





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: H-15070

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

Upon the application of:

Name:

Edgar Martinez

Address:

2100 R Cheyenne  
Dr. Mercedes, TX

Phone:

750 0259

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:

Indian Hills Bk#1 Lot#413

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15070

### 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

Edgar Martinez

Known to me [or proved to me in the oath of TX ID# 27449595 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 #3413 Blk #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]

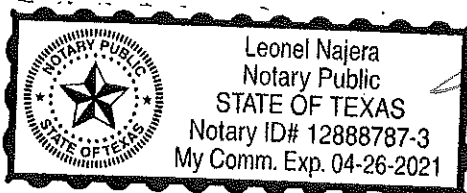
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Edgar Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on July 20th, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 23, 2016

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Edgar D. Martinez

GRANTEE'S MAILING ADDRESS: 3608 Cheyenne Dr.  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Twelve thousand Ninety Six dollars and NO/100 Dollars ( \$12096.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Four hundred Thirteen (413), 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 CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heir, 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.  
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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.

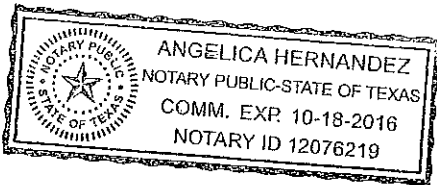
Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions 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 any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the 31<sup>st</sup> day of May 2016 by Robert L. Schwarz



Notary Public, State of Texas

Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-16

**BUYER'S ACCEPTANCE OF DEED**  
05-23-2016

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

Edgar D. Martinez  
Edgar D. Martinez

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574

Chapter 232 Texas LGC Application

APPLICATION NO:

1-15070

Jul. 20, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

I2230-00-001-0413-00

[ 1 ] OWNER: MARTINEZ, EDGAR  
3608 CHEYENNE DR.  
MERCEDDES, TEXAS 78570  
Telephone No. 756-0296

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 413 BLK 1

LOCATION: 0 MILE 11 & FM 491

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$1,800

[ 5 ] SIZE OF STRUCTURE: 643 Sq. Ft.

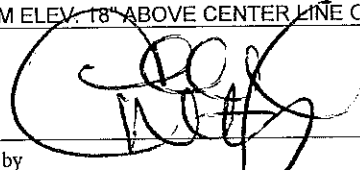
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' SIDES:6'  
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 7/20/17

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

Leonel Najera  
Approved by \_\_\_\_\_ Date 7/14/17

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0420C Pct: 1

Community No.: 480334

Certification of Elevation  
Required: YES  NO  BFE

  
Signature of Owner or Applicant \_\_\_\_\_ Date 7-20-17

- 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.

MAP OF

# INDIAN HILLS SUBDIVISION

ALL OF LANDS BEING THE PROPERTY OF LARRY L. SMITH, AS SHOWN ON THE ORIGINAL SUBMISSION FOR THE CITY OF DALLAS, TEXAS, AND ARE BEING SUBMITTED TO THE CITY OF DALLAS, TEXAS, FOR THE PURPOSE OF OBTAINING A PLAT THEREOF.

LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AS SHOWN ON THE ORIGINAL SUBMISSION.

STATE OF TEXAS, COUNTY OF DALLAS, I, LARRY L. SMITH, PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AS SHOWN ON THE ORIGINAL SUBMISSION.

APPROVED FOR RECORDING BY THE CLERK OF THE COUNTY COURT, DALLAS COUNTY, TEXAS, ON THIS 15th DAY OF FEBRUARY, 1958.

