

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	SERGIO ALBERTO RIZO	3-17336
2.	ELIAMAR BAUTISTA SALINAS	3-17551
3.	ALMA A. RIVERA	3-17654
4.	FRANCISCA CONCHAS	3-17387
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JULY 25, 2017	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2(3)4

Application No:

3-17334  
3/3/17

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

Upon the application of:

Name: Sergio Alberto Rizo

Address: 2306 Hildast.

Mission, TX 78574

Phone: (956) 890-9519

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	1 / 1	7/11/17

Water Supplier: Sharyland

Utility Provider: [ ] M.V.E.C. [X] AEP

Account/ESI No.: 100327894 -  
[ ] Temporary Pole [X] Permanent Service

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

Hilda # 2 Lot 37

[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.

*Sandra Cantor* 7/3/17  
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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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No: 3-17336  
3/3/17

### 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

Sergio Alberto Rizo

Known to me [or proved to me in the oath of Texas Driver License or through IDL# 20297654 (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:

Hilda #2 lot 37"

[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."

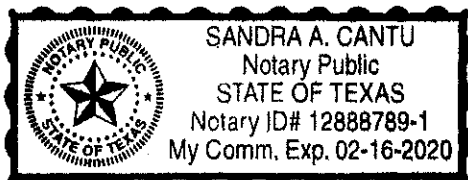
-OR-

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 July 3, 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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**CASH WARRANTY DEED**

**Date:** September 7, 2005

**Grantor:** ANTONIO MELENDEZ, a single man

**Grantor's Mailing Address (including county):** 2014 Tiffany Street  
Mission, Texas 78572  
Hidalgo County

**Grantee:** SERGIO ALBERTO RIZO

**Grantee's Mailing Address (including county):** 2014 Tiffany Street  
Mission, Texas 78572  
Hidalgo County

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

**Property (including any improvements):**

All of Lot 37, HILDA SUBDIVISION NO. 2, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 19, Page 180, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

All oil, gas and other minerals have been heretofore reserved and/or conveyed by prior grantors and/or predecessors in title as set forth in Deed dated November 23, 1955, recorded in Volume 848, Page 3; dated November 29, 1967, recorded in Volume 1192, Page 877 and dated January 10, 1975, recorded in Volume 1432, Page 628, all in the Deed Records of Hidalgo County, Texas.

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

Taxes for the year 2005, 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, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The property conveyed is conveyed "AS IS, WHERE IS" with no representation or warranty of any kind or character to be made with respect thereto, except for the special warranty of title thereto.

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

  
ANTONIO MELENDEZ

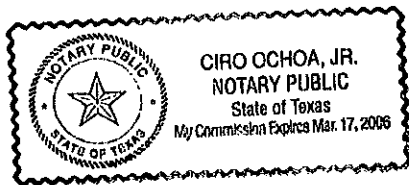
ACKNOWLEDGMENT


STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of September, 2005, by ANTONIO MELENDEZ.



  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County  
by Eddy Trevino  
County Clerk

On: Jan 18, 2006 at 10:25A

As a Recording

Document Number: 1567885  
Total Fees: 20.00

Receipt Number - 734976  
By,  
MaryLou Cantu, Deputy

PREPARED IN THE LAW OFFICE OF:  
Ciro Ochoa, Jr.  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572

AFTER RECORDING RETURN TO:  
Maria Elva Rizo  
2014 Tiffany Street  
Mission, Texas 78572

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17336

Mar. 3, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

H3450-02-000-0037-00

[ 1 ] OWNER: RIZO, SERGIO ALBERTO  
2014 TIFFANY ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HILDA #2 LOT 37  
C-05

MISSION, TX 78573

Telephone No. 890-9519

LOCATION: 0 SCHUERBACH & 2 3/4 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
05-RESIDENTIAL MOVE-IN/RELO.BUILD.

[ 10 ] EST. COST OF CONST.: \$12,000

[ 5 ] SIZE OF STRUCTURE: 1,495 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES MOVE IN ZONE C

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

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 25' SIDES 6' REAR 15'  
18 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO D400C Pct: 3  
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.

