





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-390

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

Upon the application of:

Name: Patricia Flores

Address: 302 S 6<sup>th</sup> St  
Donna Tx  
78537

Phone: 956-331-7999

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

Water Supplier: DAWS

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:

36 Palms Terrace Part 1 Lot 10  
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



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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-390

### 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

Patricia Flores

Known to me [or proved to me in the oath of 26082269 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:

36 Palms Terrace Part 1 lot 10 Blk 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]

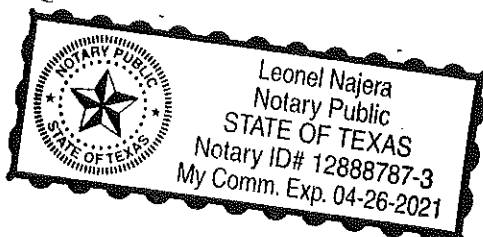
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Patricia Flores (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 21<sup>st</sup>, 2018, to certify which, witnesses my hand and seal of office.



Leonel Najera  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# WARRANTY DEED

**DATE:** July 26, 2017

**GRANTOR'S:** REYNALDO IBARRA

3005 CAZARES ST

DONNA, HIDALGO COUNTY, TEXAS 78537

**GRANTEE:** PATRICIA P. FLORES

**GRANTEES'S MAILING ADDRESS (INCLUDING COUNTY)**

302 S. 6<sup>TH</sup> ST

DONNA, HIDALGO COUNTY, TEXAS 78537

**CONSIDERATION:**

ONE DOLLAR AND 00/100THS (\$1.00) AND A NOTE OF EVEN DATE THAT IS THE PRINCIPAL AMOUNT OF EIGHT THOUSAND DOLLARS AND 00/100<sup>TH</sup> (\$8000.00) AND IS EXECUTED BY GRANTEEES, PAYABLE TO THE ORDER OF GRANTORE.


**PROPERTY (INCLUDING ANY IMPROVEMENTS) :**

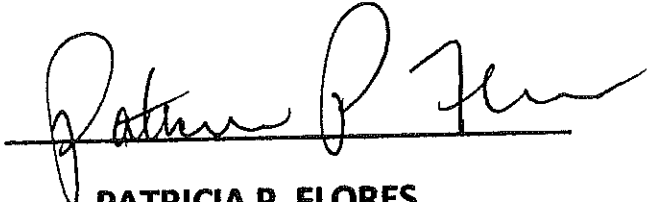
THE SOUTH ONE HUNDRED TWENTY-FIVE FEET (125) OF LOT TEN (10), BLOCK NO, TWO (2), THIRTY-SIX PALM TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEROF RECORD ON VOLUME 21, PAGE 182, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERERANCE TO WHICH RECORD WAS HERE MADE FOR ALL PURPOSES: SUBJECT TO ANY PRIOR MINERAL RESERVATION OF RECORD.

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO TRHE RESERVATIONS FROM AND EXPECTATIONS TO CONVAYANCE AND WARRANTY, ALL AND SINGULAR THE RIGHT AND APPURTENANCE THERATO IN ANY WISW BELONGING, TO HAVE AND HOLD IT TO GRANTEE, GRANTEE'S HEIRS, EXECTORS, ADMINISTRATORS, SUCCESSORS, OR ASSIGNS FOREVER.

GRANTOR BINDS GRANTOR HEIR'S, EXECUTORS, ADMINISTRATOR, AND SUCCESSORS TO WARRANT AND GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, EXCEPT AS TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