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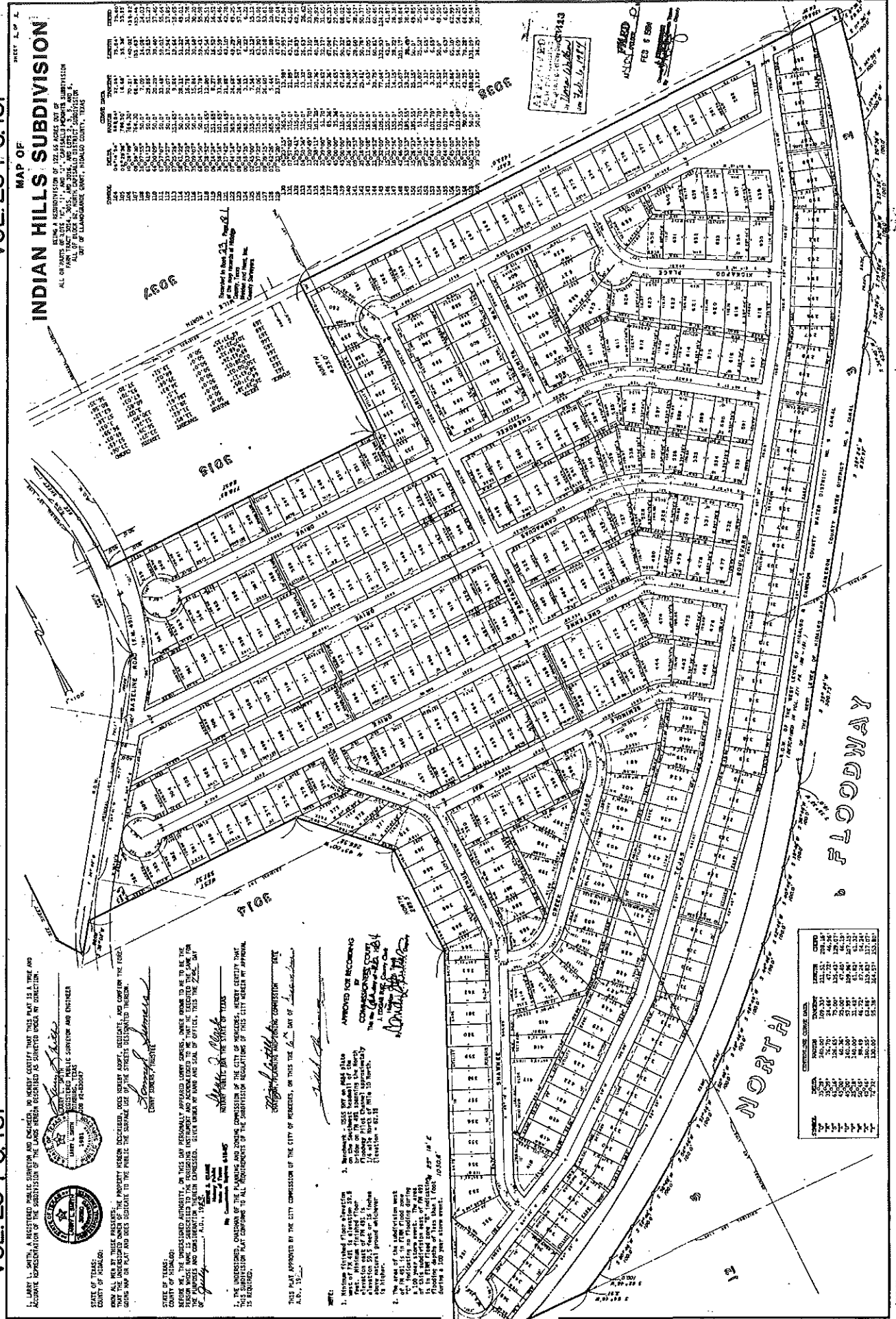
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SECTION	ACRES	FRONT	DEPTH	AREA
3108	100.00	100.00	100.00	10000.00
3109	100.00	100.00	100.00	10000.00
3110	100.00	100.00	100.00	10000.00

FILED  
FEB 15 1958  
DALLAS COUNTY, TEXAS



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15080

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

Upon the application of:

Name: Samuel Ramirez

Address: 1918 N. Pawson Rd.  
Merced, TX 78570

Phone: \_\_\_\_\_

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

Water Supplier: City of Merced

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:

Indian Hills lot # 399 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



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-15080

### 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

Samuel Ramirez

Known to me [or proved to me in the oath of 25060935 or through TX ID# (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 #399A BIK#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."

