



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 1-185

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

Upon the application of:

Name: Beatriz Villela

Address: 2706 Marlen St
Weslaco TX
78599

Phone: (956) 463-8127

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

Water Supplier: NAWS

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

Barbosa - Lopez Lt No. 2 lot 36 Blk 2

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-185

**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

Beatriz De Salas De Villa

Known to me [or proved to me in the oath of TxID # 04095700 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:

Barbosa Loney W #2 Int #36 BIK# 2

[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]

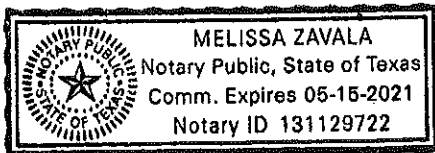
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Beatriz De Villa (Signature)

SUBSCRIBED AND SWORN TO before me on 18th day of December, 2017, to certify which, witnesses my hand and seal of office.



Melissa Zavala
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR
STRIKE ANY OF THE FOLLOWING INFORMATION FROM
THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN
THE PUBLIC RECORD: YOUR SOCIAL SECURITY NUMBER
OR YOUR DRIVER'S LICENSE NUMBER.
CHAPTER 11 SECTION 11.008 TEXAS PROPERTY CODE**

DATE: March 27, 2005

GRANTOR: Land of Two Sunshines, LP, a Texas limited partnership,
acting through Sunshine Deals, LLC, its general partner

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):

PO BOX 845
WESLACO, HIDALGO COUNTY, TX 78599-0845

GRANTEE: DANIEL VILLELA and wife, BEATRIZ VILLELA

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):

2706 Marlen St.
Weslaco, Tx 78596

CONSIDERATION:

A note of even date that is in the original principal amount of Thirteen Thousand Five Hundred and NO/100ths Dollars (\$13,500.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a Deed of Trust of even date from Grantee to Charles Barbosa, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All of Lot(s) Number **Thirty Six (36)** Block Two in Barbosa-Lopez Subdivision Unit Number Two, as per map or plat thereof recorded in Book 21, Page 165, as per the map records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the rights of ingress and egress at all times for the purpose of

mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

PRIOR LIEN (S) (INCLUDING RECORDING INFORMATION):

None.

SUBJECT TO THE FOLLOWING:

1. All mineral reservations, if any, of record.
2. All oil, gas, and/or other mineral leases, if any, of record.
3. All instruments of record affecting the Property other than liens and conveyances of the surfaces estate;
4. All unrecorded easements and rights-of-way;
5. The rights of any party or parties who are or have been in physical possession of any right of prescription;
6. Any vacancies, conflicts in boundaries or discrepancies in area;
7. Any rights of adjacent owners;
8. Any obligations or restrictions imposed on the Property by any governmental authority, and;
9. Any unpaid taxes for 2005 and any assessments for 2005 or any prior year imposed after the date of this conveyance.

SUBJECT TO THE FOLLOWING RESTRICTIONS OF RECORD IN DOC.# 412140 IN THE OFFICE OF THE COUNTY CLERK, HIDALGO COUNTY, TEXAS:

- A. Purchaser must secure a building permit from the County of Hidalgo before construction commences.
 - B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may be built on the lot. No home/structure/ building may be moved onto a lot.
 - C. No lot, street, drainage ditch, or easement may be used as a parking lot for cars, eighteen wheelers, boats or any other type of vehicle either temporarily or permanently.
 - D. No lot may be subdivided to create smaller lots.
 - E. Only a single-family residence may be built on the lot. Each home must have a minimum of four hundred eighty (480) square feet of living area. The living area does not include the garage, carport, stoop, porch, laundry facility, or storage room.
 - F. All homes must be built of new materials consisting of block, brick, siding or a combination thereof.
-