  
REYNALDO IBARRA

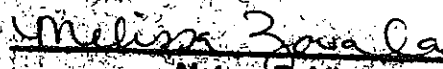
  
PATRICIA P. FLORES

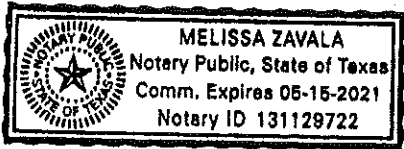
State of Texas, County of Hidalgo

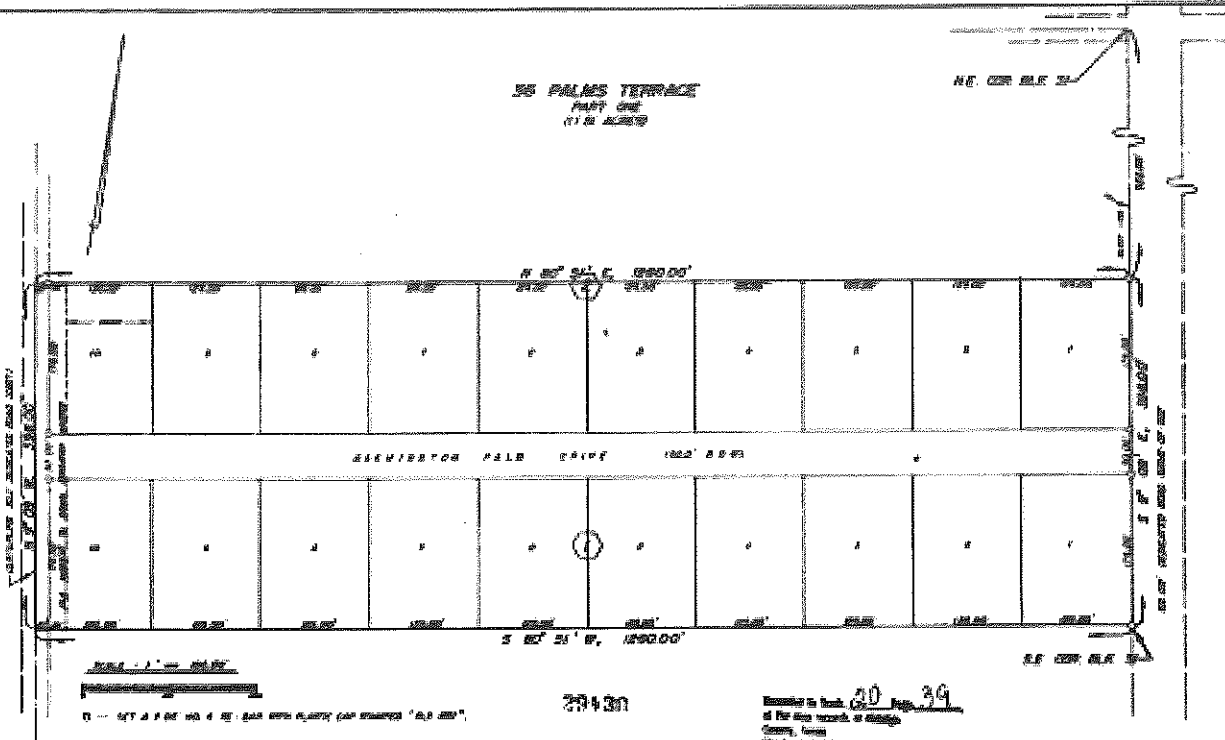
Appeared before me Reynaldo Ibarra and Patricia P. Flores

On this the 26<sup>th</sup> day of July, 2017

Seal

  
Notary Public





**SUBDIVISION PLAT OF**  
**THE SOUTH 3300 FEET OF**  
**BLOCK 22, LA BLANCA 15" SUBDIVISION,**  
**LA BLANCA AND LLANO GRANDE GRANTS,**  
**MESQUITE COUNTY, TEXAS**

**APPROVED FOR RECORDING**  
 IN  
**COMMISSIONERS' COURT,**  
 THIS 26th Day of Sept 1977  
 JAMES D. G. COUNTY CLERK  
 Mesquite County, Texas  
*[Signature]*

I, TOM W. STOWALL, a REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LARGER BLOCK DESCRIBED AS PLATTED BY AN INSTRUMENT OF THE PUBLIC RECORDS OF THIS COUNTY.