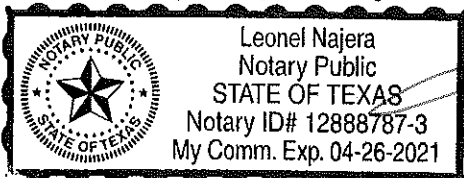
-OR-

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 July 25, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 06, 2017

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Samuel Ramirez Garcia

GRANTEE'S MAILING ADDRESS: 1918 N. Dawson Rd.  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Fifteen thousand and NO/100 Dollars ( \$15000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Ninety Nine (399), 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 CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heir, 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.

Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the

Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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.

Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions 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 any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

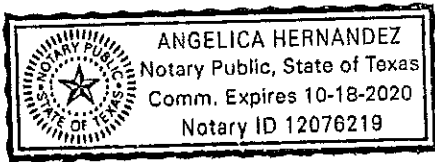
*Robert L. Schwarz*  
-----

Robert L. Schwarz

STATE OF TEXAS    ) (

COUNTY OF HIDALGO    ) (

This instrument was acknowledged before me on the *27<sup>th</sup>* day of March 2017 by Robert L. Schwarz



*Angelica Hernandez*  
-----  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : *10-18-20*

**BUYER'S ACCEPTANCE OF DEED**  
**03-06-2017**

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*Samuel Ramirez Garcia*  
-----

Samuel Ramirez Garcia

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-15080

Jul. 25, 2017

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

12230-00-001-0399-00

[ 1 ] OWNER: RAMIREZ, SAMUEL G  
1918 N PAWSON RD  
MERCEDAS, TX 78570  
Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 399 BLK 1

LOCATION: 0 FM 491& M 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$1,700

[ 5 ] SIZE OF STRUCTURE: 768 Sq. Ft.

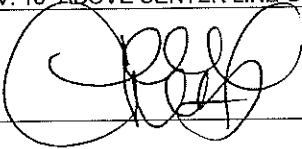
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' W. SIDE:10' E.SIDE:6'  
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 7/25/17

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

Julio Ruiz  
Approved by \_\_\_\_\_ Date 7/25/17

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation Required:  YES  NO  BFE

Signature of Owner or Applicant \_\_\_\_\_ Date 7/25/2017

- 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

Precinct D2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-15052

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

Upon the application of:

Name: Rosendo Ornelas

Address: 413 Amistad Ln  
Weslaco TX

Phone: 956-460-9765

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

Water Supplier: NAWSC

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:

Country Village lot #20 B1K #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

Rev. 06-03-15

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

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-15052

### 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

Rosendo Ornelas Bravo

Known to me [or proved to me in the oath of Mexican MP #G20112438 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:

Country Village lot #20 B1K#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]

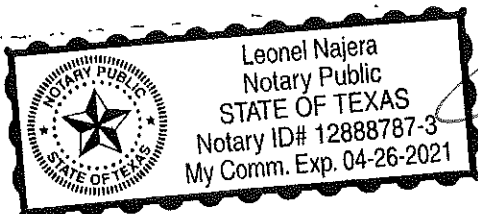
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 31<sup>st</sup>, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## GENERAL WARRANTY DEED

Date: May 29, 2015

Grantors: DANIEL SALCE and ORALIA SALCE

Grantor's Mailing Address:

DANIEL SALCE and ORALIA SALCE  
928 S. Conwell Ave  
Willard, Ohio 44890  
Huron County

Grantees: ULISES ORNELAS and ROSENDO ORNELAS

Grantee's Mailing Address:

ULISES ORNELAS and ROSENDO ORNELAS  
707 Charlotte Ave  
Weslaco, Texas 78599  
Hidalgo County

Consideration:

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

Property (including any improvements):

ALL OF COUNTRY VILLAGE LOT 20 BLK 1, WESLACO, HIDALGO COUNTY,  
TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

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.

Grantors represent, warrants and guarantees that any and all Taxes on the property are current.

Grantors, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, gives, 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 Grantees and Grantees' heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' 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.

