McCULLOUGH AND McCULLOUGH  
Attorneys at Law  
P. O. Box 2244  
Harlingen, Texas 78550  
(hr)

AFTER RECORDING RETURN TO:  
McCULLOUGH AND McCULLOUGH  
Attorneys at Law  
P. O. Box 2244  
Harlingen, Texas 78550  
(hr)

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk

On: Nov 20, 2002 at 01:13P  
As a Recording

Document Number: 1142191  
Local Fees: 20.00

Receipt Number - 450079  
By: Marylou Cantu, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14973

Jun. 15, 2017

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

B3100-00-000-0029-00

[ 1 ] OWNER: ESCOBAR, AIMEE L.
10333 COUNTY RD. 452
MERCEDES TX 78570

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
BIXBY W2.37AC-LOT 29

Telephone No.

LOCATION: 0 MILE 6 3/4 & MILE 2 1/2 E

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: WELL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MISCELLANEOUS
31-BARNS,REC.BLDNG,POOL HOUSE,SHED

[ 10 ] EST. COST OF CONST.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 3,200 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: REST. ZONE B-31

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
MIN. ELV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 6/15/17

OTHER
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 6/14/17

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 05250 Pct: 0

Community No.: 480337

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 6/15/17

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

[ NOTICE ]

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

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





# PLANNING DEPARTMENT

## 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: 1-14855

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

Upon the application of:

Name: OMAR ORNER

Address: 2508 S. Georgia  
Weslaco, TX

Phone: (956) 376-6423

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

Water Supplier: Military Highways

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:

Villa Verde #2 Bk #1 Lot #1

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14855

### 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

Omar Ochoa

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX DL 12374950 (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:

Villa Verde #2 Block 4 Lot 1"

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

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

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

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

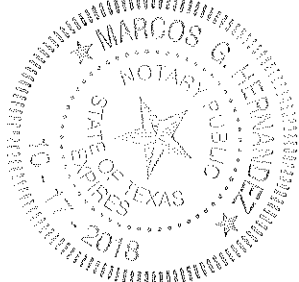
~~-OR-~~

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

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on June 19, 2017, to certify which, witnesses my hand and seal of office.



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

CLOSER SJERRA TITLE 3/16/2012

**General Warranty Deed**

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

Date: December 3, 2015

Grantor: **ELIDA R. MEDRANO, ROSA IMELDA GUEL, LUIS MARIO GUEL, PRESCILIANO GUEL, EMMANUEL MEDINA and MYRA MEDINA, as their sole and separate property and estate**

Grantor's Mailing Address: **311 S. Nevada Ave.  
Weslaco, Texas 78596  
Hidalgo County**

Grantee: **OMAR OCHOA and wife, CRISTINA RODRIGUEZ**

Grantee's Mailing Address: **2508 S. Georgia St.  
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 1, Block 4, of VILLA VERDE SUBDIVISION, UNIT NO. 2, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 17, Page 33, Map Records of Hidalgo County, Texas.**

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

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 17, Page 33, Map Records Hidalgo County, Texas.**

**Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**

**Easements or claims of easements which are not a part of the public record.**

**Oil and Gas Lease dated July 30, 1943, from H. R. Faucette to Paul Meaders recorded in Volume 49, Page 329, Oil and Gas Lease Records of Hidalgo County, Texas.**

**All oil, gas, and other minerals reserved in Deeds recorded in Volume 1260, Page 371, and Volume 2649, Page 919, Deed Records of Hidalgo County, Texas.**

**Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**

**All ad valorem taxes for the year 2016 and all subsequent years.**

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

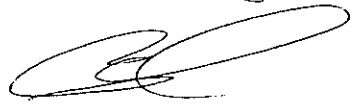
For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (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, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

  
ELIDA R. MEDRANO

  
ROSA IMELDA GUEL

  
LUIS MARIO GUEL

  
PRESCILIANO GUEL

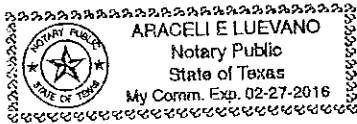
  
EMMANUEL MEDINA

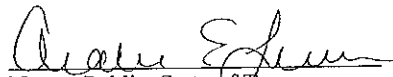
  
MYRA MEDINA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of December, 2015,  
by ELIDA R. MEDRANO.

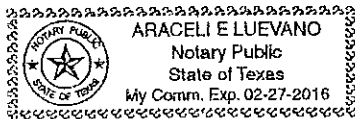


  
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of December, 2015, by  
ROSA IMELDA GUEL.

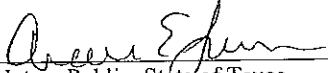


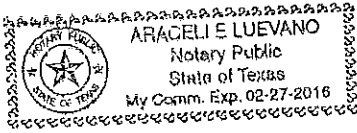
  
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of December, 2015, by  
**LUIS MARIO GUEL.**

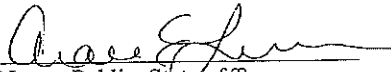
  
Notary Public, State of Texas

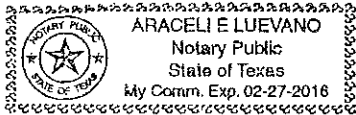


(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4 day of December, 2015, by  
**PRESCILIANO GUEL.**

  
Notary Public, State of Texas



(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of December, 2015, by  
**EMMANUEL MEDINA.**

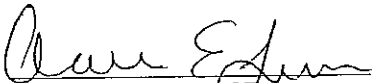
  
Notary Public, State of Texas

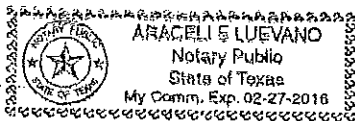


(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4<sup>th</sup> day of December, 2015, by  
**MYRA MEDINA.**

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Omar Ochoa and wife, Cristina Rodriguez  
2508 S. Georgia St.  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3164282;AL/bm

SCALE: 1 in. 100.