Sandra Canter 3/3/17  
Prepared by Date

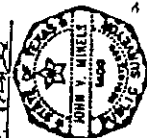
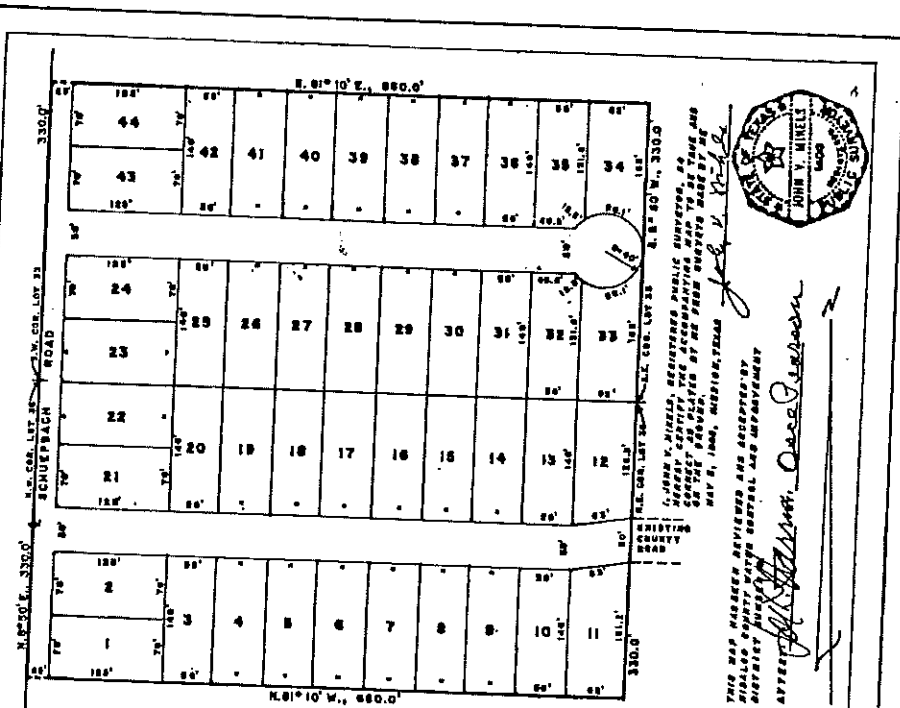
E. Ceballos 3/2/17  
Approved by Date

X Maria Elena Ruiz 3-3-2017  
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.



THIS MAP HAS BEEN REVIEWED AND ACCEPTED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER 10 FOR THE PURPOSES OF THE DISTRICT'S REGULATIONS ON MAY 8, 1980, MIDLAND, TEXAS.

APPROVED: *[Signature]* Date: *[Date]*

MAP OF 20511  
**HILDA SUBDIVISION, N. 2.**  
 BEING A REUDIVISION OF THE SOUTH 8.0 ACRES OF LOT 35 AND THE NORTH 8.0 ACRES OF LOT 36, NEW CALEDONIA UNIT #1, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 KNOW ALL MEN BY THESE PRESENTS THAT I, CARLOS G. LEAL, OWNER OF THE PROPERTY HEREOF DESCRIBED, DO HEREBY ADAPT THIS MAP OF "HILDA SUBDIVISION N. 2" AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS THEREON SHOWN.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR CARLOS G. LEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTES THE SAME IN HIS CAPACITY AS THEREIN STATED AND FOR THE PURPOSES THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF JULY, A.D., 1980.

THIS MAP REVIEWED AND ACCEPTED BY THE CITY OF PALMVIEW, TEXAS.