*[Signature]*  
 TOM W. STOWALL  
 REGISTERED PUBLIC SURVEYOR  
 MESQUITE, TEXAS



STATE OF TEXAS:  
 COUNTY OF MESQUITE:

KNOW ALL MEN BY THESE PRESENTS, THAT, 36 PALMS TERRACE, INC., OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADMIT, HEREBY AND CONFIRM THE FOREGOING PLAT OF 36 PALMS TERRACE SUBDIVISION, PART ONE, AND SO HEREBY HEREBY IN THE PUBLIC THE SURFACE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN.

36 PALMS TERRACE INC.  
*[Signature]*  
 WILLY GIBB PRESIDENT

STATE OF TEXAS:  
 COUNTY OF MESQUITE:

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED, WILLIAM GIBB, PRESIDENT OF 36 PALMS TERRACE, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th Day of Sept 1977.

*[Signature]*  
 NOTARY PUBLIC IN AND FOR  
 MESQUITE COUNTY, TEXAS



THIS PLAT APPROVED BY THE DEPT. OF REVENUE PURSUANCE OF THIS THE 26th DAY OF Sept 1977.

APPROVED BY THE COMMISSIONERS COURT OF MESQUITE COUNTY, TEXAS ON THIS THE 26th DAY OF Sept 1977.

*[Signature]*  
 SECRETARY  
*[Signature]*  
 PRESIDENT

ATTEST:  
 COUNTY CLERK





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-390  
Receipt No.: 001633  
T4090-00-002-0010-01

FLORES PATRICIA P  
302 S 6TH ST  
DONNA, TX 78537  
(956) 261-8766  
(956) 331-7999

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 100Sq.Ft.
- [5] Legal Description: 36 PALMS TERRACE PART 1 S125' LOT 10  
BLK 2
- [6] Location: mile 11 & old la blanca
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone C

Community Panel Number: 480334 0425c  
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 &  
regulations : west side setback:10'  
Description: Permit 1-390  
Price: \$30.00

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

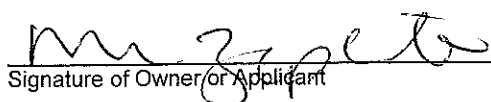
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier

3/9/18  
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

3.9.18  
Date



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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-412

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

Upon the application of:

Name: Arnulfo Alaniz

Address: 1402 E. 24<sup>th</sup> St.  
Weslaco, TX  
78596

Phone: (956) 793-5427

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

Water Supplier: City of Weslaco

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:

R.C BABS #4 w+3 BU 4

[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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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-390

### 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

Arnulfo Alaniz

Known to me [or proved to me in the oath of 15581778 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:

R.C BARBO #4 LOT 3 BUKH"

[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]

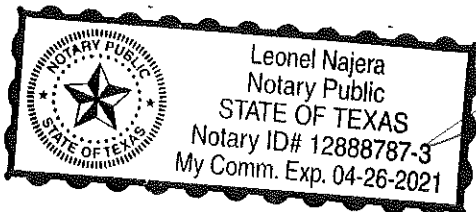
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 MARCH 21<sup>TH</sup>, 2018, to certify which, witnesses my hand and seal of office.



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 THIS 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**

**ORIGINAL**

**Date:** January 19, 2018

**Grantor:** Genaro Lopez and wife, Patricia Lopez

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

27720 Church St  
Perris, CA 92570  
Riverside County

**Grantee:** Arnulfo Alaniz and Nancy C. Gracia

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

729 E. Llano Grande St  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot Three (3), Block Seven (7), R.C. BABB NO. 4, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat recorded in Volume 22, Page 153, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

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

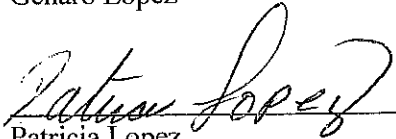
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

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 context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Genaro Lopez

