

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	LAURA LEE PINA	3-17626
2.	NATALIE TREVINO	3-17670
3.	NEREO OLIVARES	3-12435
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: August 22, 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 2/3/4

T.J. Arredondo, CFM  
Director of Planning

Application No: 317626  
6/19/17

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

Upon the application of:

Name: Laura Lee Pina

Address: 4326 Sunny  
Hawen St.  
Mission, TX 78572

Phone: (956) 780-0101

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Antons</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>4378</u> <u>8/14/17</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-70066148  
 Temporary Pole  Permanent Service

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

Sunny Hawen Estates Lot 21

[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 8/14/17  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office	Precinct No.1 Substation	Precinct No.3 Substation
1304 South 25 <sup>th</sup> Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

317426  
10/19/17

**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

Laura Lee Piña

Known to me [or proved to me in the oath of Texas Driver License or through DL# 25263470 (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:

Sunny Haven Estates Lot 21."

[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."

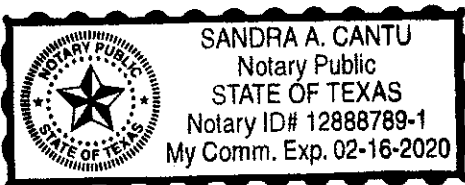
[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on August 14, 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 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.**

**DEED OF GIFT**

**Date:** February 17, 2017

**Grantor:** LAURA PINA VELA and husband, ANDRES PINA

**Grantor's Mailing Address (including county):** 4318 Sunny Haven St.  
Mission, Texas 78572  
Hidalgo County, Texas

**Grantee:** LAURA LEE PINA

**Grantee's Mailing Address (including county):** 4318 Sunny Haven St.  
Mission, Texas 78572  
Hidalgo County, Texas

**Consideration:** Love of, and affection for, Grantee.

**Property (including any improvements):**

All of Lot Twenty-one (21), Sunny Haven Estates Subdivision being a Subdivision of Lot Seventeen (17), in Bentsen Grove Addition "E", Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 23, Page 55, Map Records of Hidalgo County, Texas.

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

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, 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 and exceptions to conveyance and warranty, gives, grants 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 and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

**NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY OR WHETHER THE PROPERTY COMPLIES WITH FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS.**

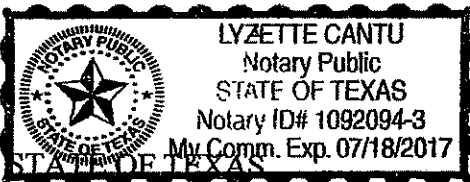
*Laura Pina Vela*

LAURA PINA VELA

ANDRES PINA

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2017, by LAURA PINA VELA.



COUNTY OF HIDALGO

*Lyzette Cantu*  
Notary Public State of Texas

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by ANDRES PINA.

Notary Public State of Texas

AFTER RECORDING RETURN TO:  
LAURA LEE PINA  
4318 Sunny Haven St.  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
LEWIS, MONROE & PEÑA  
ATTORNEYS AT LAW  
3111 W. Freddy Gonzalez  
EDINBURG, TEXAS 78539  
GF#w2017-25

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-17626

Jun. 19, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

S7160-00-000-0021-00

[ 1 ] OWNER: PINA, LAURA LEE  
4326 SUNNY HAVEN ST  
  
MISSION TX 78572  
Telephone No. 780-0101

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SUNNY HAVEN ESTATES LOT 21  
C-25

LOCATION: 0 BENTSEN PALM DR & OLD 83

[ 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.: \$15,000


[ 5 ] SIZE OF STRUCTURE: 2,300 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 20' SIDES 6' REAR 15'  
18 INCHES ABOVE TOP OF CURB.

### FOR COUNTY USE ONLY APPLICATION FEES

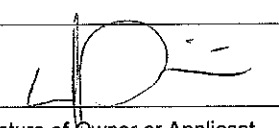
  
Prepared by \_\_\_\_\_ Date 6/19/17

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

R. Carter  
Approved by \_\_\_\_\_ Date 6/15/17

Light [X] Water [X]

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

  
Signature of Owner or Applicant \_\_\_\_\_ Date 6/19/2017

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.