ATTEST: *[Signature]* Mayor

Recorded in Book 21 Page 107  
 of the map records of Hidalgo  
 County, Texas  
 Charles L. Maldon  
 County Surveyor

**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 By: *[Signature]*  
 Date: 7-8-80

FILED FOR RECORD

JUL -3 PM 11

SANTOS SALDANA  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS COURT  
 This is the 8th day of July 1980  
 SANTOS SALDANA, County Clerk  
 Hidalgo County, Texas  
*[Signature]*



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Edinburg, Texas 78542  
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Precinct No.1 Substation  
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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: 317551

5/15/17

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

Upon the application of:

Name: Elia mar  
Bautista  
Salinas

Address: 4307 N Los Ebanos  
Mission TX 78574  
(956) 205-8834

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antony</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
_____	_____	<u>1349</u>
Date Approved:	<u>1 / 1</u>	<u>7/10/17</u>

Water Supplier: Sharyland

Utility Provider:  M.V.E.C.  W.A.E.P.

Account/ESI No.: 100327894 72042027  
 Temporary Pole  Permanent Service

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

Los Ebanos Estates 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.

Sandra Carter 7/11/17  
Planning Department Authorized Signature

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

\_\_\_\_\_ Date

ATTEST:

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

\_\_\_\_\_ Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2(3)4

Application No:

3-17551  
5/15/17

**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

Eliamar Bautista Salinas

Known to me [or proved to me in the oath of Texas Driver License or through ID# 13999639 (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:

Los Ebanos Estates 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-

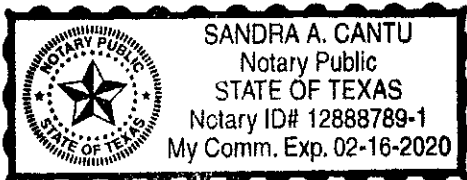
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Eliamar Bautista (Signature)

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

Sandra A. Cantu

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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** October 8, 2015

**Grantor:** JUAN MANUEL CONCHAS and wife, HERMINIA HERNANDEZ

**Grantor's Mailing Address:** 809 J. Drive  
Mission, Texas 78572  
Hidalgo County

**Grantee:** ROBERTO BAUTISTA and wife, ELIAMAR BAUTISTA

**Grantee's Mailing Address:** 3708 Crisantema St.  
Mission, Texas 78573  
Hidalgo County

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of THIRTY THOUSAND AND NO/100THS DOLLARS (\$30,000.00) payable to the order of JUAN MANUEL CONCHAS and wife, HERMINIA HERNANDEZ, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to L.G. JERRY CANALES, Trustee.

**Property (including any improvements):**

Lot One (1), LOS EBANOS ESTATES, Hidalgo County, Texas, according to the map and plat of record in Volume 26, Page 194-B, Map Records of Hidalgo County, Texas, same being a re-subdivision of the South 5 acres of the East 10 acres of Lot 33-2, West Addition to Sharyland Subdivision, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

SUBJECT TO mineral reservations of record;

SUBJECT TO Oil, Gas and Mineral Leases of record, if any;

SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;

SUBJECT TO all easements and restrictions of record and all visible easements.

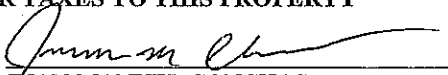
Taxes for 2015 and subsequent years which Grantee assumes and agrees to pay.


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

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

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

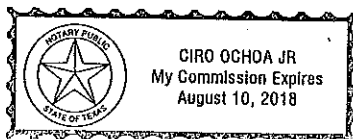
**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY**

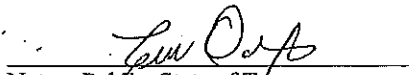
  
\_\_\_\_\_  
JUAN MANUEL CONCHAS

  
\_\_\_\_\_  
HERMINIA HERNANDEZ

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on this 8<sup>th</sup> day of October, 2015 by JUAN MANUEL CONCHAS and wife, HERMINIA HERNANDEZ.



