

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	CINDY MOLINA	3-17672
2.	ERNESTO MIRANDA	3-17456
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: August 8, 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

Precinct 1 234

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-17672  
7/12/17

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

Upon the application of:

Name: Cindy Molina

Address: 1810 N Pine St.  
Alton, TX  
78573

Phone: (956) 400-9977  
(956) 240-0107

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Ontour</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1948</u>
		<u>7/12/17</u>

Water Supplier: Sharyland

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

Tierra Estates Lot 74

[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 [Signature] 7/12/17  
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:

3-17672  
7/12/17

**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

Cindy Molina

Known to me [or proved to me in the oath of Texas Driver License or through IDL#27084714 (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:

Tierra Estates lot 24."

[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-

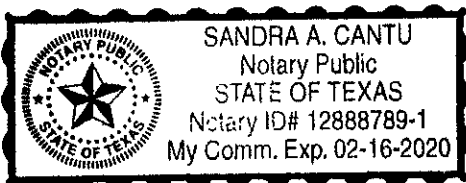
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

(Signature)

SUBSCRIBED AND SWORN TO before me on July 21, 2017, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## General Warranty Deed

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

Date: March 7, 2016

Grantor: ROSA MARIA MOLINA, a widow; NANCY MOLINA ESPARZA and LUSERITO MOLINA IBANEZ, as their sole and separate property and estate

Grantor's Mailing Address: 4890 Naomi Rd.  
Eau Claire, Michigan 49111  
Berrien County

Grantee: CINDY MOLINA, a single person

Grantee's Mailing Address: 1806 N. Pine St.  
Alton, Texas 78573  
Hidalgo County

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

Property (including any improvements):

All of Lot Seventy-four (74), Tierra Estates Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in the Map Records of the County Clerk of Hidalgo County, Texas, being the same property conveyed to Ricardo Molina by deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 571533.

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

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

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

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

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

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

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

Rosa Maria Molina  
ROSA MARIA MOLINA

Nancy Esparza  
NANCY MOLINA ESPARZA

Luzerito Molina Ibanez  
LUZERITO MOLINA IBANEZ

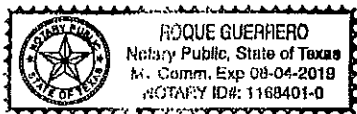
Accepted by:

[Signature]  
CINDY MOLINA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2016, by ROSA MARIA MOLINA.

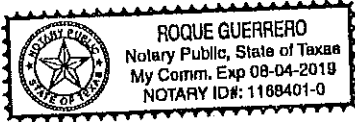


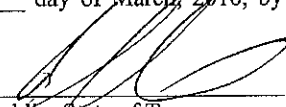
[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2016, by  
NANCY MOLINA ESPARZA.

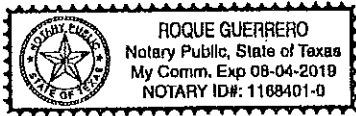


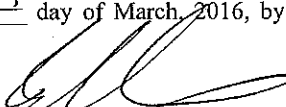
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2016, by  
LUSERITO MOLINA IBANEZ.

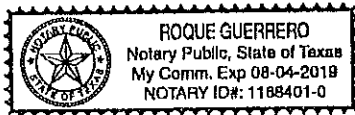


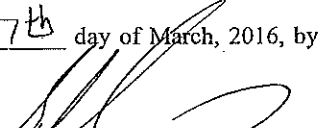
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2016, by  
CINDY MOLINA.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
CINDY MOLINA  
1806 N. Pine St.  
Alton, Texas 78573

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

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17672

Jul. 12, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

T5270-00-000-0074-00

[ 1 ] OWNER: MOLINA, CINDY  
1810 N PINE ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA ESTATES LOT 74  
X-44

ALTON, TX 78573

Telephone No. 240-0107

LOCATION: 0 CONWAY & 6 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

[10] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 644 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES MH 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

Light [X] Water [X]