COPY

As a material part of the Consideration for this deed, Grantors and Grantees agree that Grantees are taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantors that the Property has a particular financial value or is fit for a particular purpose. Grantees acknowledge and stipulate that Grantees are not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantees' examination of the Property. Grantees take the Property with the express understanding and stipulation that there are no express or implied warranties.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

  
\_\_\_\_\_

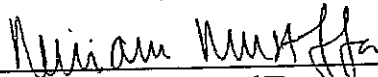
DANIEL SALCE

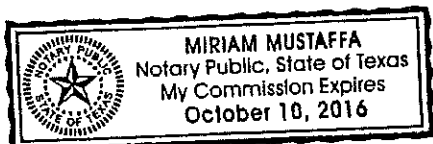
  
\_\_\_\_\_

ORALIA SALCE

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

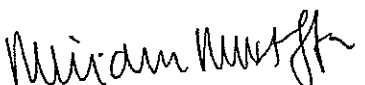
This instrument was acknowledged before me on May 29, 2015, by DANIEL SALCE.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: October 10, 2016



STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 29, 2015, by ORALIA SALCE.

Notary Public, State of Texas   
My commission expires: October 10, 2016



AFTER RECORDING RETURN TO:

ULISES ORNELAS and ROSENDO ORNELAS  
707 Charlotte Ave  
Weslaco, Texas 78599

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-15052

Jul. 13, 2017

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

C9120-00-001-0020-00

[ 1] OWNER: ORNELAS, ROSENDO & ULISES

413 AMISTAD LN.  
WESLACO, TX 78596

Telephone No. 460-9765

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
COUNTRY VILLAGE LOT 20 BLK 1

LOCATION: 0 FM 88 & MILE 13 N.

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$14,200

[ 5] SIZE OF STRUCTURE: 1,040 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RESD. ZONE X

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 25 BACK 15' SIDES 6'  
MINIMUM ELEV ABOVE 18" CENTER LINE OF THE ST.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]


Flood Zone: NO 0450C Pct: 1  
Panel No./Suffix: \_\_\_\_\_

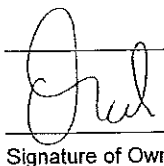
Community No.: 440334

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 7/13/17

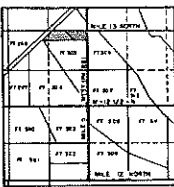
 \_\_\_\_\_  
Approved by Date 7/16/17

 \_\_\_\_\_  
Signature of Owner or Applicant Date 7-13-17

### [ NOTICE ]

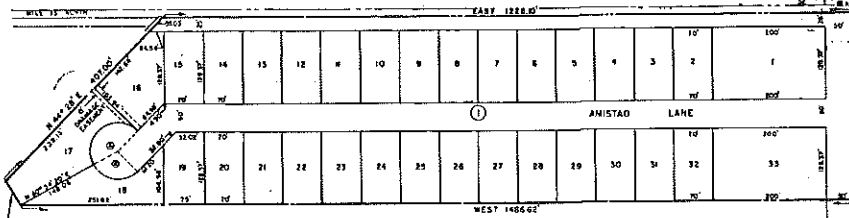
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

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.



**CURVE DATA**

PC	102° 33' 40"
PI	20.00'
PAC	148.73'
PT	106° 31' 10"
POC	90.00'
ARC	31.84'



**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 Date 7-28-81

### COUNTRY VILLAGE SUBDIVISION

STATE OF TEXAS  
COUNTY OF HIDALGO

The Country Village Subdivision, a subdivision consisting 18.38 gross acres out of the North 331.79 ft. of Farm Tract 305, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:

**BEGINNING** at a point, said point being the northeast corner of Farm Tract 293, and also being the northeast corner of this subdivision;

**THENCE**, South along the East line of Farm Tract 305, which is also the centerline of a state road, FM Road 88, a distance of 331.79 ft. to a point being the southwest corner of this subdivision;

**THENCE**, West along a line parallel with the North line of Farm Tract 305, a distance of 38.86 ft., to a found iron pin lying on the West right-of-way line of FM Road 88, and at a total distance of 1,474.41 ft., to a found iron pin being the southwest corner of this subdivision;

**THENCE**, North 32° 42' West a distance of 45.18 ft., to a set iron pin lying on a drainage easement line, said line also being the northwest line of Farm Tract 303;