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

PREPARED IN THE OFFICE OF:  
Ciro Ochoa, Jr.  
6013 N. 10<sup>th</sup> St.  
McAllen, Texas 78504  
File No. 10-15-5085; mm

AFTER RECORDING RETURN TO:  
Roberto and Eliamar Bautista  
3708 Crisantema St.  
Mission, Texas 78572

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17551

May. 15, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L5955-00-000-0001-00

[ 1 ] OWNER: BAUTISTA, ROBERTO & ELIAMAR

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS EBANOS ESTATES LOT 1

4307 N. LOS EBANOS  
MISSION TX 78574-8616

Telephone No. 205-8836

LOCATION: 4335 LOS EBANOS RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$13,000

44-MOBILE HOMES/ RV

[ 5 ] SIZE OF STRUCTURE: 300 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES M/H

Special Conditions: No construction allowed over any easements.  
F50 R 15 S 6 SOUTH SIDE 15

FOR COUNTY USE ONLY  
APPLICATION FEES

[Signature] 5/15/17  
Prepared by Date

[Signature] 5/9/17  
Approved by Date

[Signature] 5/15/17  
Signature of Owner or Applicant Date

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

Light [X] Water [X]

Flood Zone: NO 0400C Pct: 3  
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.

[ 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.

**METES AND BOUNDS DESCRIPTION**  
 A tract of land containing 3.0 Acres out of the East 10.0 Acres of Lot 33-2 West Addition to Sharyland Subdivision of Porciones 53-57, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

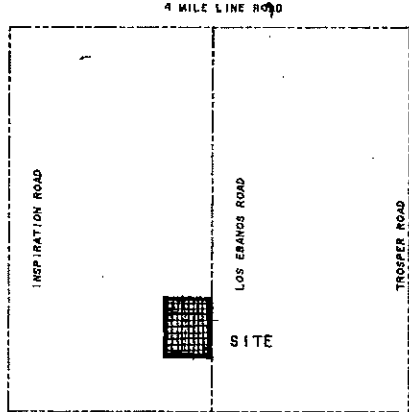
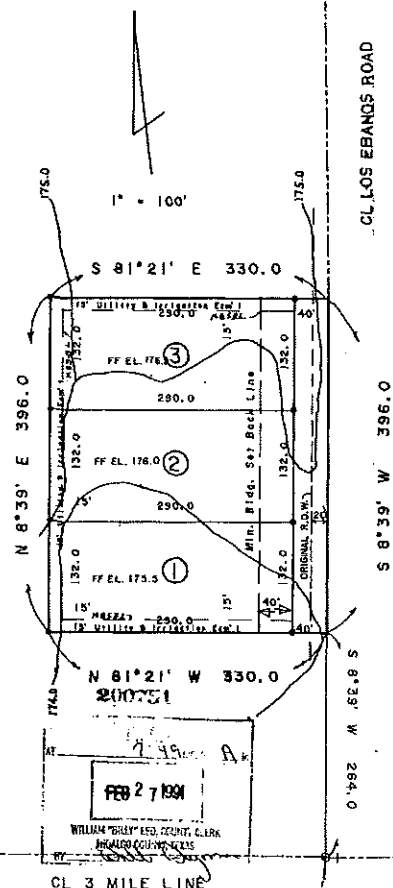
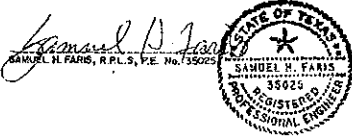
- BEGINNING at a 604 nail found in the East Line of Lot 33-2 and centerline of LOS EBANOS ROAD, said point being N 8°39' E 284.0 feet from the S.E. Corner of said Lot 33-2 far the S.E. Corner of this tract;
- THENCE N 8°21' W 330.0 feet to a R4 rebar found in the S.W. Corner of this tract;
- THENCE N 0°39' E 396.0 feet to a R4 rebar found in the N.W. Corner of this tract;
- THENCE S 81°21' E 330.0 feet to a 604 nail found in the East line of Lot 33-2 and centerline of LOS EBANOS ROAD far the N.E. Corner of this tract;
- THENCE S 8°39' W 336.0 feet along the East line of Lot 33-2 and centerline of LOS EBANOS ROAD to the place of beginning said tract containing 3.0 acres more or less.