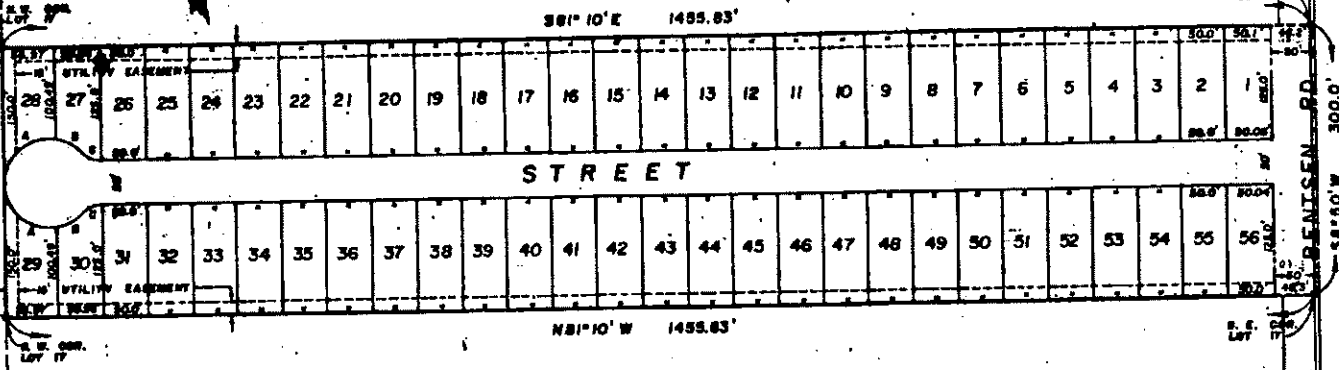
### [ NOTICE ]

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.

LOT 16  
BENTSEN GROVES ADDITION 'E'

EXIST. WATSON ROAD  
NB 50° E 300.0'



LOT 18  
BENTSEN GROVES ADDITION 'E'

CURVE	ARC	LENGTH	CHORD	ANGLE
A	80.0'	21.67'	78.46'	89°00'47"
B	80.0'	21.67'	53.01'	38°33'18"
C	80.0'	21.52'	28.75'	46°34'08"

APPROVED  
FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By *Verna Walker*  
Date *March 27, 1983*

11723

MAP  
OF  
SUNNY HAVEN ESTATES

BEING A SUBDIVISION OF LOT 17,  
BENTSEN GROVES ADDITION 'E',  
HDALGO COUNTY, TEXAS

Recorded in Book *23* Page *55*  
of the map records of Hidalgo  
County, Texas  
Melden and Hunt, Inc.  
County Surveyors

CHECKED FOR DRAMAGE  
BY: *Walt O. Gorman*

PREPARED BY:  
FABIAN, NELSON & MEDINA INC.  
IN ALLEN, TEXAS

SCALE: 1" = 100' DATE: 3-22-83

STATE OF TEXAS  
COUNTY OF HDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "SUNNY HAVEN ESTATES",  
HEREBY HEREBY HERETO, HEREBY HERETO, HEREBY HERETO, HEREBY HERETO, HEREBY HERETO, HEREBY HERETO, HEREBY HERETO,  
SUBDIVISION TO HDALGO COUNTY, TEXAS, AND WHOME  
BENEFIT OF THE OWNERS AND UTILITY COMPANIES SERVING

*Roma Lopez*  
ROMA LOPEZ, TRUSTEE

SUNNY HAVEN ESTATES INC.  
BY: *Miro Bernick*  
MIRO BERNICK, PRESIDENT

STATE OF TEXAS  
COUNTY OF HDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS  
IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND SEAL OF OFFICE, THIS THE *22* DAY OF *MARCH*, 1980.