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

Sanchea Carter  
Prepared by

7/12/17  
Date

B. Carter  
Approved by

7/6/17  
Date

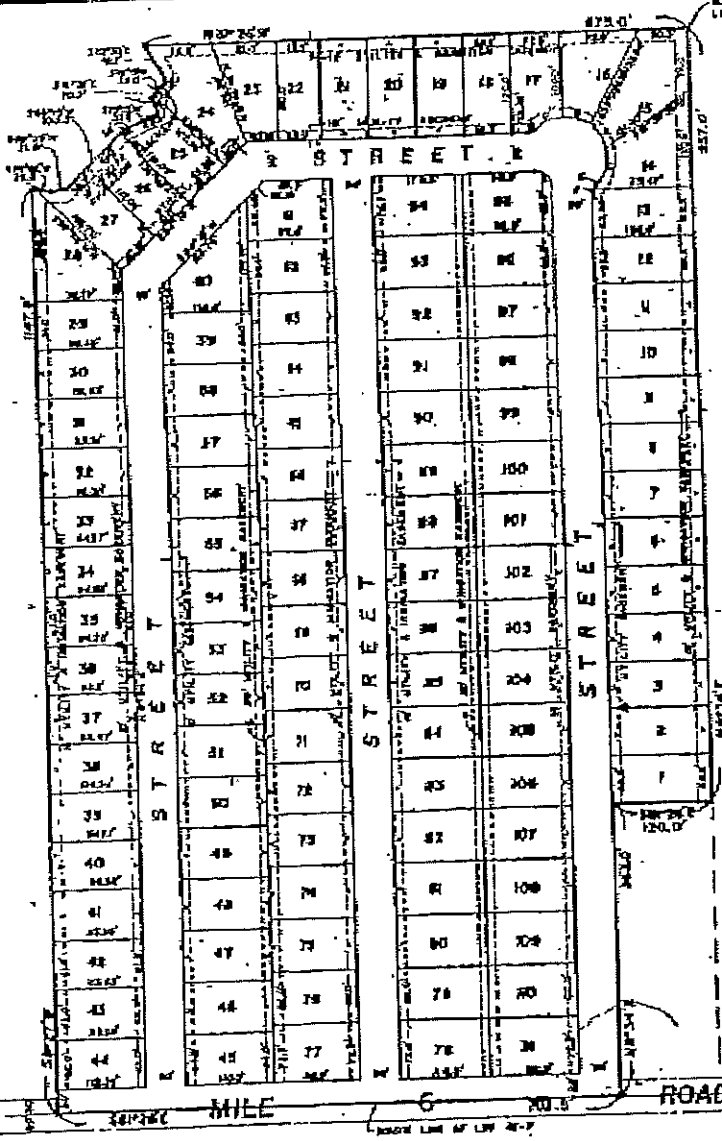
X. G. [Signature]  
Signature of Owner of Applicant

7-12-2017  
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.



- NOTES:
1. Easement shown on this plat is 15' above surface ground at center of each lot.
  2. The year from date of this map is 1913.

125306  
**FILED**  
 MAY 23 1913  
 COUNTY CLERK  
 TARRANT COUNTY, TEXAS

LOT	WIDTH	LENGTH	AREA	PERCENT
1	30.0'	125.0'	3750.00	0.000000
2	30.0'	125.0'	3750.00	0.000000
3	30.0'	125.0'	3750.00	0.000000
4	30.0'	125.0'	3750.00	0.000000
5	30.0'	125.0'	3750.00	0.000000
6	30.0'	125.0'	3750.00	0.000000
7	30.0'	125.0'	3750.00	0.000000

LOT 45-B W. ADD'N SHARPLAND

**MAP**  
 OF  
**TIERRA ESTATES**  
**SUBDIVISION**

BEING A SUBDIVISION OF 23.47 AC.  
 OUT OF LOT 45-7,  
 WEST ADDITION TO SHARPLAND,  
 OF FORTCOMER 2154-2224 & 27,  
 TARRANT COUNTY, TEXAS

**APPROVED**  
 FOR RECORDING  
 TARRANT COUNTY CLERK  
 MAY 23, 1913

PREPARED BY  
 MARIAN, YELTON & OGDEN, INC.  
 DALLAS, TEXAS

5/23/83

IN WITNESS WHEREOF, I, the undersigned, County Clerk of Tarrant County, Texas, have hereunto set my hand and the seal of said County at Dallas, Texas, this 23rd day of May, 1913.

*Dale Nelson*  
 COUNTY CLERK

I, the undersigned, County Clerk of Tarrant County, Texas, have hereunto set my hand and the seal of said County at Dallas, Texas, this 23rd day of May, 1913.