- G. Block and frame homes must have the exterior walls painted, prior to occupancy. All exterior openings to each home must be sealed with doors, windows, or proper equipment prior to occupancy. Homes must be completed on the exterior prior to occupancy.
 - H. Foundation or concrete slabs or wood must be installed prior to occupancy. All foundations must be in compliance with the rules and regulations of the County of Hidalgo.
 - I. Each home must have at least one (1) bathroom facility completely installed and working prior to occupancy.
 - J. Home must have raised roofs. Homes with flat roofs are not permitted.
 - K. Any home or part thereof, including but not limited to, a porch, garage, or carport must be placed at least twenty-five (25') feet from the front line, at least ten (10') feet from both side lot lines, and at least ten (10') feet from the back lot line.
 - L. Purchaser must install a complete septic tank system, which is compliance with the rules and regulations of the County of Hidalgo, and as drawn in the design plan provided by seller to purchaser. Purchaser will provide seller with the inspection report issued by the County of Hidalgo, indicating completion and approval of the septic tank system prior to occupancy of the home.
 - M. Each home must have electricity and potable water in operation prior to occupancy.
 - N. Purchaser must install a meter box to service home with electricity, which is in compliance with the rules and regulations of Magic Valley Electric Cooperative. The meter box must be placed on the side of the home that will be least costly for Magic Valley Electric Cooperative to service the home.
 - O. Purchaser must keep the lot, easement, and drainage ditches which run along the property in good repair and condition. Maintenance and appearance of the lot, easement and drainage ditches shall be neat and clean. Vegetation, weeds, and/or brush may grow no taller than thirty (30") inches. If vegetation, weeds, and/or brush are excessive in growth, seller may refuse payments on the lot until all excessive vegetation, weeds, and/or brush are cut and meet with the seller's approval. Seller may, but not being obligated to do so, cut excessive vegetation, weeds, and/or brush. Purchaser will reimburse seller all costs incurred with cutting the excessive vegetation, weeds and/or brush. The minimum fee is One Hundred and No/100ths (\$100.00) Dollars.
 - P. Purchaser will keep the lot, street, drainage ditch and easement, clean and free of abandoned property, junk, wanted or unwanted items including but not limited to
-

appliances, campers, construction materials, pallets, household furniture, clothing and parts thereof.

- Q. All rubbish, trash, garbage, vegetation, wanted or unwanted items must be disposed of or picked up by a waste management company. No outside burning of wanted or unwanted items of any kinds is permitted on the lot, street, drainage ditches or easement of the subdivision.
 - R. No structure of a temporary character such as but not limited to, a bus, basement, tent, lean-to, shack, barn, garage or other out building shall be placed or constructed on any lot, street, drainage ditch or easement in the subdivision or used as a dwelling or a residence either temporarily or permanently.
 - S. Mobile homes, travel trailers and/or motor homes will not be allowed.
 - T. Any fence constructed on the lot must be constructed of new block, brick, cedar or hurricane (cyclone) material. All block fences must be painted or stuccoed, within seven (7) days of construction. Cedar fences may be painted, stained, or left in their natural state.
 - U. Purchaser has seven (7) days upon purchasing lot to install a reinforced steel wire mesh concrete pipe. Pipe must be eight (8") inches or larger in diameter, sixteen (16') feet or longer in length and covered with caliches, asphalt or concrete. This will serve as the vehicle entrance point and help to maintain proper drainage of the lot.
 - V. Vehicles larger than a standard pick-up truck such as but not limited to, one and a half ton vehicles, eighteen-wheelers (18), produce trucks, tractors, farm equipment, or buses shall not be parked on the lot, drainage ditch, or easement of the subdivision.
 - W. No more than three (3) working vehicles are permitted on the lot, street, drain ditch or any easement of the subdivision.
 - X. Vehicles that are non-operational for a period of thirty (30) days or more are not permitted on the lot, street, drainage ditch or easement of the subdivision.
 - Y. Farm animals such as but not limited to: cows, horses, ostriches, chickens roosters, pigs, ducks, rabbits, sheep, or goats cannot be kept or bred for commercial or personal purposes on the lot, street, drainage ditch or any easement of the subdivision.
 - Z. Businesses such as but not limited to, a convenience store, mini store, taco stand,
-

restaurant, tavern bar, dance hall, church, non-profit organization, garage sale, yard sale, workshop for the repair of tires, televisions, automobiles, refrigerators, VCRs, or air conditioners are not permitted on the lot, street, drainage ditch or any easement of the subdivision. The selling or repairing of any item is not permitted on the lot, street, drainage ditch, or any easement of the subdivision.