  
\_\_\_\_\_  
Patricia Lopez

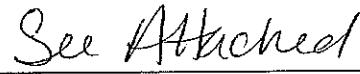
**ACKNOWLEDGMENT**

~~STATE OF \_\_\_\_\_~~

~~§  
§  
§~~

~~COUNTY OF \_\_\_\_\_~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Genaro Lopez.~~

~~  
\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_~~


**ACKNOWLEDGMENT**

~~STATE OF TEXAS~~

~~§  
§  
§~~

~~COUNTY OF HIDALGO~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Patricia Lopez.~~

~~  
\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**ACKNOWLEDGMENT**

State of California

County of Riverside

On January 24, 2018 before me, Radojka T Thomas, Notary Public, personally appeared

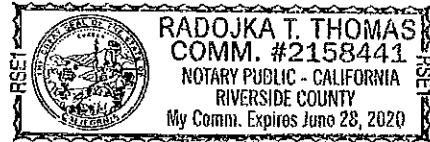
Genaro Balderas Lopez and  
Martha Patricia Lopez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Radojka T Thomas



(Seal)

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

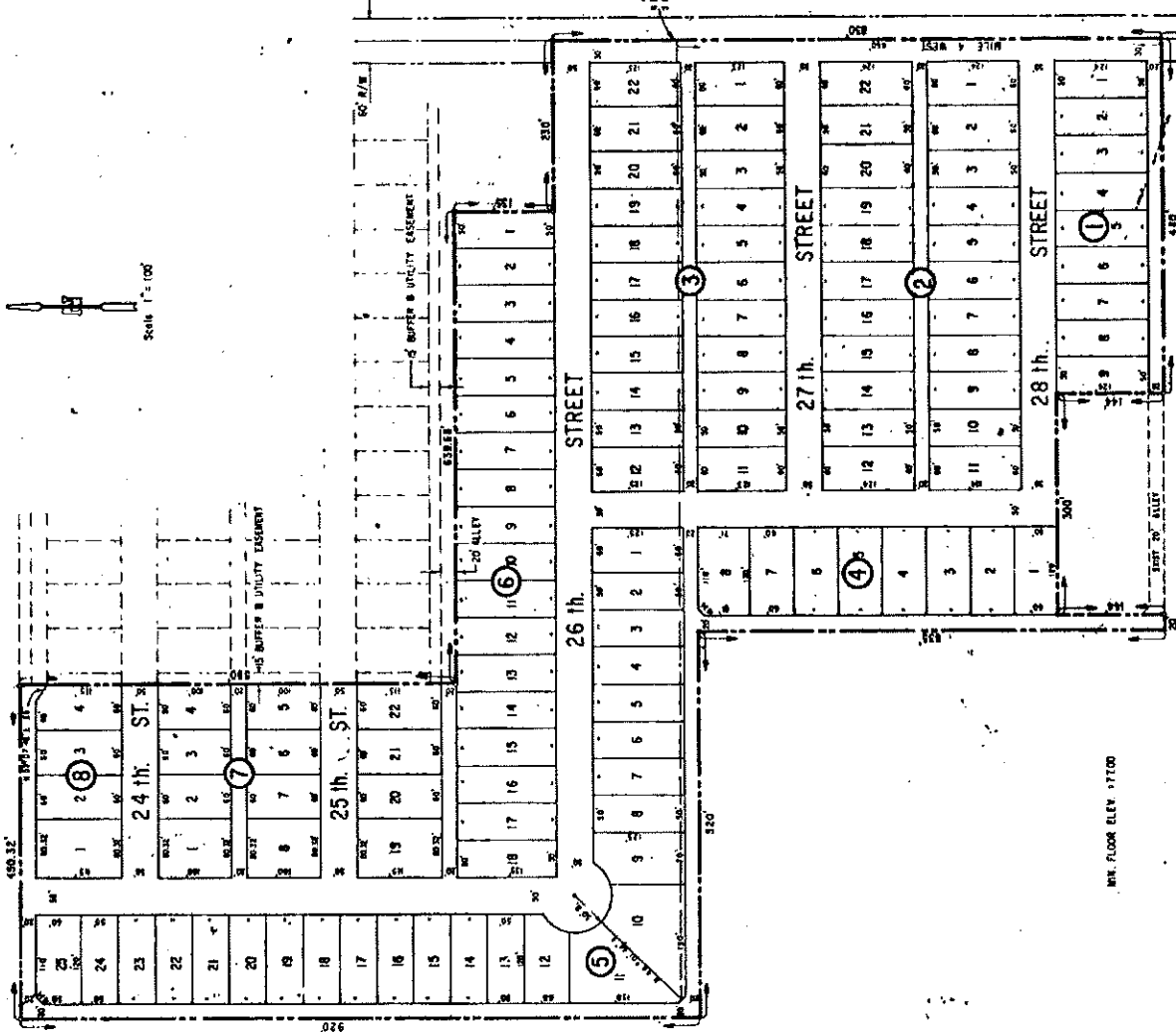
**Further Description of Any Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