**NOTE:**  
 OWNERS AGREE TO A FUTURE ASSESSMENT TO ANY WATER, SEWER, PAVING AND DRAINAGE IMPROVEMENTS.

**NOTES:**

1. THIS AREA IS IN FLOOD ZONE "C" COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED NOVEMBER 18, 1985.
2. SETBACK LINES ARE AS FOLLOWS: FRONT - 40', SIDE - 10', REAR - 10'
3. ONLY ONE DWELLING PER LOT
4. ANY FUTURE CONSTRUCTION SHALL BE NATURAL GROUND + 18"
5. CULVERT SHALL BE PROVIDED FOR DRIVEWAY.
6. NO SIDEWALK REQUIRED ON THIS SUBDIVISION
7. ON LOT STORM WATER RETENTION REQUIREMENTS: 132 C.F. PER LOT
8. POTABLE WATER SUPPLY LINES CURRENTLY IN PLACE. SANITARY SEWER APPROVED SEPTIC TANK INSTALLATION TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PROCESS.

I, SAMUEL H. FARRIS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THIS SUBDIVISION PLAT CONTAINS THE POTABLE WATER AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY SEE NOTE NO. 7. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.



LOCATION MAP

- OWNERS**
1. JUAN E. & ESTER T. GUERRA P.O. BOX 1325 MISSION, TEXAS 78272
  2. FRANCISCO J. & GLORIA E. FEMAT 703 LOS EBANOS RD MISSION, TEXAS 78272
  3. ONESIMO GARZA & VERONICA I. GARZA RT. B BOX 740 MISSION, TEXAS 78272

**LEGEND**  
 ● - FOUND #4 REBAR  
 ○ - SET #4 REBAR

APPROVED FOR RECORDING

BY  
 COMMISSIONERS' COURT  
 This the 26 day of Feb 1991  
 WILLIAM "BILLY" LEO, County Clerk  
 Hidalgo County, Texas  
 By \_\_\_\_\_ Deputy

APPROVED FOR RECORDING  
 HIDALGO CO. PLANNING DEPT.  
 BY: \_\_\_\_\_  
 DATE: 2-26-91

Recorded in Book 26 Page 194B  
 of the records of Hidalgo County, Texas  
 Mission and Havel, Inc.

MAP OF  
**LOS EBANOS ESTATES**

DATE: 6/8/90 SCALE: 1" = 100'

BEING A SUBDIVISION OUT OF THE EAST 10.0 ACRES OF LOT 33-2 WEST ADDITION TO SHARYLAND SUBDIVISION OF PORCIONES 53-57, HIDALGO COUNTY, TEXAS, AND CONTAINING 3.0 ACRES MORE OR LESS.

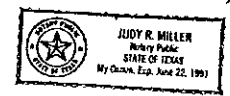
STATE OF TEXAS:  
 COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOS EBANOS ESTATES" TO THE CITY OF MISSION, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

JUAN E. GUERRA ESTER T. GUERRA FRANCISCO J. FEMAT GLORIA E. FEMAT ONESIMO GARZA VERONICA I. GARZA

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, THE ABOVE NAMED OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF June 1990.



Judy R. Miller  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 6/22/91

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SAMUEL H. FARRIS P.E. H35025  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

WILLIAM A. MANGUM R.S.P. H4353

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN OF PLANNING AND ZONING

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY, DATED THIS THE DAY OF JUNE, A.D., 1990



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-17654  
7/5/17

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

Upon the application of:

Name: Alma A. Rivera

Address: 5509 Lucy Dr.

Mission, TX 78574

Phone: (956) 897-9164

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3300</u>
		<u>7/11/17</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894-25191649  
 Temporary Pole  Permanent Service

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

South Fork Lot 12

[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.

Sandra Cervantes  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2(3)4

Application No:

3-17654  
7/5/17

**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

Alma A. Rivera Rodriguez

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 28986240 (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:

South Fork lot 12."