*Carroll Boyd*  
Carroll Boyd, Notary Public  
in Hidalgo County, Texas

STATE OF TEXAS  
COUNTY OF HDALGO:

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  
OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Plinio C. Medina*  
PLINIO C. MEDINA  
REGISTERED PUBLIC SURVEYOR  
Hidalgo County, Texas



APPROVED FOR RECORDING

BY  
COMMISSIONER'S COURT  
This is the 28th day of March 1983  
J. EDGAR RUIZ, County Clerk  
Hidalgo County, Texas

THIS PLAT APPROVED BY THE HDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 5 ON THIS *14* DAY OF *MARCH* A.D. 1983  
*Jose P. Garcia*  
President



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-17670  
7/11/17

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

Upon the application of:

Name: Natalie Treviño

Address: 4105 J and A Dr  
Mission TX 78574

Phone: (956) 532-5334

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>8/15/17</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:

Country Estates West Addn "A"  
Lot 25

[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 8/15/17  
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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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-17670  
7/11/17

**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

Natalie Treviño

Known to me [or proved to me in the oath of Texas Driver License or through DL# 23480098 (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 Estates West Addn 'A' Lot 25"

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

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

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

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

-OR-

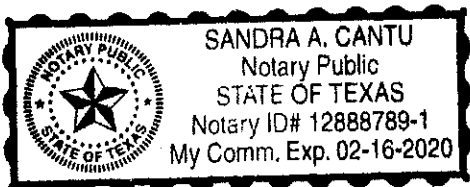
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Natalie Treviño (Signature)

SUBSCRIBED AND SWORN TO before me on August 15, 20 17, to certify which, witnesses my hand and seal of office.

Sandra 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.**

**Special Warranty Deed with Vendor's Lien**

**Date:** April 21, 2017

**Grantor:** CRYSTAL CREEK PARTNERS, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

14090 FM 2920 Rd., Suite G-325  
Tomball, TX 77377

**Grantee:** NATALIE TREVINO

**Grantee's Mailing Address:**

4105 J and A Dr.  
Mission, Hidalgo County, Texas 78574

**Consideration:**

Note of even date executed by Grantee and payable to the order of CRYSTAL CREEK PARTNERS, LLC, a Texas limited liability company, in the principal amount of SEVENTEEN THOUSAND AND NO/100THS DOLLARS (\$17,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CRYSTAL CREEK PARTNERS, LLC, a Texas limited liability company and by a first-lien deed of trust of even date from Grantee to RUDY SALINAS, JR., Trustee.

**Property (including any improvements):**

**Lot Twenty-five (25), COUNTRY ESTATES WEST ADDITION "A", Hidalgo County, Texas, as per map or plat thereof recorded in Volume 22, Page 52, Map Records, Hidalgo County, Texas.**

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

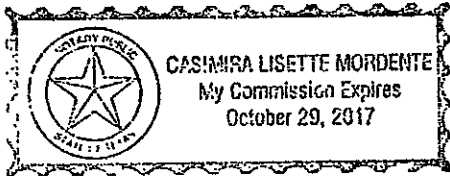
1. Right of parties in possession.
2. Mineral and/or royalty grant and/or reservation in instrument(s) dated June 4, 1968, recorded in Volume 1205, Page 969, Deed Records, and dated August 24, 1978, recorded in Volume 1590, Page 544, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease(s) dated May 5, 1971, recorded in Volume 331, Page 837.

**CRYSTAL CREEK PARTNERS, LLC, a Texas limited liability company**

By: *Stephen D. Brown*  
**STEPHEN D. BROWN, Manager**

STATE OF TEXAS            )  
  )  
COUNTY OF HARRIS        )

This instrument was acknowledged before me on April 22 2017, by **STEPHEN D. BROWN** in his capacity as Manager of **CRYSTAL CREEK PARTNERS, LLC**, a Texas limited liability company, on its behalf in said capacity.



