

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Eleuterio Espinoza Verdugo	4-278
2.	Raul Gonzalez	4-296
3.	Adilene Ruiz Arreola	4-300
4.	San Juanita Solis	4-17034
	COMM. COURT: February 20, 2018	



# 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: 4-278

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u>	<u>N/A</u>
Name: <u>Elenorio Esparagoza</u> <u>Verdugo</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>                    </u>	<u>                    </u>
Date Approved:	<u> / /</u>	<u> / /</u>

Name: Elenorio Esparagoza  
Verdugo

Address: ~~9011 GALATHEA~~  
9011 GALATHEA  
DRIVE EDINBURG  
TX 78541

Water Supplier: CITY OF EDINBURG

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

Phone: 956-321-7695

Account/ESI No.: # 10032789481174076  
[ ] Temporary Pole [  ] Permanent Service

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

PALM LAKE RETAMA #7-14 BIKLE

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-278

### 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

Elutario Espinoza Verdugo

Known to me [or proved to me in the oath of TV DL# 28906524 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:

Palm Lake Reforma Lot# 7 & 14 Block #10

[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."

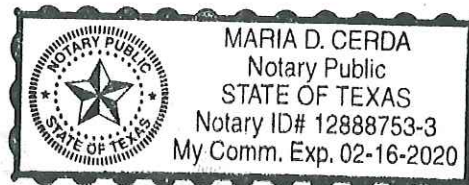
-OR-

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 Feb. 02, 2018 to certify which, witnesses my hand and seal of office.

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 records: Your Social Security Number or your Driver's License Number.

**Date:** JANUARY 23, 2018

**Grantor:** JGF ENTERPRISES, L.P.

**Grantor's Mailing Address (including county):**

P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** ELEUTERIO ESPINOZA VERDUGO

**Grantee's Mailing Address (including County):**

P.O. BOX 1251  
EDINBURG, TX 78540  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 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 PATRICK MOORE, Trustee.

**Property (including any improvements):**

LOTS# 7 AND 14, BLOCK 6, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

**SUBJECT TO** Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;

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

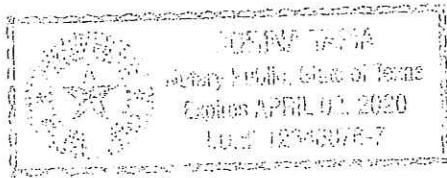
JGF ENTERPRISES, L.P.

BY: JG  
J. Gary Frisby, President  
JGF LAND CO., INC.  
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 23, 2018 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Arina Dapir  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

JGF ENTERPRISES, L.P.  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

ELEUTERIO ESPINOZA VERDUGO  
P.O. BOX 1251  
EDINBURG, TX 78540



Chapter 232, Texas Local Government Code

1/26/2018 1:41:24 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 4-278  
Receipt No.: 001116  
P0900-00-006-0007-00

ESPINOZA ELEUTERIO VERDUGO

PO BOX 1251

EDINBURG , TX 78540

(956) 321-7695

(956) 867-0238

[1] Contractor: SELF

[2] Water System: City of Edinburg

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 756Sq.Ft.

[5] Legal Description: PALM LAKE RETAMA LOT 7&14 BLK 6

[6] Location: SEMINARY RD & CACTUS RD

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$11000

[10] Flood Zone: Zone X

Community Panel Number: 480334 0325 D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '

Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS**

Description: Permit 4-278

Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: julio.ruiz

Receipt: alex.antons

Cashier

Date

1/25/18

[NOTICE]

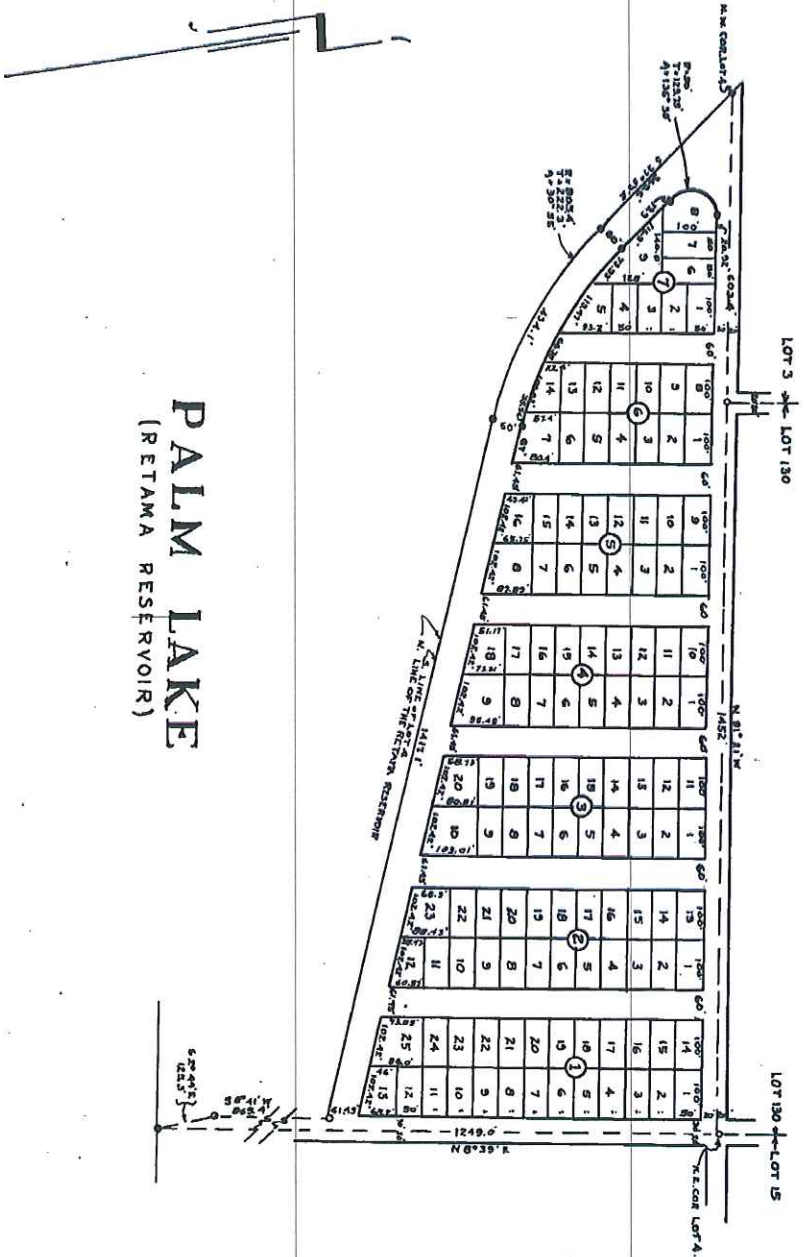
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

1-26-18  
Date

Filed Mar 11, 1948 3:00 P.M.

# PALM LAKE (RETAMA RESERVOIR)



I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number A of Seminary Heights' A subdivision of Lands out of the East Retama Subdivision, San Salvador del Title Grant, Hidalgo County, Texas.

C. L. Fabian, Licensed Land Surveyor

State of Texas;  
County of Hidalgo;  
I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated hereon.

Mike E. George

State of Texas;  
County of Hidalgo;  
Subscribed and sworn to before me this 18 day of February A. D. 1948.

Notary Public in and for  
Hidalgo County, Texas.

## MAP OF THE PALM LAKE SUBDIVISION

OF LOT 4 OF SEMINARY HEIGHTS,  
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION  
OUT OF THE RETAMA PASTURE SAN SALVADOR DEL TITULO GRANT,  
HIDALGO COUNTY, TEXAS.

SCALE: 1"=200'

DATE: JANUARY 27, 1948

PREPARED BY  
C. L. FABIAN  
LICENSED LAND SURVEYOR  
BY ALLEN, TEXAS.



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Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-296

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

Upon the application of:

Name: Raul Gonzalez

Address: 9216 N 28th St  
McAllen TX 78504

Phone: 956 789-7127

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

Water Supplier: Sharyland water.

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:

John A Shary W 330' EXC 2 TRS in D/D N 1156' & E 57' -  
S 164' & E 90' - W 273' - S 164' - Lot 458 0.69 AC GR 0.48 AC NET

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 ④

Application No: 4-296

### 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

Raul Gonzalez

Known to me [or proved to me in the oath of 11561097 or through Texas Driver License (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:

John H Shary W330' EXC 2 TRS in D/D N 1156'  $\frac{1}{2}$  E 57'-S 164'  $\frac{1}{2}$  E 90'-W, 273'-S 164'-W  
458 0.69 AC GR 0.48 AC NET  
[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]

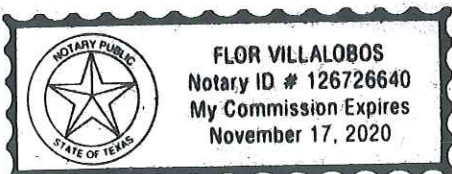
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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.~~"

Raul Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on February 7, 2018, to certify which, witnesses my hand and seal of office.



Fl Villalobos  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Charge to: VLTG  
CF# 149672 | pg

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.

General Warranty Deed

Date: October 24, 2016

Grantor: SALVADOR MENDOZA and DAISY HERRERA, a married couple

Grantor's Mailing Address:

SALVADOR MENDOZA and DAISY HERRERA  
817 E. San Diego Street  
San Juan, Texas 78589  
Hidalgo County

Grantee: RAUL GONZALEZ, a single man

Grantee's Mailing Address:

RAUL GONZALEZ  
9216 N. 28th Street  
McAllen, Texas 78504  
Hidalgo County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 0.479 net acre tract of land, more or less, out of a 0.689 acre remainder tract out of the West 10.00 acres of Lot 458, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 458, the Southeast corner of Faubion Rodney Lee Tract (according to Warranty Deed with Vendor's Lien Document Number 1820707, H.C.O.R.);

THENCE, North 08 degrees 42 minutes 30 seconds East, along the West line of said Lot 458 and the East line of said Faubion Rodney Lee Tract, a distance of 20.00 feet pass an iron pipe found on the original North right of way line of Mile 6 North Road, continuing a total distance of 50.00 feet to a 1/2 inch diameter iron rod found on the North right of way of said Mile 6 North Road (according to Document Number 2380221, H.C.O.R. and survey prepared by Art Salinas Engineering & Surveying, Job No. 12-42109, dated April 25, 2012) for the Southwest corner and POINT OF BEGINNING of this herein described tract;

THENCE, North 08 degrees 42 minutes 30 seconds East, continuing along the West line of said Lot 458, and the East line of Faubion Rodney Lee Tract, a distance of 114.00 feet to a 1/2 inch diameter iron rod found on the Southwest corner of Hidalgo County Drainage District No. 1 Tract (according to Condemnation No. 1000-A dated September 14, 1989, in the County Court at Law of Hidalgo County, Texas) for the Northwest corner of this herein described tract;

THENCE, South 81 degrees 17 minutes 30 seconds East, along the South line of said Hidalgo County Drainage District No. 1 Tract, a distance of 183.00 feet to a 1/2 inch diameter iron rod found on the Northwest corner of Barba Rodrigo C. & Martha I. Tract (according to Warranty with Vendor's Lien Document Number 1838698, H.C.O.R.) for the Northeast corner of this herein described tract;

THENCE, South 08 degrees 42 minutes 30 seconds West, along the West line of said Barba Rodrigo C. & Martha I. Tract, a distance of 114.00 feet to a 1/2 inch diameter iron rod found on the new North right of way of said Mile 6 North Road, for the Southeast corner of this herein described tract;

THENCE, North 81 degrees 17 minutes 30 seconds West, along the new North right of way line of said Mile 6 North Road, a distance of 183.00 feet to the Southwest corner and POINT OF BEGINNING.

Said property being more fully described in Special Warranty Deed With Vendor's Lien from Raymond Flint Bourgeois, Jr., a single man to Salvador Mendoza and wife, Daisy Herrera dated April 12, 2013 and filed for record in Office of the County Clerk of Hidalgo County, Texas on April 22, 2013.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Blanket easements, rules, regulations and rights in favor of United Irrigation District.

Easements, roads and reservations as shown on the map of John H. Shary Subdivision, recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas.

Blanket Easements for roadways, canals, drainage ditches, etc., in favor of Bankers Trust Co. as shown by instrument dated June 7, 1916, recorded in Volume 57, Page 175-176, Deed Records of Hidalgo County, Texas.

Blanket Pipeline and telephone easements as shown by instrument dated July 11, 1927, recorded in Volume 260, Page 512 and Volume 262, Page 161, Deed Records of Hidalgo County, Texas.

Apparent easement for electrical transmission of overhead powerline, as shown on the survey prepared by William A. Mangum, RPLS 4353, dated April 9, 2013, Job No. 2013.04.02.

Any claim or allegation that the land, described herein above, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years.

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

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

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

*[Signature]*  
SALVADOR MENDOZA

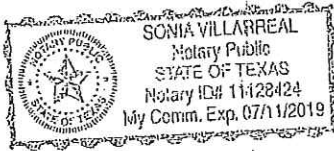
*[Signature]*  
DAISY HERRERA

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared SALVADOR MENDOZA, proved to me through photo id to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SALVADOR MENDOZA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of Nov., 2016.



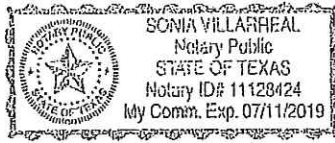
*[Signature]*  
Notary Public, State of Texas  
My commission expires: 7-11-19  
Notary Public ID: 11128424

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared DAISY HERRERA, proved to me through photo id to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that DAISY HERRERA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of Nov., 2016.

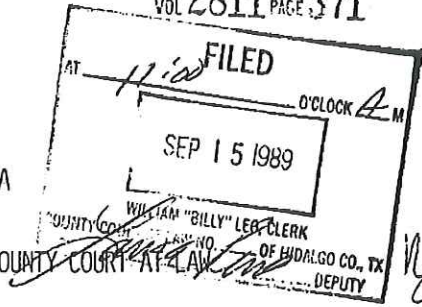


*[Signature]*  
Notary Public, State of Texas  
My commission expires: 7-11-19  
Notary Public ID: 11128424

**PREPARED IN THE OFFICE OF:**  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 630-6330  
Tel: (956) 687-7763  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/ GF No.: 8527-16/149,672vltc

**AFTER RECORDING RETURN TO:**  
RAUL GONZALEZ  
9216 N. 28th Street  
McAllen, Texas 78504

131021



CONDEMNATION NO. 1000-A

HIDALGO COUNTY DRAINAGE  
DISTRICT NUMBER ONE

VS

NATAN BAR YADIN

: IN THE COUNTY COURT AT LAW  
:  
:  
:  
:  
:  
: OF  
:  
:  
:  
:  
: HIDALGO COUNTY, TEXAS

FINAL JUDGMENT

OFFICIAL RECORDS

ON THIS THE 14 DAY OF Sept. 14, 19 89 CAME ON FOR HEARING THE ABOVE NUMBERED AND STYLED CAUSE, A CASE PENDING UPON THE DOCKET OF THIS COURT, UPON ITS REGULAR ORDER OF THE DOCKET, AND CAME HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, ACTING BY AND THROUGH THE COMMISSIONERS' COURT OF HIDALGO COUNTY, TEXAS, PLAINTIFF HEREIN, THROUGH ITS ATTORNEY OF RECORD, THE HONORABLE TRAVIS HIESTER, SPECIAL ATTORNEY FOR THE COMMISSIONERS' COURT OF HIDALGO COUNTY, TEXAS, AND CAME ALSO THE DEFENDANTS, NATAN BAY YADIN, BY AND THROUGH THEIR ATTORNEY OF RECORD, THE HONORABLE THOMAS P. WINGATE, AND BOTH PARTIES ANNOUNCED READY FOR TRIAL.

A JURY HAVING BEEN WAIVED, IT WAS AGREED THAT THE MATTER SHOULD BE TRIED BEFORE THE COURT, THE PARTIES ANNOUNCED THAT THEY WERE AGREEING THAT THE COURT HAD FULL JURISDICTION OF THE MATTER AND OF THE PARTIES, AND THAT THE ONLY ISSUE OF CONTROVERSY AS BETWEEN THE PARTIES WAS THAT OF DAMAGES SUSTAINED BY THE DEFENDANTS AS A RESULT OF THE TAKING, THROUGH CONDEMNATION PROCEEDINGS OF A DRAINAGE RIGHT OF WAY EASEMENT AND DAMAGES SUSTAINED TO THE REMAINDER OF THEIR LANDS AFTER THE TAKING, DEFENDANTS HAVING AGREED THAT THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, HAD POWER AND AUTHORITY TO TAKE THE HEREINAFTER DESCRIBED LANDS FOR DRAINAGE RIGHT OF WAY PURPOSES AND THE PARTIES FURTHER AGREED THAT THE COURT SHOULD ENTER A JUDGMENT DECREERING AN EASEMENT TO THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE FOR THE DRAINAGE EASEMENT SOUGHT BY IT IN THIS PROCEEDINGS IN

EMINENT DOMAIN.

THE COURT, AFTER HAVING CONSIDERED THE TESTIMONY AND EVIDENCE AS PRESENTED BY THE PARTIES, IS OF THE OPINION THAT THE DEFENDANTS SHOULD HAVE AND RECOVER OF THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, THE SUM OF \$ 76,920.00 FOR THE DRAINAGE EASEMENT, INCLUDING DAMAGES SUSTAINED BY THE DEFENDANTS TO THEIR REMAINING LANDS AFTER THE TAKINGS OF THE HEREINAFTER DESCRIBED DRAINAGE EASEMENT AND FOR COSTS OF SUIT, SAID SUM TO BE PAID FOR BY HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, IN ACCORDANCE WITH THE PROVISIONS OF LAW.

THE COURT FURTHER FINDS THAT HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE IS ENTITLED TO JUDGMENT DECREERING AN EASEMENT OVER THE TRACT OF LAND MORE PARTICULARLY DESCRIBED BELOW.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, BE AND IS HEREBY AWARDED A DRAINAGE EASEMENT OVER, ACROSS AND UPON THE HEREINAFTER DESCRIBED LANDS FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION OF A DRAINAGE DITCH TO TIE INTO SAID PRESENT DRAINAGE DITCH, INCLUDING ALL NECESSARY STRUCTURES AND FACILITIES INCIDENT THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENT RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE DITCH. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land consisting 0.97 acres of land, out of the west 19.00 acres out of Lot 450, John H. Shary Subdivision, Hidalgo County, Texas and said 0.97 acres being more particularly described as follows:

Being the north 1156.0 feet out of the west 330.0 feet and the east 57.0 feet out of the west 330.0 feet of the south 164.0 feet out of Lot 450, John H. Shary Subdivision and containing 0.97 acres of which 0.03 acre lies in the right of way of Mile 6 Road and leaving a net of 0.94 acres of land, more or less.

IT IS FURTHER ORDERED, ADJUGED AND DECREED BY THE COURT THAT THE DEFENDANTS NATAN BAR YADIN, OWNER AND FIRST CITY TEXAS BANK, LIENHOLDER RECOVER OF AND FROM THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, THE SUM OF \$76,920.00 , WHICH SUM IS \$ 4,470.00 MORE THAN THE TOTAL AMOUNT OF THE AWARD OF THE SPECIAL COMMISSIONERS WHICH WAS DEPOSITED WITH THE CLERK OF THE COURT AND THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, TO THE ORDER OF THE DEFENDANTS NATAN BAR YADIN, OWNER AND FIRST CITY TEXAS BANK, LIENHOLDER .

IT IS THEREFORE ORDERED, ADJUGED AND DECREED THAT THE DEFENDANTS NATAN BAR YADIN, OWNER AND FIRST CITY TEXAS BANK, LIENHOLDER, DO HAVE AND RECOVERE JUDGMENT AGAINST THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, FOR SAID SUM.

IT IS FURTHER ORDERED, ADJUGED AND DECREED BY AGREEMENT OF THE PARTIES AS A PART OF THE CONSIDERATION BEING PAID BY PLAINTIFF CONDEMNOR TO THE DEFENDANT OWNERS OF SAID HEREINBEFORE DESCRIBED LANDS, THAT ALL COSTS IN THIS BEHALF INCURRED BE PAID BY THE PLAINTIFF, AND THEY ARE HEREBY TAXED AGAINST THE PLAINTIFF, HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE, AND FOR SUCH COSTS, LET ALL PROPER AND NECESSARY WRITS FOR THE COLLECTION THEREOF ISSUE.

DATE 9-20-89  
A true copy I certify  
WILLIAM "BILLY" LEO  
County Clerk, Hidalgo County, Texas  
By D. Craig Deputy

[Signature]  
JUDGE COUNTY COURT AT LAW  
HIDALGO COUNTY, TEXAS

APPROVED:

[Signature]  
LAWIS HIESTER, SPECIAL ATTORNEY  
FOR THE COMMISSIONERS' COURT OF  
HIDALGO COUNTY, TEXAS; ATTORNEY OF  
RECORD FOR PLAINTIFF, HIDALGO  
COUNTY DRAINAGE DISTRICT NUMBER ONE.

[Signature]  
ATTORNEY FOR DEFENDANT  
THOMAS P. WINGATE



Chapter 232, Texas Local Government Code

2/7/2018 10:42:17 AM

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 4-296  
Receipt No.: 001224  
S2950-00-000-0458-00

GONZALEZ RAUL  
9216 N 28TH ST  
MCALLEN, TX 78504  
(956) 789-7127  
(956) 789-7127

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1232Sq.Ft.
- [5] Legal Description: JOHN H SHARY W330' EXC 2 TRS IN D/D N1156' & E57'-S164' & E90'-W273'-S164'-LOT 458 0.69AC GR 0.48AC NET
- [6] Location: Mile 6 & Bentsen Rd.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0295 D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Appliation must comply with all HDPD set backs and regulations.  
Description: Permit 4-296  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: maria.cerda  
Inspector: guillermo.rodriguez  
Receipt: alex.antonis

Cashier

2/7/18  
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.

Raul Gonzalez  
Signature of Owner or Applicant

2/7/18  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-300

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

Upon the application of:

Name: Adelene Ruiz  
Arreola

Address: 9208 Glicker  
Drive Edinburg TX  
78541

Phone: (956) 651 5905

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>50819</u> <u>02/14/18</u>

Water Supplier: N/A

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

Account/ESI No.: #1003278947.3780876  
[ ] Temporary Pole [  ] Permanent Service

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

Palm Valle Retama lot # 12 & 13 Block # 04,

[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

[Signature]  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
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956-318-2840  
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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-300

### 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

Adilene Ruiz Arredola

Known to me [or proved to me in the oath of Mexican ID Matricula Consular #9840422 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:

Palm Lake Retama Lot # 12 & 13 Block # 04."

[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."

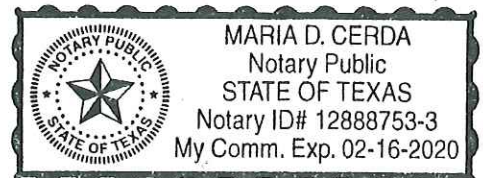
-OR-

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."

Adilene Ruiz Arredola (Signature)

SUBSCRIBED AND SWORN TO before me on 02/14, 2018, to certify which, witnesses my hand and seal of office.

[Signature]  
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 records: Your Social Security Number or your Driver's License Number.

**Date:** FEBRUARY 1, 2018

**Grantor:** JGF ENTERPRISES, L.P.

**Grantor's Mailing Address (including county):**

P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** ADILENE RUIZ ARREOLA

**Grantee's Mailing Address (including County):**

7813 DANIEL DR.  
MISSION, TX 78574  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 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 PATRICK MOORE, Trustee.

**Property (including any improvements):**

LOTS# 12 AND 13, BLOCK 4, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

**SUBJECT TO** Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;

**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;

**SUBJECT TO** taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein;

**SUBJECT TO** Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased 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 Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchase 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.

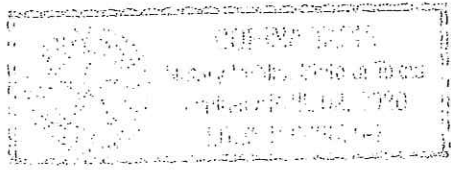
JGF ENTERPRISES, L.P.

BY: J.G.  
J. Gary Frisby, President  
JGF LAND CO., INC.  
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §  
  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 1, 2018 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



China Dupia  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

JGF ENTERPRISES, L.P.  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

ADILENE RUIZ ARREOLA  
7813 DANIEL DR.  
MISSION, TX 78574



Chapter 232, Texas Local Government Code

2/9/2018 11:51:13 AM

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  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-300  
Receipt No.: 001262  
P0900-00-004-0012-00

RUIZ ADILENE ARREOLA  
7813 DANIEL DR  
MISSION, TX 78574  
(956) 651-5405  
(956) 651-5405

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 672Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 12 & 13 BLK 4
- [6] Location: SEMINARY RD & CACTUS DR
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS AND REGULATIONS  
Description: Permit 4-300  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: alex.antons

\_\_\_\_\_  
Cashier

2/9/18  
Date

[NOTICE]

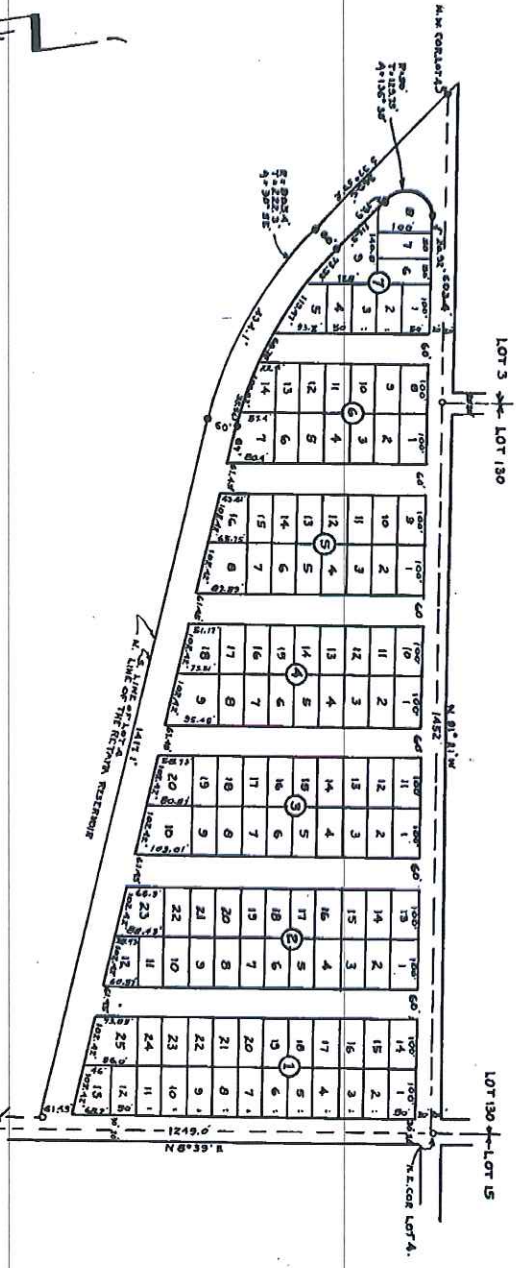
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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 or Applicant

2/9/18  
Date

Filed Mar 11, 1948 3:00 P.M.

# PALM LAKE (RETAMA RESERVOIR)



I, C. L. Fabian, Licensed Land Surveyor do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of Seminary Heights' A subdivision of lands out of the East Retama Subdivision, San Salvador del Tule Grant, Hidalgo County, Texas.

C. L. Fabian, Licensed Land Surveyor

State of Texas:  
County of Hidalgo:  
I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Mike E. George

State of Texas:  
County of Hidalgo:

Subscribed and sworn to before me this 18 day of February A. D. 1948.

Notary Public in and for  
Hidalgo County, Texas.

## MAP OF THE PALM LAKE SUBDIVISION

OF LOT 4 OF SEMINARY HEIGHTS,  
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION  
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TULE GRANT,  
HIDALGO COUNTY, TEXAS.

PREPARED BY  
C. L. FABIAN  
LICENSED LAND SURVEYOR  
MC ALLEN, TEXAS.

DATE: JANUARY 27, 1948.

SCALE: 1" = 200'



# 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:

4-17034

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

Upon the application of:

Name: Sanjuanita Solis

Address: 139 11<sup>th</sup> St

Hargill, Tx 78549

Phone: (956) 225-0958

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

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789403566807  
[ ] Temporary Pole [  ] Permanent Service

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

Hargill Townsite Block 139

[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 Feb, 20   , the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-17034

### 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

Sanjuanita Solis

Tx Driver License 27931265

Known to me [or proved to me in the oath of \_\_\_\_\_ 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:

Townsite of Hargill Blk #301."

[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-~~

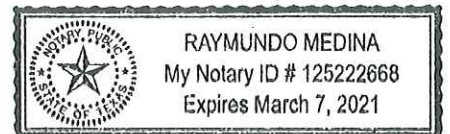
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Sanjuanita Solis

(Signature)

SUBSCRIBED AND SWORN TO before me on Feb 7, 2018, to certify which, witnesses my hand and seal of office.

Raymundo Medina  
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**  
Conforms to State Bar of Texas Form

**TRUE & CERTIFIED  
COPY**  
*[Signature]*

Date: May 30, 2017

Grantor: **ABIGAIL MORENO and spouse, RAFAEL MORENO**

Grantor's Mailing Address (including county): P. O. Box 45  
Hargill, Texas 78549  
Hidalgo County, Texas

Grantee: **SAN JUANITA SOLIS, a single person**

Grantee's Mailing Address (including county): 812 N. 29<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Twenty-five Thousand Six Hundred Forty-three and 00/100 Dollars (\$125,643.00), executed by SAN JUANITA SOLIS, and payable to the order of GROTHUES FINANCIAL, LTD. The note is secured by a Vendor's Lien retained in favor of GROTHUES FINANCIAL, LTD in this Deed and by a Deed of Trust of even date from SAN JUANITA SOLIS to KEVIN P. SULLIVAN, Trustee.

Property (including any improvements):

**All of Block 139, ORIGINAL TOWNSITE OF HARGIL, Hidalgo County, Texas, according to the map recorded in Volume 3, Pages 45-46, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Roadways and reservations as shown on the map of Original Townsite of Hargill, recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between S.L. Gill and wife, Sarah K. Gill, as Lessor, and F.M. McGee, as Lessee, dated May 17, 1937, recorded in Volume 24, Page 296, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Humble Oil & Refining Company by instrument dated May 27, 1937, recorded in Volume 26, Page 444, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 19, 1965, by and between Gregorio Davila, Jr. and wife, Estella C. Davila, as Lessor, and Standard Oil Company of Texas, as Lessee, recorded in Volume 299, Page 596, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 28, 1984, by and between Arturo Davila and wife, Viola P. Davila, as Lessor, and Getty Oil Company, as Lessee, recorded in Volume 1976, Page 73 Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated September 1, 1949, recorded in Volume 669, Page 591, Deed Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

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.

GROTHUES FINANCIAL, LTD. 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 the superior title to the Property are retained for the benefit of GROTHUES FINANCIAL, LTD and are transferred to GROTHUES FINANCIAL, LTD without recourse on Grantor.

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

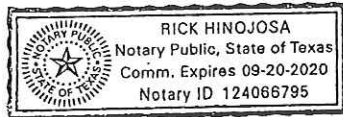
  
ABIGAIL MORENO

  
RAFAEL MORENO

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 30th of May, 2017, by  
ABIGAIL MORENO.

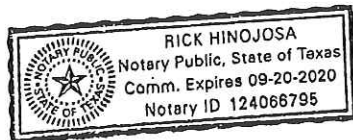


  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 30th of May, 2017, by  
RAFAEL MORENO.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SAN JUANITA SOLIS  
812 N. 29<sup>th</sup> Street  
McAllen, Texas 78501

PREPARED BY:  
The Alvarado Law Firm, PC  
4907 S. Jackson Rd.  
Edinburg, Texas 78539  
File/GF: 152411

Chapter 232 Texas LGC Application

APPLICATION NO: 4-17034 Jul. 11, 2017

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

H1200-00-139-0000-00

[ 1 ] OWNER: SOLIS, SAN JUANITA 812 N. 29TH ST MCALLEN, TX 78503 Telephone No. 998-0001

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION HARGILL TOWNSITE BLK 139

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$114,000

[ 5 ] SIZE OF STRUCTURE: 2,234 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: 1111994 [X] YES [ ] NO

[ 6 ] USE OF BUILDING: NEW RESIDENCE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS SETBACKS FRONT 25' SIDES 6' REAR 15' MIN.ELEV. BFE 63.00

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 480334 Panel No. /Suffix: Pct: 0

Community No.: 0250B

Certification of Elevation Required: [X] 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.

Gilberto Mata 7-11-17 Prepared by Date

Julio Ruiz 6-24-17 Approved by Date

[Signature] 7-11-17 Signature of Owner or Applicant Date

[ NOTICE ]

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

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