[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-

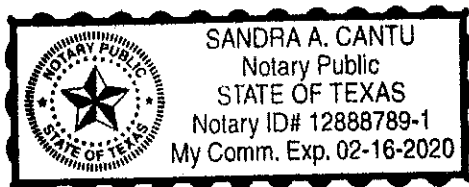
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Alma A. Rivera (Signature)

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

Sandra A. Cantu

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 THIS 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**

2571607

**Date:** December 15, 2014

**Grantor:** Guadalupe Moreno, as his sole and separate property

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

4505 Ben Hogan Ave  
McAllen, Texas 78501  
Hidalgo County County

**Grantee:** Alma A. Rivera

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

5504 N. Austin Circle  
Mission, Texas 78574  
Hidalgo County County

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

**Property (including any improvements):**

**Lot Twelve (12), SOUTH-FORK SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 23, Page 31, Map Records, Hidalgo County, Texas.**

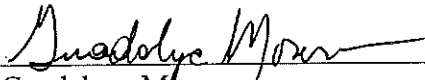
**Reservations From and Exceptions to Conveyance and Warranty:**

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, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors,

administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

  
\_\_\_\_\_  
Guadalupe Moreno

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

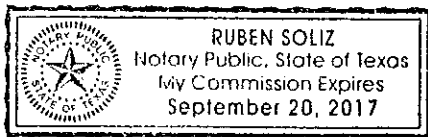
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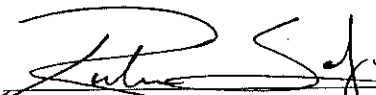
**COUNTY OF HIDALGO COUNTY**

§

§

This instrument was acknowledged before me on December 15<sup>th</sup>, 2014, by Guadalupe Moreno.



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

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-17654

Jul. 5, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

S4260-00-000-0012-00

[ 1 ] OWNER: RIVERA, ALMA A  
5509 LUCY DR

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOUTH FORK LOT 12  
X-29

MISSION, TX 78574

Telephone No. 897-9166

LOCATION: 0 DOFFING RD & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

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

[ 5 ] SIZE OF STRUCTURE: 1,116 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN HOUSE ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 25' SIDES 6' REAR 15'  
18 INCHES ABOVE TOP OF CURB.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Sandra Canter  
Prepared by

7/5/17  
Date

Light [X] Water [X]

R. Canter  
Approved by

6/20/17  
Date

Flood Zone: NO  
Panel No. /Suffix: 0290 D Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

X Alma Rivera  
Signature of Owner or Applicant

7/5/17  
Date

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

### [ NOTICE ]

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

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

*done  
Setback  
ok by  
Beto*





# 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: 3-17387

3/21/17

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

Upon the application of:

Name: Francisca  
Conchas

Address: \_\_\_\_\_

6913 Pradera St.

Palmview, TX

Phone: (956) 562-0928

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>3300</u>
		<u>7/14/17</u>

Water Supplier: Mud #1

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

Account/ESI No.: 100327894-917 11068

[ ] Temporary Pole [  ] Permanent Service

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

Prairie View Heights Ph1 lot 102

[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.

Sandra Cantu  
7/14/17  
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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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No:

3-17387  
3/21/17

### 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

Francisca Conchas

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 09596649 (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:

Prairie View Heights Ph1 Lot 102.

[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."

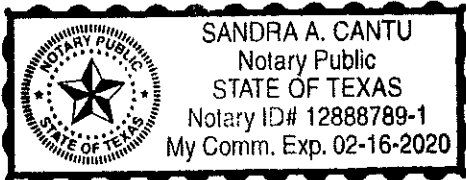
-OR-

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."

Francisca Conchas (Signature)

SUBSCRIBED AND SWORN TO before me on July 14, 2017, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# WARRANTY DEED

July 5, 2016

Grantor: **Juan G. Garcia and wife, Maria Isabel Garcia**  
Grantor's Address: **PO BOX 58 Los Ebanos TX 78565 Hidalgo County**

Grantee: **Francisca Concha**  
Grantee's Address: **3402 Limones St. Mission, TX 78572 Hidalgo County**

CONSIDERATION: Ten dollars and 00/100 and other valuable considerations

Property (including any improvements): **Lot 102, Prairie View Heights Phase I, an Addition to City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 55, Map Records, Hidalgo County, Texas.**

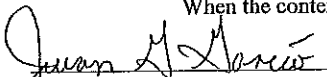
## RESERVATIONS FROM EXCEPTIONS TO CONVEYANCE AND WARRANTY:

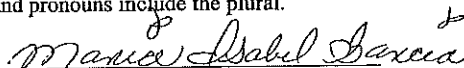
1. All prior oil, gas, and other mineral reservation and/or conveyances.
2. Oil and gas leases of record, if any.
3. Rights, rules, regulations and easements in favor of any water district in which the subject property may be located.
4. Building restrictions of record, if any.
5. Easements or record and all visible easements.
6. Taxes for the years 2016 Grantor(s) have agreed to pay till July a total of (\$251.00) and Grantee(s) will pay the remaining balance.