*Casimira Lisette Mordente*  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:**

**Lauren K. Christy  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard Suite 300  
Weslaco, Texas 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089**

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17670

Jul. 11, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

C9010-0A-000-0025-00

[ 1 ] OWNER: TREVINO, NATALIE

RR 1 BOX 341-L  
MISSION TX 78574-9801

Telephone No. 532-5334

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
COUNTRY ESTATES WEST ADDN. A  
LOT 25 ~~X-25~~ X-01 (RC)

LOCATION: 0 BENTSEN PALM AND 4 1/2 MI

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA Sewer (RC)

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$14,000

[ 5 ] SIZE OF STRUCTURE: ~~1,596~~ 1,800 Sq. Ft. (RC)

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

[ 6 ] USE OF BUILDING: RES. NEW HOUSE ZPNE-X

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

Louy Contr  
Prepared by

7/11/17  
Date

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

Light [X] Water [X]

Beto Garza  
Approved by

7/11/17  
Date

Flood Zone: NO Panel No. /Suffix: 0290 D Pct: 0

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Natalie Trevino  
Signature of Owner or Applicant

7/11/17  
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.

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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.

**COUNTRY ESTATES WEST, ADDITION A**

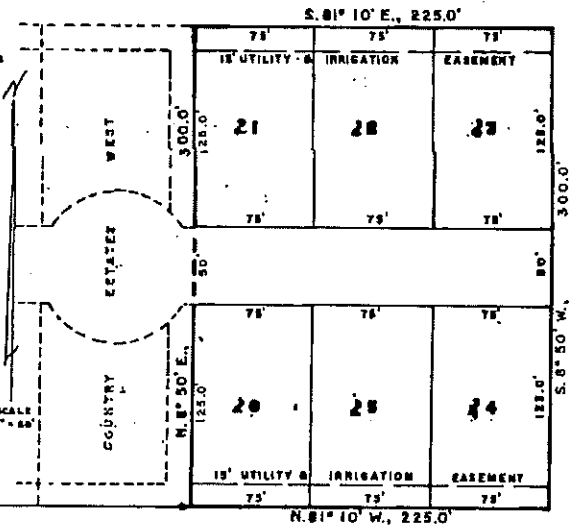
BEING A REBUNDIVISION OF THE EAST 1.32 ACRES OF THE WEST 7.21 ACRES OF LOT 103, BENTZEN GROVE SUBDIVISION, HIDALGO COUNTY, TEXAS.

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

DECEMBER 8, 1981  
DALLAS, TEXAS



N.M. CHERRY  
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 ADMIT AND CONFIRM SAID SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE STREET AND EASEMENTS THEREON SHOWN.

STATE OF TEXAS;  
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR JOHN C. SCHULTZ, 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. 1981.

*John C. Schultz*

*Rebecca H. Smith*  
REBECCA H. SMITH  
Notary Public, Hidalgo County, Texas

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

ATTEST: *Thomas H. Thompson* By: *Carol D. Dornier*

1181

**APPROVED FOR RECORDING**  
Hidalgo Co. Reg. Survey Dept.  
By: *Tom Walker*  
Date: *12-22-81*

**APPROVED FOR RECORDING**  
BY  
COMMISSIONERS' COURT  
This the 22nd day of December, 1981  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas

12/22/81  
Recorded In Book 22 Page 52  
of the map records of Hidalgo County, Texas  
Melden and Hunt, Inc.  
County Surveyors

FILED FOR RECORDING THIS DATE  
109  
DECEMBER 22 1981  
HIDALGO COUNTY CLERK  
SANTOS SALDANA



# 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:

3-12435  
4/26/12

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

Upon the application of:

Name: Nereo Olivares

Address: 7514 Camelot Dr

Mission, TX 78572

Phone: (956) 569-4521

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

Water Supplier: mud#1

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:

Squire Estates Lot 68

[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 Centeno 8/16/17  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

312435  
4/26/12

**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

Nereo Olivares Sanchez

Known to me [or proved to me in the oath of Texas Driver License or through ID# 18963183 (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:

Squire Estates lot 68"

[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-

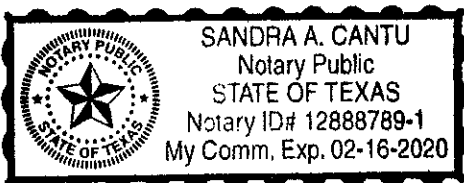
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Nereo Olivares (Signature)

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

Sandra 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: August 1, 2008

1925977

Grantor: EFREN DIAZ and wife, CONSUELO DIAZ

Grantor's Mailing Address: P. O. Box 663  
Alamo, Hidalgo County, Texas 78516

Grantee: NEREO OLIVARES

Grantee's Mailing Address: 7517 Camelot Drive  
Mission, Hidalgo County, Texas 78572

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GRANTORS in the principal amount of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GRANTORS and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Sixty-Eight (68) SQUIRE ESTATES, Hidalgo County, Texas, according to map thereof recorded in Volume 28, Page 62, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

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 2008, 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 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.

  
\_\_\_\_\_  
EFREN DIAZ

  
\_\_\_\_\_  
CONSUELO DIAZ


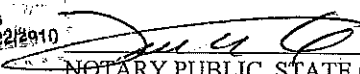
*This instrument was prepared based on  
Information furnished by the parties, and no  
Independent title search has been made.*

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

ACKNOWLEDGMENTS


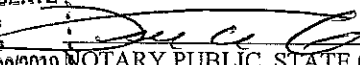
STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2008, by  
EFREN DIAZ.

 VERONICA DE LA FUENTE  
Notary Public  
State of Texas  
My Comm. Exp. 12/22/2010  
  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2008, by  
CONSUELO DIAZ.

 VERONICA DE LA FUENTE  
Notary Public  
State of Texas  
My Comm. Exp. 12/22/2010  
  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:

SLUSHER & ASSOCIATES, PLLC  
4900 NORTH 10<sup>TH</sup> STREET, SUITE F-3  
McALLEN, TEXAS 78504

NO TITLE COMMITMENT

AFTER RECORDING, RETURN TO:

NEREO OLIVARES  
7517 CAMELOT DRIVE  
MISSION, TEXAS 78572

<b>CHARGE &amp; RETURN TO:</b>
San Jacinto Title Services 4900 N. 10th St., Ste. E-3 McAllen, TX 78504
GF#: <u>walk in Vol 6</u>
NUMBER OF PAGES: <u>2</u>
FFE: <u>30</u>

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-12435  
Apr. 26, 2012

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

S5520-00-000-0068-00

[ 1 ] OWNER: OLIVARES , NEREO  
7517 CAMELOT  
MISSION TX. 78572  
Telephone No. 391-5431

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SQUIRE ESTATES LOT 68  
ZONE C-25

LOCATION: 0 OLD 83 & SHOWERS RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$55,000

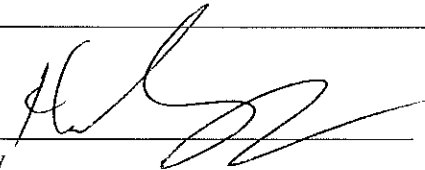
[ 5 ] SIZE OF STRUCTURE: 2,043 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO


[ 6 ] USE OF BUILDING: RES NEW HOUSE

**Special Conditions: No construction allowed over any easements.**  
F 25 R 15 S6

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 4/26/12

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

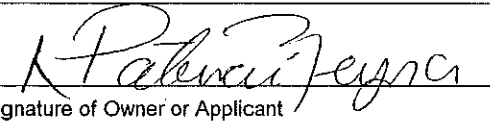
  
Approved by \_\_\_\_\_ Date 4/26/12

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation Required:  YES  NO  BFE

  
Signature of Owner or Applicant \_\_\_\_\_ Date 4/26/12

- 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.