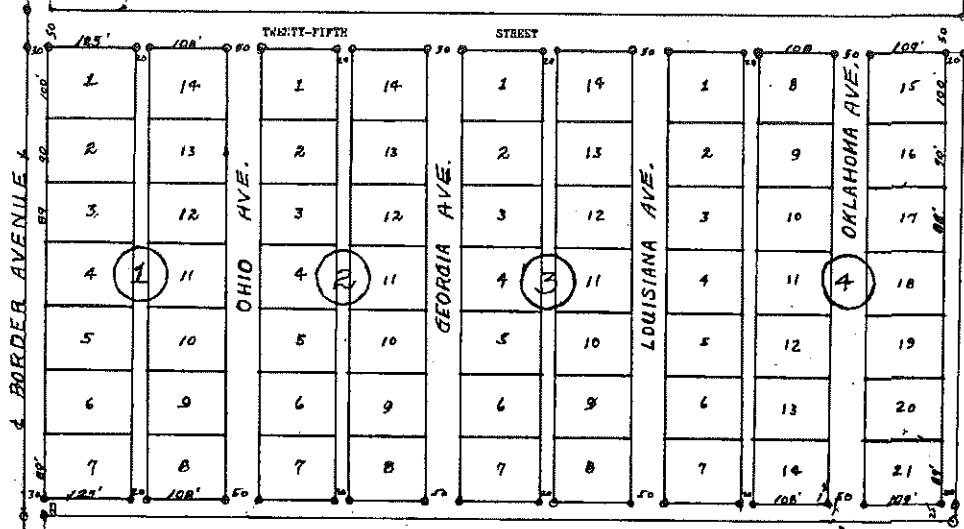
2843

FILED FOR RECORD THIS DATE

At 1:00 o'clock P.M.

FEB 22 1971

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By *M. H. H. H.*



SUBDIVISION PLAT

SHOWING the VILLA VERDE SUBDIVISION, UNIT NO. TWO (2) Being a re-subdivision of the SOUTH 20 Acres of the SOUTH 40 ACRES of the WEST 60 ACRES of PARCELS 739, BLOCK 105, WEST TRACT SUBDIVISION OF LANDS IN LIANO GRANDE GRAP, HIDALGO COUNTY TEXAS.

STATE OF TEXAS

COUNTY OF HIDALGO

I, William F. Reeves, Civil Engineer, do hereby certify that this is a true and accurate plat of lands as prepared under my direction. Witness my hand and SEAL this second day of December, 1970.

*William F. Reeves*  
William F. Reeves, Civil Engineer



Subscribed and sworn to before me, by the said William F. Reeves, on this 2nd day of December, 1970.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, Clifford F. Jones, individual owner of above described property, do adopt, dedicate, certify and confirm the foregoing map of VILLA VERDE SUBDIVISION, VERAHO TEXAS, and I do hereby dedicate to the public the surface use of the streets and alleys shown here on.

*Clifford F. Jones*  
Clifford F. Jones



Reverted this second day of Dec, 1970.

Subscribed and sworn to before me, the undersigned authority, on this 2nd day of Dec, 1970.

*Donis E. Eshen*  
Donis E. Eshen  
Notary Public, State of Texas



This plat approved by the VERAHO PLANNING BOARD, on this \_\_\_\_\_ day of \_\_\_\_\_, 1970.

*Donis E. Eshen*  
Donis Eshen  
Notary Public, State of Texas



This plat approved by the CITY COUNCIL of the City of VERAHO, HIDALGO COUNTY TEXAS, on this 2nd day of December, 1970.

Attest: *Madal R. Smith*  
City Secretary

*John P. Stephens*  
John P. Stephens  
Mayor, City of Veraho



This plat approved by the COUNTY COMMISSIONERS COURSE, HIDALGO COUNTY TEXAS, THIS \_\_\_\_\_ day of \_\_\_\_\_, 1970.

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT

This the 11th day of January, 1971  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
*Santos Saldana*

Attest: *William F. Reeves*  
County Judge of County, County Judge  
Hidalgo County Texas.

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-14855

May. 16, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

V3700-02-004-0001-00

[ 1 ] OWNER: OCHOA, OMAR & RODRIGUEZ  
CRISTINA  
2501 S LOUISIANA AVE  
WESLACO, TX 78596

Telephone No. 376-6423

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA VERDE #2 BLK 4 LOT 1

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 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.: \$80,000

[ 5 ] SIZE OF STRUCTURE: 2,640 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDE:6' CORNER SIDE:10'

MINIMUM ELEV. B.F.E.72.00

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

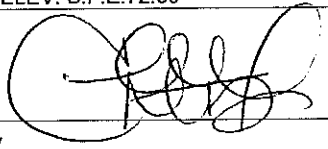
Light [X] Water [X]

Flood Zone: MI \_\_\_\_\_ Pct: 1  
Panel No. /Suffix: 05105B

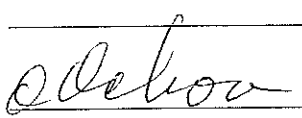
Community No.: 480334

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 \_\_\_\_\_ Date 5/16/17

Leonel Najera \_\_\_\_\_  
Approved by \_\_\_\_\_ Date 5/11/17

 \_\_\_\_\_  
Signature of Owner or Applicant \_\_\_\_\_ Date 05/16/17

### [ NOTICE ]

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