*Richard W. ...*  
 COUNTY CLERK

CHECKED FOR DRAINAGE  
 BY: *W. O. ...*

I, the undersigned, County Clerk of Tarrant County, Texas, have hereunto set my hand and the seal of said County at Dallas, Texas, this 23rd day of May, 1913.

*Richard W. ...*  
 COUNTY CLERK

THIS MAP IS SUBJECT TO THE ORDINANCE OF THE BOARD OF HEALTH OF THE CITY OF DALLAS, TEXAS, AND THE PROPERTY HEREON SHOWN IS SUBJECT TO THE SAME.

APPROVED FOR RECORDING  
 BY  
 COMMISSIONER OF LANDS  
 THE 23rd day of May, 1913  
 L. T. ...  
 COUNTY CLERK

*Richard W. ...*  
 COUNTY CLERK

*Richard W. ...*  
 COUNTY CLERK



# 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: 3-17456  
4/10/17

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

Upon the application of:

Name: Ernesto Miranda

Address: 3414 Jennifer LN

Mission, TX 78574

Phone: <sup>His</sup> (956) 445-3340  
<sub>Here</sub> (956) 240-4935

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Ontario</u> Authorized Signature
Inspection/Permit No:		<u>sewer</u>
Date Approved:	<u> / /</u>	<u>8/1/17</u>

Water Supplier: Sharyland

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

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

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

Lot 23, Country Estates West Addn 'A'

[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 Antee 7/26/17  
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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2<sup>3</sup> 4

Application No:

317456  
4/10/17

### 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

Ernesto Miranda

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 19218296 (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:

LOT 23 Country Estates West subdivision (3412 Jennifer Ln.) Adels 'A'

[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]

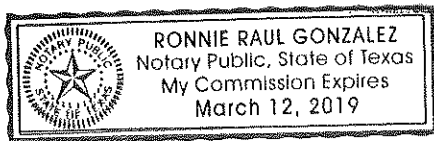
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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)

SUBSCRIBED AND SWORN TO before me on July 26, 2017, to certify which, witnesses my hand and seal of office.



Ronnie R. Gonzalez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**General Warranty Deed**

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

Date: April 1, 2016

Grantor: **MARIA MIRANDA, not joined herein by my husband as the property herein conveyed constitutes no part of our homestead; and ERNESTO MIRANDA**

Grantor's Mailing Address: **3414 Jennifer Ln.  
Mission, Texas 78574  
Hidalgo County**

Grantee: **MARIA MIRANDA and son, ERNESTO MIRANDA and wife, MARIBEL MIRANDA, as her sole and separate property and estate; as Joint Tenants with Right of Survivorship and not as Tenants in Common**

Grantee's Mailing Address: **3504 Jennifer Ln.  
Mission, Texas 78574  
Hidalgo County**

Consideration: A conveyance of the property herein described in order to include all three Grantees herein as record owners

Property (including any improvements):  
**All of Lot Twenty-three (23), COUNTRY ESTATES WEST SUBDIVISION, Hidalgo County, Texas, Addition A, as per map or plat thereof on file and of record in the Office of the County Clerk of Hidalgo County, Texas, being the same property conveyed to the Grantors herein by deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 1930899.**

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

**All oil, gas, and other mineral reservations of record, if any;**

**All oil, gas leases and drilling agreements of record, if any;**

**Easements of record, if any;**

**Easements and conditions as may be contained in plat of said subdivision, if any;**

**Easements, rights, rules, and regulations in favor of pertaining water district, if any;**

**All visible easements and restrictions of record, if any.**

**Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.**

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

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

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.

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

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

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

Maria Miranda  
MARIA MIRANDA

Ernesto Miranda  
ERNESTO MIRANDA

Accepted by:  
Maria Miranda  
MARIA MIRANDA

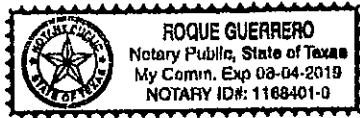
Ernesto Miranda  
ERNESTO MIRANDA

Maribel Miranda  
MARIBEL MIRANDA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2016, by MARIA MIRANDA.