**THENCE**, North 8° 18' East along the northwest line of Farm Tract 305 a distance of 381.98 ft., to a point lying on the South right-of-way line of a county road, road at a total distance of 897.98 ft., to a found iron pin lying on the centerline of said county road, said iron pin being the northwest corner of this subdivision;

**THENCE**, East along the centerline of said county road a distance of 1,173.78 ft., to a found iron pin lying at the intersection of the centerline of said county road and the West right-of-way line of FM Road 28, and with a total distance of 1,238.18 ft., to a point being the northeast corner of this subdivision, and also being the POINT OF BEGINNING, CONTAINING within these metes and bounds 18.38 gross acres, more or less.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, a Registered Professional Engineer and Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground, and that proper engineering consideration has been given this plat.

*William A. Shaw*  
 Registered Professional Engineer No. 18332  
 Registered Public Surveyor No. 3722

The undersigned owners of the land shown on this plat and designated herein as the Country Village Subdivision of the County of Hidalgo, Texas, and whose names are subscribed hereto, hereby dedicating to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*James O. Shaw, Alfred Parker*  
 Owners

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Robert Parake and Alton Parake, 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 considerations therein stated.

Given under my hand and seal of office, this 26th day of July, 1981.

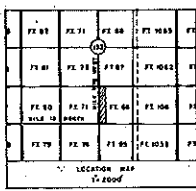
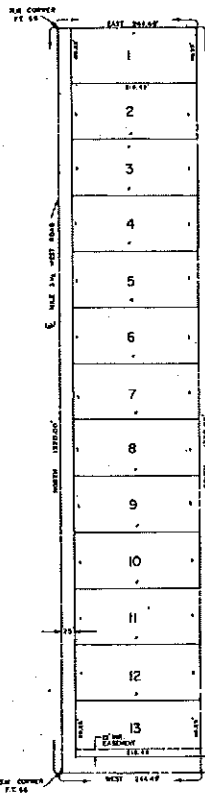
*Robert Parake, Alton Parake*  
 County Public in and for Hidalgo County, Texas



**APPROVED FOR RECORDING**  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 Date 7-28-81



Recorded in Book 21, Page 194  
 of the records of Hidalgo County, Texas  
 Charles L. Nicks  
 County Surveyor



**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 Date 7-28-81

**APPROVED FOR RECORDING**  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
 Date 7-28-81

Recorded in Book 21, Page 194  
 of the records of Hidalgo County, Texas  
 Charles L. Nicks  
 County Surveyor

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

*William A. Shaw*  
 Registered Professional Engineer No. 18332  
 Registered Public Surveyor No. 3722

25791

### M&R SUBDIVISION

A plat of the M&R Subdivision, containing 2.81 gross acres out of Farm Tract 88, Block 112, West Tract Subdivision, Llano Grande Creek, Hidalgo County, Texas; and being more particularly described as follows, to-wit:

**BEGINNING** at a point being the southern corner of Farm Tract 66, and also being the northeast corner of this subdivision;

**THENCE**, North along the centerline of Mile 2-113 West Road a distance of 1,334.08 ft., to a point being the northwest corner of Farm Tract 88, and also being the northwest corner of this subdivision;

**THENCE**, East at a distance of 25.00 ft., to a set iron pin lying on the East right-of-way line of a county road, and at a total distance of 244.18 ft., to a set iron pin being the northeast corner of this subdivision;

**THENCE**, South at a distance of 1,136.80 ft., to a set iron pin lying on the North right-of-way line of Mile 10 North Road, and at a total distance of 1,176.88 ft., to a point on the center line of said county road, being the southeast corner of this subdivision;

**THENCE**, West along the centerline of said county road a distance of 244.18 ft., to a point being the POINT OF BEGINNING, CONTAINING within these metes and bounds 2.81 gross acres, of which 2.81 acre is road right-of-way, more or less.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, owner of the land shown on this plat and designated herein as the M&R Subdivision, a subdivision in Hidalgo County, Texas, and whose name is subscribed hereto, hereby approve, accept, and adopt the accompanying map of said subdivision, and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

*Ramon Guerrero*  
 Ramon Guerrero

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Ramon Guerrero, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of June, 1981, A.D.

*Bruce R. Beal*  
 County Public in and for Hidalgo Co., Texas