- AA. A street, pathway, alley, crossover, or any type of connecting path between any two (2) pieces of land, which vehicles may create or use, is not permitted on any lot, street, drainage ditch or easement of the subdivision. This pertains to lots connecting with each other in the subdivision, or lots connecting with any other lands.
- BB. All the easements for the installation and maintenance of the utilities and irrigations facilities are reserved for same. Right of the use for ingress and egress shall be had at all times over any easement for the repair, removal, installation, operation, or maintenance of any utility together with the right to remove any obstructions that may be placed in such easement which would interfere with the use, maintenance, operation or installation of such utility. A utility company, irrigations district or other authorized entity, its agents, employees, or assigns shall not be liable for any damage done by them to trees, shrubbery, flowers, fences, septic tank systems or other property situated within any such easements.
- CC. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time all covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to changes said covenants in part or whole.
- DD. Enforcement shall be proceeding at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.
- EE. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS" "WHERE IS" AND "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING BUT NOT LIMITED TO:

1. THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE;
2. THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS;
3. THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENT;
4. THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENT POTENTIAL OR OTHERWISE;
5. ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND
6. ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

NO TITLE EXAMINATION OR TAX 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.

Land of Two Sunshines, LP, a Texas limited partnership acting through Sunshine Deals, LLC, its general partner

Land of Two Sunshines, LP
Land of Two Sunshines, LP acting by and through Sunshine Deals, LLC, its general partner
By: Hilda B. Lopez, Member
Hilda Barbosa Lopez, Member

(ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2nd of May, 2005 by Land of Two Sunshines, LP, a Texas limited partnership, acting through Sunshine Deals, LLC, its general partner, by Hilda Barbosa Lopez, Member.



Grace Tello
Notary Public in and for the State of Texas
County of Hidalgo

4-20-2007
My commission Expires
Document Number: 1459228
Fees: \$6.00
Receipt Number - 673968
By: Merylou Cantu, Deputy
Filed for Record in:
Hidalgo County, TX
by J. D. Salinas, III
County Clerk
On: May 03, 2005 at 02:51P
As a Recording

AFTER FILING, RETURN TO:
Land of Two Sunshines, L.P.
PO Box 845
Weslaco, TX 78599-0845



Chapter 232, Texas Local Government Code

12/18/2017 3:16:41 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-185
Receipt No.: 000766
B1610-02-002-0036-00

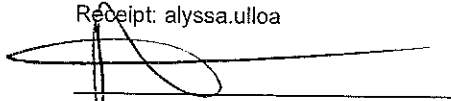
VILLELA DANIEL & BEATRIZ
2706 MARLEN ST
WESLACO, TX 78599
(956) 463-8427
(956) 463-8427

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 936Sq.Ft.
- [5] Legal Description: BARBOSA-LOPEZ UT NO. 2 LOT 36 BLK 2
- [6] Location: mile 6 1/2 & mile 9
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 / 0450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 10', Corner'
Special Conditions: must comply with all county setbacks and regulations East S 6' West side 10'
Description: Permit 1-185
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

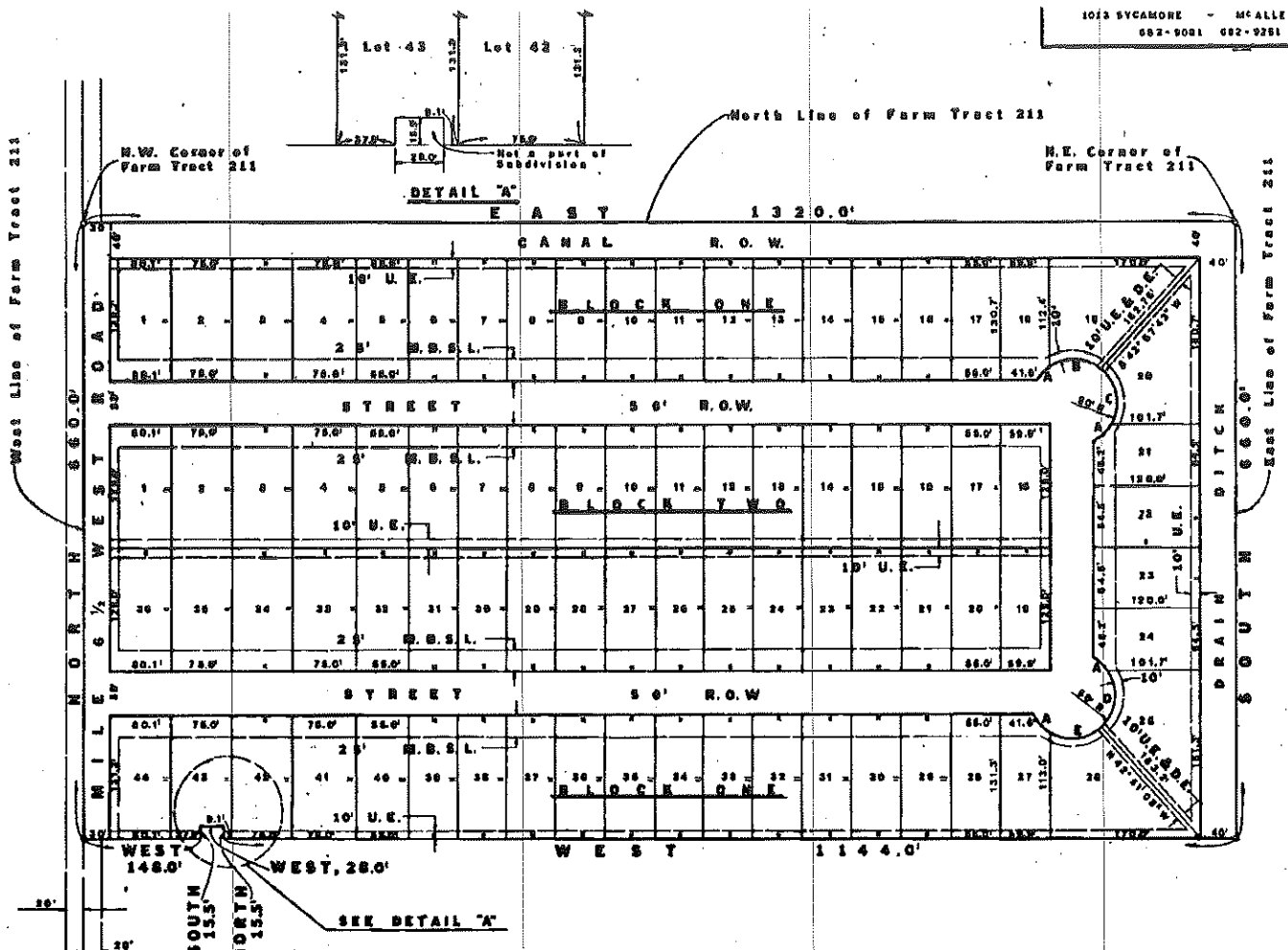
12/18/17
Date

[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.

Beatrix Villela
Signature of Owner or Applicant

12-18-17
Date



BARBOSA - LOPEZ
Subdivision
Unit No. 2

	DELTA	RADIUS	TANGENT	LENGTH
A	30°10'00"	80.0'	13.80'	26.10'
B	72°57'43"	80.0'	26.87'	63.69'
C	77°07'17"	80.0'	28.80'	67.87'
D	77°07'43"	80.0'	28.88'	67.37'
E	72°51'08"	80.0'	26.80'	62.69'

LEGEND
M.B.S.L. - Min. Ridg. Setback Line
U.E. - Utility Easement
D.E. - Drainage Easement

THE NORTH 19.99 ACRES OF FARM TRACT 211, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

Recorded in Book 21, page 165
of the map records of Hidalgo County, Texas
Charles L. Melton
County Surveyor

APPROVED FOR RECORDING
BY
Notary Public
March 9, 1981

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BARBOSA-LOPEZ SUBDIVISION, UNIT NO. 2, IN HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Hilda Lopez
HILDA LOPEZ, OWNER

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HILDA LOPEZ, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF March, 1981.

MY COMMISSION
EXPIRES
OCT. 1984

Charles L. Melton
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

12-12-80
DATE *Francis P. Salinas*
REG. PROFESSIONAL ENGINEER # 24164



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This 24th day of March, 1981
SANTOS GALDANA, County Clerk
Hidalgo County, Texas
Santos Galdana



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-318-2844

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Precinct No.3 Substation
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-198

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

Upon the application of:

Name: Maria Garcia

Address: 848 Kenard St
Dunns Ft.
78537

Phone: 956-522-67-52

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

Water Supplier: NAWS

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

Account/ESI No.: N/A 100-32759489184027
 Temporary Pole Permanent Service

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

Village Grove #1 LT 27

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-198

**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.]

COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Maria Garcia

Known to me [or proved to me in the oath of TXDH 38018857 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:

Village Grove #1 LT 27."

[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."

Maria Garcia (Signature)

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

Date: February 15, 2017

Grantor: ANTHONY HARDIN

Grantor's Mailing Address (including county): 22760 Groesenbach Road
Washington, IL 61571
Washington County, Illinois

Grantee: DEMETRIO CISNEROS GALLARDO and wife, MARIA GARCIA ALVAREZ

Grantee's Mailing Address (including county): 1210 Bob Pool Avenue
Pharr, Texas 78577
Hidalgo County, Texas

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

Property (including any improvements):

All of Lots Twenty-seven (27) and Twenty-eight (28), VILLAGE GROVE #1, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 4, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. The following restrictive covenants of record dated March 1, 1978, recorded in Volume 1566, Page 561; dated March 9, 1979, recorded in Volume 1626, Page 61; dated March 22, 1983, recorded in Volume 1835, Page 237, Deed Records; dated March 14, 1996, filed March 9, 1996, under Document Number 510858 and dated March 27, 2015, filed March 27, 2015 under Document Number 2015-2597951, Official Records and Volume 20, Page 4, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Village Grove #1, recorded in Volume 20, Page 4, Map Records of Hidalgo County, Texas.
4. Water Service Agreement in favor of North Alamo Water Supply Corp. As shown by instrument dated July 10, 1977, recorded in Volume 1537, Page 974, Deed Records of Hidalgo County, Texas.

5. Mineral and/or royalty reservation contained in deed dated June 17, 1976, recorded in Volume 1537, Page 296, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated June 17, 1987, recorded in Volume 1537, Page 296, Deed Records of Hidalgo County, Texas.
7. Visible and apparent easements on or across the property herein described.
8. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of any exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

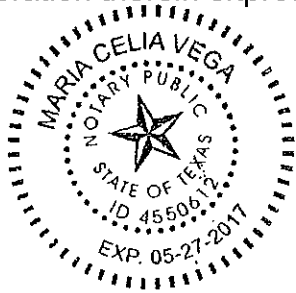


 ANTHONY HARDIN

(Certificate of Acknowledgment)

State of Texas
County of Hidalgo

On this 15th day of February, 2017, before me, personally appeared ANTHONY HARDIN, 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.





 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ARTURO R. CANTU
CANTU & CANTU
Attorneys At Law
7417 North 10th Street
McAllen, Texas 78504

PREPARED BY:

ARTURO R. CANTU
CANTU & CANTU
Attorneys At Law
7417 North 10th Street
McAllen, Texas 78504

Our File 0217-3817



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-198
Receipt No.: 000829
V3900-01-000-0027-00

Garcia Maria
CISNERO ERASMO *M*

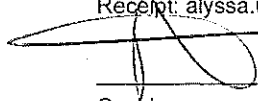
502 SAFARI DR.
SAN JUAN, TX 78589
(956) 522-6752
(956) 522-6752

- [1] Contractor: SELF
- [2] Water System: City of Donna
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: VILLAGE GROVE #1 LOT 27 & LOT 28
- [6] Location: VALVERDE & BUSS. 83
- [7] Sewage: City of Donna
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone B

Community Panel Number: 480334 0425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-198
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa



Cashier

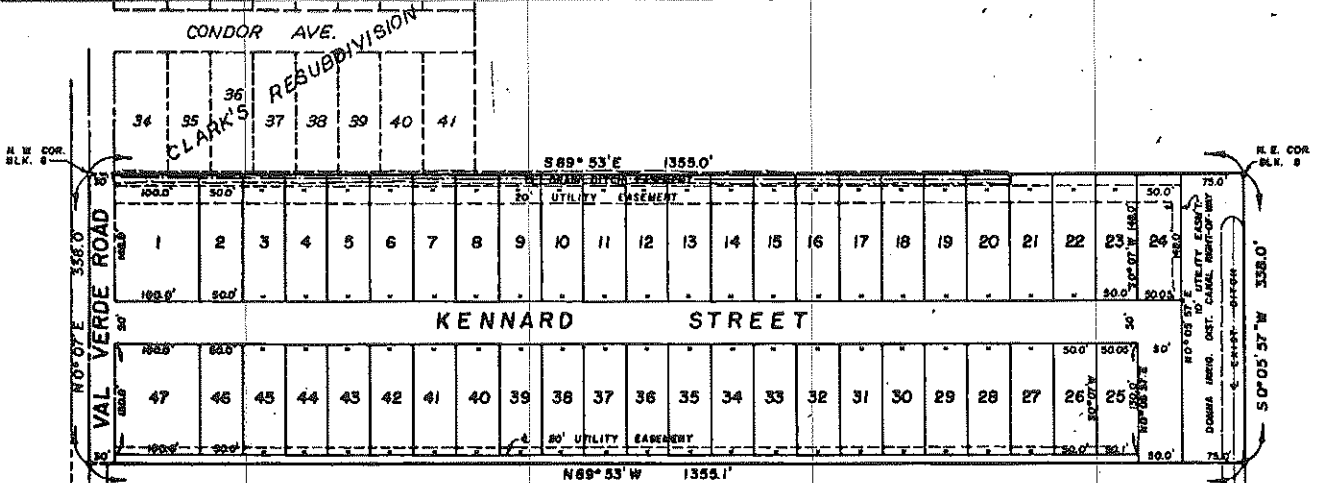
12/27/17
Date

[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 of Applicant

12-27-2017
Date



17759

MAP OF VILLAGE GROVE #1

BING A SUBDIVISION OF THE NORTH 338.0 FT. OF BLOCK 8, VAL VERDE SUBDIVISION, HIDALGO COUNTY, TEXAS

Containing 10.51 Acres of land more or less

FILED FOR RECORD THIS DATE
1977

JUN 13 1977

SANTOS SALDANHA
County Clerk

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
DALLAS, TEXAS

SCALE: 1" = 100' MET: 2-8-77

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 13th day of June 1977
SANTOS SALDANHA County Clerk
Hidalgo County, Texas
Santos Saldanha Deputy

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VILLAGE GROVE #1", HAVE HEREBY DELEGATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUAL, 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF June, 1977.

Lee W. Clark
LEE W. CLARK

Sandra Juarez Blalock
Notary Public

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 1969 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
DALLAS, TEXAS



APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By: *[Signature]*
Date: 6-9-77