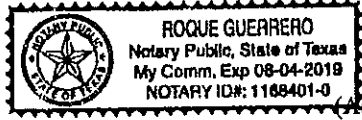


Roque Guerrero  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2016, by  
**ERNESTO MIRANDA.**

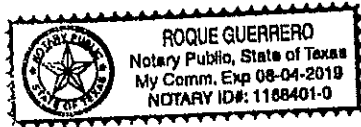


*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2016, by  
**MARIBEL MIRANDA.**



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MARIA MIRANDA, ERNESTO & MARIBEL MIRANDA  
3504 Jennifer Ln.  
Mission, Texas 78574

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

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-17456  
Apr. 10, 2017

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

C9010-0A-000-0023-00

[ 1 ] OWNER: MIRANDA, ERNESTO  
3414 JENNIFER LN

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
COUNTRY ESTATES WEST ADDN. A  
LOT 23 A-01

MISSION TX 78574

Telephone No. 445-3340

LOCATION: 0 BENTSEN PALM DR & 4 1/2 M

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$126,000

[ 5 ] SIZE OF STRUCTURE: 2,076 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE A

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

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 25' SIDES 6' REAR 15'  
AS PER CERTIFICATE OF ELEVATION

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: MI 0295D 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 Carter 4/10/17  
Prepared by Date

R. Carter 3/21/17  
Approved by Date

[Signature] 4/10/17  
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.

*onsite done by Beto*

**COUNTRY ESTATES WEST, ADDITION A**

BEING A RESUBDIVISION OF THE EAST 1.55 ACRES OF THE WEST 7.21 ACRES OF LOT 103, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.

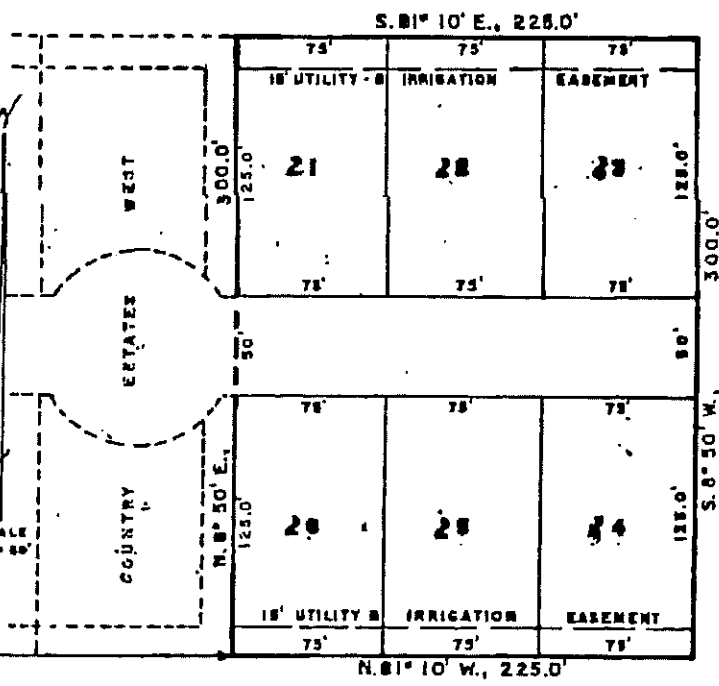
I, JOHN V. NIKELS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED.

DECEMBER 9, 1961  
MISSION, TEXAS

*John V. Nikels*



J.V. COOPER  
LOT 103



STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS MAP AND DESIGNATED "Country Estates West, Addition A", DO HEREBY ADOPT AND ESTABLISH SAID SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE STREET AND EASEMENTS THEREON SHOWN.

*John C. Scholtis*

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR JOHN C. SCHOLTIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY AS THEREIN STATED AND FOR THE CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF December A.D. 1961

*Rebecca M. Smith*

REBECCA M. SMITH  
County Public, Hidalgo County, Texas

THIS MAP REVIEWED AND ACCEPTED BY HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 6.

ATTEST: *Thomas F. Thompson* BY: *Carol D. Dancy, Secy.*

1181

**APPROVED FOR RECORDING**  
Hidalgo Co. Reg. Survey Dept.  
by *Tona Walker*  
Date 12-22-61

**APPROVED FOR RECORDING**  
BY  
**COMMISSIONERS' COURT**  
This the 22nd day of December 1961  
**SANTOS BALDANA**, County Clerk  
Hidalgo County, Texas  
By: *Galanda Espinosa*, Secy.

Recorded in Book 22 Page 52  
of the map records of Hidalgo  
County, Texas  
Malden and Hunt, Inc.  
County Surveyors

FILED FOR RECORDING THIS DATE  
12-22-61  
*Tona Walker*  
COUNTY CLERK