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 anywise 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 the Grantee and Grantee's heirs executors, administrators and 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.

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

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

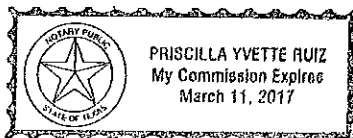
  
Juan G. Garcia

  
Maria Isabel Garcia

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 5<sup>th</sup> day of July, 2016 by **Juan G. Garcia and Maria Isabel Garcia (Grantor)**.



  
Notary Public  
In and For the State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 3-17387 Mar. 21, 2017

COUNTY OF HIDALGO PLANNING DEPARTMENT PO DRAWER B EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

P8115-01-000-0102-00

[ 1 ] OWNER: CONCHAS, FRANCISCA 6913 PRADERA ST.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION PRAIRIE VIEW HEIGHTS PH 1 LOT 102 C-25

PALMVIEW TX. 78572

Telephone No. (956) 562-0928

LOCATION: 0 ABROM AND 2 1/2 MILE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$30,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 15' SIDES 6' MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS 18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No./Suffix: 0400C Pct: 3

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 [Signature] Date 3/20/17

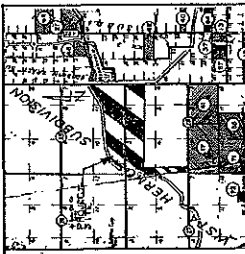
Approved by [Signature] Date 3/10/17

Signature of Owner or Applicant [Signature] Date 3-20-17

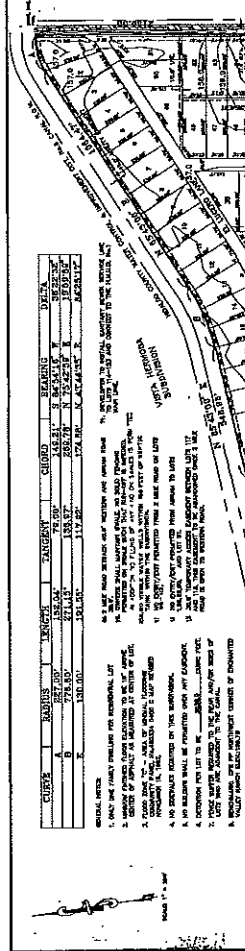
[ NOTICE ]

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.



CONSENT OF THE BOARD OF THE CITY OF HOUSTON, TEXAS, IS HEREBY GIVEN TO THE UNDERSIGNED AS TO THE SUBDIVISION MAP SUBMITTED TO THE CITY OF HOUSTON, TEXAS, FOR APPROVAL BY THE CITY ENGINEER AND TO THE CITY ENGINEER TO RECORD THE SAID SUBDIVISION MAP IN THE PUBLIC RECORDS OF THE CITY OF HOUSTON, TEXAS.



THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR NO. 2318 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION MAP COMES TO ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE SAID SUBDIVISION MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED.

THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR NO. 2318 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION MAP COMES TO ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE SAID SUBDIVISION MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED.

REGULAR LOT TABLE with columns for Lot No., Area, and other details.

THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR NO. 2318 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION MAP COMES TO ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE SAID SUBDIVISION MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED.

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PHASE V ENGINEERING, INC. 9120 WEST 26TH STREET HOUSTON, TEXAS 77044 (281) 866-8804

CURVE DATA TABLE with columns for Curve No., Radius, Chord, Tangent, Chord Bearing, Chord Area, Area, Percentage of Area, and Area of the Curve.

THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR NO. 2318 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION MAP COMES TO ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE SAID SUBDIVISION MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED.