

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Angelica Marquez	4-115
2.	Ana M. Campos	4-64
	COMM. COURT: November 28, 2017	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 4-115

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

Upon the application of:

Angelica Marquez
Name: Jesus Reyna

Address: 1027 N. Terry rd

Edinburg Tx 78542

Phone: 956-457-2081

Approved by Environmental Health:	Temporary Service	Final Service
<u>R.R. Rio</u>	<u>Authorized Signature</u>	<u>Authorized Signature</u>
Inspection/Permit No:	<u>PENDING TO connect</u>	
Date Approved:	<u>11/17/17</u>	<u>1 1</u>

Water Supplier: N/A

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

Account/ESI No.: 324171001 M.H.
 Temporary Pole Permanent Service

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

Texas Mexican Railway Co. Lot # 11
Section 249

[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.~~

[Signature]
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 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-115

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

Angelica Marquez

Known to me [or proved to me in the oath of 23739103 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:

Texas Mexican Railway CO. Lot # 11 Sect. 249

[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."

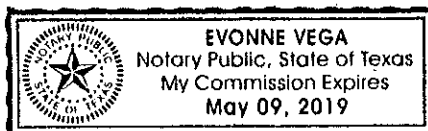
-OR-

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 November 17, 2017, to certify which, witnesses my hand and seal of office.

Evonne Vega
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Warranty Deed with Vendor's Lien

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: August 24, 2017 to be effective August 29, 2017

Grantor: SHARON POSLUSZNY, not joined herein by my husband as the property herein conveyed constitutes no part of our homestead

Grantor's Mailing Address: 1200 S. Cynthia St.
McAllen, Texas 78501-1148
Hidalgo County

Grantee: ANGELICA MARQUEZ, a single woman

Grantee's Mailing Address: 2511 Salvatierra Ave., Apt 3
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of FORTY ONE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$41,850.00), and is executed by Grantee, payable to the order of NAFT FEDERAL CREDIT UNION, 901 North I Road, Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of NAFT FEDERAL CREDIT UNION in this Deed and by a Deed of Trust of even date from Grantee to MORTON W. BAIRD, II, Trustee.

Property (including any improvements):

An 80 foot strip of land out of Lot 11, Section 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Lot 11;

THENCE, North, 8 degrees 49 minutes East, along the West line of said Lot 11, a distance of 1.4 feet to a found 1/2 inch iron pipe for the POINT OF BEGINNING and the Southwest corner of this tract;

THENCE, South, 83 degrees 41 minutes East, a distance of 989.3 feet to a set 1/2 inch iron rod on point of curvature for an interior corner of this tract;

THENCE, Easterly, along said curve to the right having a radius of 11,419.3 feet and an arc distance of 331.79 (330.2) feet to a point on the East line of said Lot 11, for the Southeast corner of this tract;

THENCE, North, 8 degrees 49 minutes East, a distance of 80.01 (80.0) feet to a point, lying on a curve, for the Northeast corner of this tract;

THENCE, Westerly, along the curve to the left having a radius of 11,499.3 feet and an arc distance of 335.28 (334.9) feet to a found 1/2 inch iron rod on a point of tangency, for an exterior corner of this tract;

THENCE, North, 83 degrees 41 minutes West, a distance of 985.8 feet to a set concrete nail on the West line of said Lot 11, for the Northwest corner of this tract;

THENCE, South, 8 degrees 49 minutes West, 80.08 (80.1) feet to the POINT OF BEGINNING, containing 2.426 acres of land, more or less.

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

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 1, Page 21, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.

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

All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any right, interest or claim that may exist, arise or may be asserted against the title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

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

All ad valorem taxes for the year 2017 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any 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 and 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.

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

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

NAFT FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of NAFT FEDERAL CREDIT UNION, and are transferred to that party without recourse on Grantor.

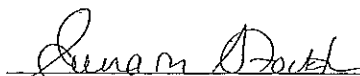

SHARON POSLUSZNY

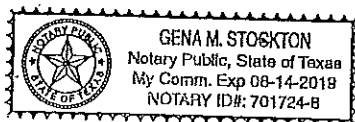
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of August, 2017, by SHARON POSLUSZNY.

(SEAL)


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
ANGELICA MARQUEZ
2511 Salvatierra Ave., Apt 3
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3173918;GS/ch

Charge to: VALLEY LAND TITLE CO.
After Recording Return To
McLaren & Associates
5123 North McColl
McAllen, Texas 78504

2185-08

DEED WITHOUT WARRANTY

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO)

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, (formerly known as Southern Pacific Transportation Company, a Delaware corporation) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by TEXAS-RGV LAND DEVELOPMENT, a Texas Joint Venture, Grantee, to be addressed at 912 Fortress, Edinburg, Texas 78539, the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey, without any warranty, express or implied, (including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee even as to the return of the purchase price), unto the said Grantee, the strip or tract of land (hereinafter the "Property") lying in the County of Hidalgo, State of Texas, described in Exhibit A hereto attached and hereby made a part hereof.

Subject to (i) rights of the public in and to any portion of the Property located within the limits of public roads, streets or alleys; (ii) building lines, restrictions, conditions and easements of record, if any; (iii) zoning laws or ordinances affecting the Property, if any; (iv) lawful encroachments, measurements or other facts which a correct survey would show; (v) rights of others in and to all utility lines and appurtenances located on or over the Property, if any; (vi) rights of others in connection with underground pipes, wires or conduits, if any; and (vii) general taxes for the calendar year 2003 and thereafter, and the special taxes assessed and becoming a lien after the date of this deed.

EXCEPTING from this conveyance and RESERVING unto Grantor, its successors and assigns, all coal, oil, gas, and the minerals and mineral rights of whatever nature or description, kind or character, like or unlike, known or unknown, and whether occurring in solid, liquid, vaporous or other and different forms in, on or under the Property; provided, however, that no operation of investigating, exploring, prospecting or mining for or storing or transporting said minerals or any of them, shall be conducted or placed upon the Property.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any existing license and other existing rights to use the Property and renewals thereof) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto said Grantee, its successors and assigns, forever, without any warranty, express or implied, including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 26th day of June, 2003.

Attest:

UNION PACIFIC RAILROAD COMPANY

C. J. Meyer
Assistant Secretary

By Tony K. Love

Title: GENERAL MANAGER-REAL ESTATE

(Seal)

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On June 26, 2003, before me, a Notary Public in and for
said County and State, personally appeared TONY K. LOVE
and C. J. Meyer who are the GENERAL MANAGER-REAL ESTATE
and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware
corporation, and who are personally known to me (or proved to me on the basis of
satisfactory evidence) to be the persons whose names are subscribed to in the within
instrument, and acknowledged to me that they executed the same in their authorized
capacities, and that by their signatures on the instrument the persons, or the entity upon
behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Stanley C Mispelot
Notary Public

(Seal)

**Exhibit A To Deed Without Warranty
Union Pacific Railroad Company (Grantor)
Texas-RGV Land Development, a Texas Joint Venture (Grantees)
Hidalgo County, Texas**

Parcel 1

A tract of land being that part of Lot 12, Section 249, Tex-Mex. Ry. Survey, Hidalgo County, Texas, and being that portion of the right of way of the Union Pacific Railroad Company, formerly known as the Southern Pacific Transportation Company, a Delaware corporation, successor in interest to the San Antonio and Aransas Pass Railway Company, and being all that portion of that certain tract of land heretofore acquired by the said Railway Company by virtue of that certain Deed from J. L. Reed and wife dated November 9, 1926, said instrument having been filed for record in said Hidalgo County, Texas on March 7, 1927, and recorded on March 9, 1927 in the Deed Records of said County, in Volume 237 on Pages 586-587.

Containing a record area of 1.63 acres, more or less.

Parcel 2

A tract of land being that part of Lot 13, Section 249, Tex-Mex. Ry. Survey, Hidalgo County, Texas, and being that portion of the right of way of the Union Pacific Railroad Company, formerly known as the Southern Pacific Transportation Company, a Delaware corporation, successor in interest to the San Antonio and Aransas Pass Railway Company, and being all that portion of that certain tract of land heretofore acquired by the said Railway Company by virtue of that certain Deed from H. O. Sparks and wife, Vera Sparks, and D. H. Sparks and wife, Maxine E. Sparks dated October 30, 1926, said instrument having been filed for record in said Hidalgo County, Texas on January 17, 1927, and recorded on January 18, 1927 in the Deed Records of said County, in Volume 233 on Pages 593-595.

Containing a record area of 0.73 acres, more or less.

**Exhibit A To Deed Without Warranty
Union Pacific Railroad Company (Grantor)
Texas-RGV Land Development, a Texas Joint Venture (Grantees)
Hidalgo County, Texas**

Parcel 3

A tract of land being that portion of Lot 11, Section 249, Tex-Mex. Ry. Survey, Hidalgo County, Texas, and being that portion of the right of way of the Union Pacific Railroad Company, formerly known as the Southern Pacific Transportation Company, a Delaware corporation, successor in interest to the San Antonio and Aransas Pass Railway Company, and being all that portion of that certain tract of land heretofore acquired by the said railroad company by virtue of that certain Deed from S. B. Poston and wife, Claudia Belle Poston, dated October 22, 1926, said instrument having been filed for record in said Hidalgo County, Texas on December 10, 1926, and recorded on December 13, 1926 in the Deed Records of said County, in Volume 235 on Pages 104-105.

Containing a record area of 2.42 acres, more or less.

END OF LEGAL DESCRIPTION

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

On: Jul 10, 2003 at 01:33P

As a Recording

*Document Number: 1219725
Total Fees : 22.00*

*Receipt Number - 512395
By: Marylou Cantu, Deputy*

WARRANTY DEED

S.B. POSTON ET UX

TO

THE S.A. & A.P. RY. CO.

THE STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

A-42

KNOW ALL MEN BY THESE PRESENTS:

That We, S.B. Poston and Wife, Claudia Belle Poston of the County of Florence in the State aforesaid, for and in consideration of the sum of Eight Hundred Seventy-one and 20/100 (\$871.20) Dollars to us in hand paid by the San Antonio & Arkansas Pass Ry. Company a corporation organized and existing under and by virtue of the laws of the State of Texas, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said San Antonio & Arkansas Pass Ry. Company, all that certain tract or parcel of land lying and being situated in Hidalgo County, Texas. The tract herein conveyed is a portion of the survey in the name of Tex-Mex Ry. Survey. Part of Lot 11, Sec. 249, and is more particularly described as follows, to-wit:

Beginning at a point on the west line of Lot 11, Sec. 249, of the Tex-Mex Ry. Survey, on e and 4/10 (1.4) feet N. 8° 49' E. from the southwest corner of said Lot 11, and forty and 4/100 (40.04) Feet S. 8° 49' W. From Engineer's Station 232+98.8 of the centre line of the Harlingen Branch of the S.A. & A.P. Ry. as now located on the ground;

Thence nine hundred eighty-nine and 4/10 (989.3) ft. S. 83° 41' E. in a line parallel to and forty (40) ft. distant from said railway's centre line to a point opposite the west end of a 0° 30' curve at Engineer's Station ^{232+26.4} ~~232+98.8~~ of said railway's centre line;

Thence three hundred thirty and 2/10 (330.2) ft. in an easterly direction parallel to said 0° 30' curve, and forty (40) ft. distant therefrom to a point in the east line of said Lot 11, said point being situated forty-eight and 6/10 (48.6) ft. N. 8° 49' E. from the southeast corner of said Lot 11;

Thence eighty (80) ft. N. 8° 49' E. along the east line of said Lot 11, to a point, said point being situated forty (40) ft. N. 8° 49' E. from Engineer's Station 236+18.9 of said railway's centre line;

Thence three hundred thirty-four and 9/10 (334.9) ft. in a westerly direction parallel to and forty (40) ft. distant from said 0° 30' curve, to a point opposite the west end of said 0° 30' curve, at Engineer's Station 232+86.4;

Thence nine hundred eighty-five and 8/10 (985.8) ft. in a line parallel to

and forty (40) ft. distant from said railway's centre line to the west line of Lot 11;

Thence eighty and 1/10 (80.1) ft. S. 8°49'W. along the west line of Lot 11 to point of beginning;

All of which described parcel of land lying in Hidalgo County, Texas and containing 2.42 acres more or less.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said San Antonio & Arkansas Pass Ry. Company its successors and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said San Antonio & Arkansas Pass Ry. Company its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness our hands at Johnsonville S.C. this 22nd day of October, A.D. 1926.

W. Poston,
D.M. Saddy

J.B. Poston,
Claudia Belle Poston.

THE STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE

Before me, *H.E. Hilliard* a Notary Public within and for Florence County, South Carolina on this day personally appeared J.B. Poston known to me 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 consideration therein expressed.

Given under my hand and seal of office this the 22nd day of October, A.D. 1926.

H.E. Hilliard
~~H.E. Hilliard~~, Notary Public,
In and for Florence County,
South Carolina.



THE STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE

Before me, *H.E. Hilliard* a Notary Public within and for Florence County, South Carolina on this day personally appeared Claudia Belle Poston wife of J.B. Poston, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Claudia Belle Poston acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 22nd day of October, A.D. 1926.

H.E. Hilliard
~~H.E. Hilliard~~, Notary Public,
In and for Florence County, South Carolina.



Filed for record this the 10th day of December, A.D. 1926 at 2:02 o'clock P.M.

Cam R. Hill, Clerk County Court,
Hidalgo County, Texas.

Recorded this the 13th day of December A.D. 1926 at 2:00 o'clock P.M.



County Clerk



Chapter 232, Texas Local Government Code

11/16/2017 11:52:35 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-115

Receipt No.: 000426

T2100-00-249-0011-19

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

MARQUEZ ANGELICA
1027 N SHARY RD
EDINBURG , TX 78542
(956) 219-4730
(956) 219-4730

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY 2.426AC LOT 11SEC
249 ABND R/R PROP
- [6] Location: Richardson & Terry Rd.
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$54000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0325 D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all Hidalgo County
set backs and regulations.
Description: Permit 4-115
Price: \$30.00
Description: Unauthorized Construction Penalty
Price: \$30.00

Total Amount.....\$60.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$60

Change Due: \$0.00

Application: alex.antons

Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

Date

11/16/17

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

11-16-17
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 4-604

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

Upon the application of:

Name: Ana M. Campos

Address: Tower Terrace Lot 6
2709 Fern Dr.
San Juan Tx 78589
Phone: (956) 3589379

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>5/4/54</u> <u>11 / 20 / 17</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 324525-001
 Temporary Pole Permanent Service

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

Tower Terrace lot #6

[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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-64

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

Ana Maria Campos

Known to me [or proved to me in the oath of Ana Maria Campos or through TXDL 1167164 (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:

2704 Fern Dr Tower Terrace Lot 6."

[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]

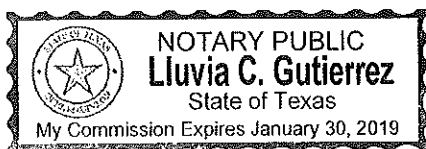
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 20th, 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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 15, 2017

Grantor: BRADFORD WILLIAM SMITH, TRUSTEE OF THE WILLIAM C. SMITH, JR. FAMILY TRUST DATED MAY 18, 2005, and any amendments thereto.

Grantor's Mailing Address (including county): 314 W. Superior Street, Suite 804
Duluth, Minnesota 55802
Saint Louis County, Minnesota

Grantee: OSCAR JAVIER CAMPOS and ANA MARIA CAMPOS

Grantee's Mailing Address (including county): 2709 Fern Drive
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTY NINE THOUSAND AND NO/100THS DOLLARS (\$69,000.00). 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Six (6), Tower Terrace Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 25, Page 195A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 25, PAGE 195A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated February 27, 1979, recorded in Volume 1615, Page 993, Deed Records, and in Instrument dated June 9, 1987, recorded in Volume 2461, Page 711, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

100-2825187

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

All rights, title, and interest in, and to the canal right-of-way on said property claimed in fee by Hidalgo County Irrigation District No. 2.

Minimum floor elevation; thirty-five foot (35') minimum setback line along the front; twenty percent (20%) of lot depth not to exceed forty feet (40') minimum setback line along the rear; seven foot (7') minimum setback line along the sides; ten foot (10') utility and irrigation easement along the East side; twenty-five foot (25') irrigation easement along the West side; existing irrigation line along the West side and driveway location along the West side as per map or plat recorded in Volume 25, Page 195A, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

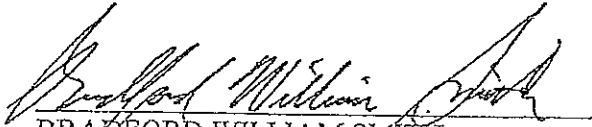
Taxes for the year 2017 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

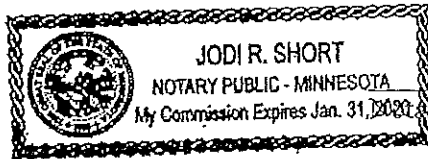


BRADFORD WILLIAM SMITH,
TRUSTEE OF THE WILLIAM C. SMITH,
JR. FAMILY TRUST DATED MAY 18, 2005,
and any amendments thereto.

(Acknowledgment)

State of Minnesota §
County of St. Louis §

This instrument was acknowledged before me on the 15th of June, 2017,
by BRADFORD WILLIAM SMITH, as TRUSTEE OF THE WILLIAM C. SMITH, JR. FAMILY
TRUST DATED MAY 18, 2005, and any amendments thereto.



Jodi R. Short
Notary Public, State of Minnesota

AFTER RECORDING RETURN TO:
OSCAR JAVIER CAMPOS and
ANA MARIA CAMPOS
2709 Fern Drive
San Juan, Texas 78589

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 911510;DK:vm



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-64
Receipt No.: 000212
T6350-00-000-0006-00

CAMPOS OSCAR J
2709 FERN DR
SAN JUAN , TX 78589
(956) 358-9379
(956) 358-9379

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1024Sq.Ft.
- [5] Legal Description: TOWER TERRACE LOT 6
- [6] Location: TOWER RD & ALBERTA RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$1024
- [10] Flood Zone: Zone C

Community Panel Number: 480334 0425 C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 70', Rear 40', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-64
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.0
Change Due: \$0.00
Application: maria.cerda
Inspector: julio.ruiz
Receipt: alex.antonis

Cashier

Date

10/24/17

[NOTICE]

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Signature of Owner or Applicant

10/24/17
Date

STATE OF TEXAS
 COUNTY OF HIDALGO
 I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "OWNER", HEREBY SUBMIT THIS SUBDIVISION TO THE COUNTY OF HIDALGO FOR RECORD AND FOR THE PURPOSE OF THE PUBLIC UTILITIES, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

W.P. Smith
 WILLIAM C. SMITH OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. SMITH, KNOWN TO ME TO BE THE PRESIDENT HEREIN, WHO (S) IS (ARE) COMPETENT TO MAKE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) SIGNED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

CLARENCE UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF NOVEMBER A.D. 1989
 Jack A. Headley
 JACK A. HEADLEY NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2.
 ON THIS 14th DAY OF NOVEMBER 1989
 PRESIDENT
 SECRETARY

THE UNDERSIGNED, CHAIRMAN OF THE BOARD HAS JOINED COMMISSION OF THE CITY OF ALAMO AND SUGAR COMPANY'S SUBDIVISION PLAT CONTAINS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.
 CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDWINGE, ON THIS THE 17th DAY OF NOVEMBER A.D. 1989
 CITY CLERK

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY HERE UNDER MY SUPERVISION ON THE DATE.

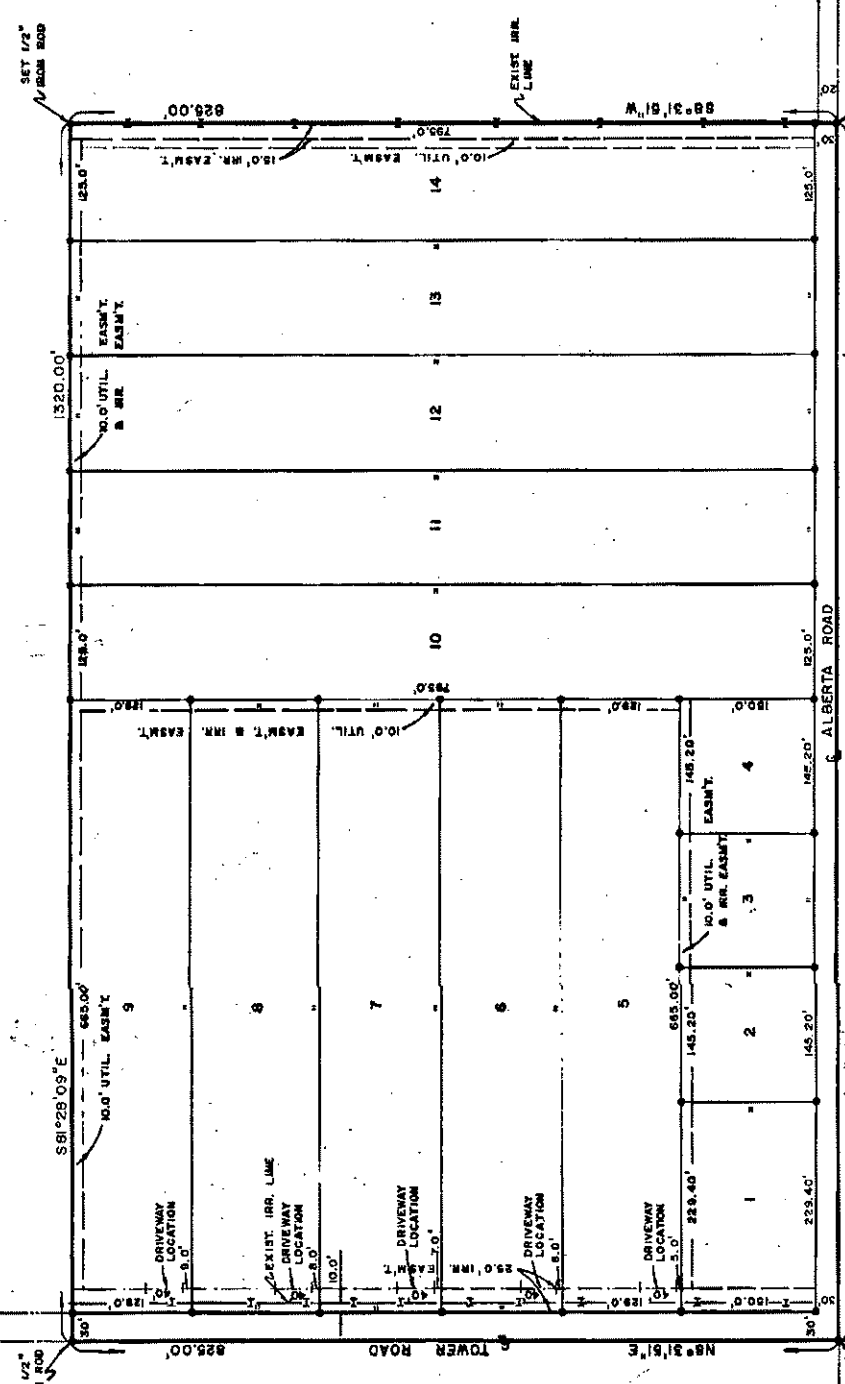
Jack A. Headley
 JACK A. HEADLEY
 REGISTERED PUBLIC SURVEYOR
 No. 41884
 25 Nov 1989
 County of Hidalgo

APPROVED FOR RECORDING BY
 COMMISSIONER'S COURT
 This is the 18th day of Nov 1989
 WILLIAM "BILLY" LUTZ, County Clerk
 HIDALGO COUNTY TEXAS

APPROVED FOR RECORDING BY
 REGISTERED PROFESSIONAL ENGINEER
 No. 11070
 MARSHALL M. CRAWFORD

FILED
 APR 1 1989
 COUNTY CLERK
 HIDALGO COUNTY TEXAS

DRAWN: 4-20-1989



NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WILL PROVIDE ONE VALVE OUTLET FOR THIS SUBDIVISION. ANY FUTURE IRRIGATION LINES OR VALVES WILL BE THE COST OF THE LOT OWNERS.

NOTE: ACCESS TO LOT 1 WILL BE RESTRICTED TO ALBERTA ROAD. IF AT ANY TIME THE OWNER OF LOT 1 DESIRES ACCESS FROM TOWER ROAD, IT WILL BE HIS OR HER RESPONSIBILITY TO REPLACE THE EXISTING 18" IRRIGATION LINE WITH REINFORCED RUBBER JOINT CONCRETE PIPE.

NETS AND BOUNDS
 A 25.00 ACRE TRACT OF LAND BEING THE SOUTH 25.00 ACRES OF LOT 6, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 24, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY PAGES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE CENTER LINES OF ALBERTA ROAD AND TOWER ROAD ON THE SOUTHWEST CORNER OF LOT 4, AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N 89°11'11" E, ALONG THE WEST LINE OF LOT 6, THE CORNER LINE OF TOWER ROAD, A DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE S 89°11'11" E, ALONG THE EAST LINE OF LOT 6, PASSING A 1/2" IRON ROD SET AT 600.00 FEET FROM THE NORTH S.O.A. LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 825.00 FEET TO A 1/2" IRON ROD SET IN THE CENTERLINE OF ALBERTA ROAD FOR THE SOUTHWEST CORNER OF LOT 5, AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N 89°11'11" E, ALONG THE WEST LINE OF LOT 5, AND THE CENTER LINE OF ALBERTA ROAD, A DISTANCE OF 1320.00 FEET TO THE WALK OF BEGINNING, AND CONTAINING 25.00 ACRES OF LAND MORE OR LESS.



TOWER TERRACE SUBDIVISION
 BEING A SUBDIVISION OF THE SOUTH 25.00 ACRES OF LOT 6, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS.

Flood zone designation: Zone "C", areas of minimal flood risk.
 Floodplain panel number: 480374 0425 C
 Map revised: November 16, 1982

- MINIMUM BUILDING SETBACK LINES:
 FRONT 35.00'
 REAR 20% OF LOT DEPTH NOT TO EXCEED 40.00'
 SIDE 7.00'
 SIDE ABUTTING STREET 10.00'

MINIMUM FURNISH FLOOR ELEVATION: 18" ABOVE NATURAL GROUND
 ONE SINGLE FAMILY DWELLING PER LOT
 SILVERETS MUST BE PROVIDED FOR DRIVEWAYS BY LOT PURCHASER
 LEGEND: 0=DEMOTES 1/2" IRON ROD SET
 STE. OWNERS OF LOTS 5 THROUGH 9 WILL CONSTRUCT THEIR DRIVEWAY AT THE LOCATION SHOWN ON THIS PLAT. THE IRRIGATION LINE HAS BEEN REPLACED WITH 18" REINFORCED RUBBER JOINT CONCRETE PIPE AT THESE LOCATIONS.