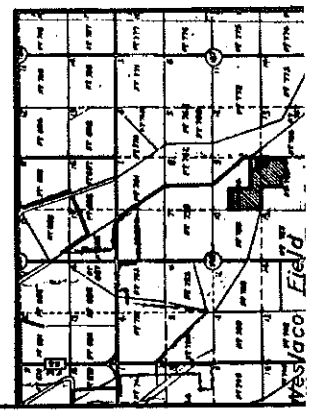


Scale 1" = 100'

APPROVED FOR RECORDING  
 R. C. BABB  
 10-27-22

# R. C. BABB NO. 4

Recorded in Book 21, Page 102  
 of the Public Records of Hidalgo  
 County, Texas  
 Martin and Hunt, Inc.  
 County Surveyors



The R. C. Babb No. 4 Subdivision, containing 24.06 acres, more or less, in Hidalgo County, Texas, and is more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of this subdivision, which is North a distance of 669.00 ft. from the southeast corner of Farm Tract 765;

THENCE, West, a distance of 180.00 ft., to a point;

THENCE, North a distance of 184.00 ft., to a point;

THENCE, West a distance of 308.00 ft., to a point;

THENCE, South a distance of 184.00 ft., to a point;

THENCE, West a distance of 20.00 ft., to a point;

THENCE, North a distance of 131.00 ft., to a point;

THENCE, West a distance of 320.00 ft., to a point;

THENCE, North a distance of 320.00 ft., to a point for the northeast corner of this subdivision;

THENCE, East a distance of 830.32 ft., to a point;

THENCE, South a distance of 336.00 ft., to a point;

THENCE, East a distance of 132.68 ft., to a point;

THENCE, South a distance of 132.00 ft., to a point;

THENCE, West a distance of 220.00 ft., to a point for the northeast corner of this subdivision;

THENCE, South a distance of 830.00 ft., to the POINT OF BEGINNING, CONTAINING within these metes and bounds 24.06 acres, more or less.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, the undersigned, owner of the land shown on this plat and designated herein as R. C. Babb No. 4, a subdivision in Hidalgo County, Texas, and whose name is subscribed hereto, hereby approve, accept, and adopt the accompanying map or plat of subdivision, and hereby dedicate to the use of the public the streets, easements, and other improvements shown thereon, and all public places thereon shown for the purpose and consideration therein expressed.

OWNER:  
*Arturo C. Cuellar*  
 Arturo C. Cuellar

STATE OF TEXAS  
 COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Arturo C. Cuellar, known 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 1982, A.D.,  
*R. C. Babb*  
 ROBERT PUBLIC IN and for Hidalgo Co., Texas

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared in accordance with the laws of the State of Texas, and that the same have been approved and further certify that proper engineering consideration has been given to this plat.

*Joe J. Hill*  
 Joe J. Hill, Surveyor  
 No. 10,000, State of Texas, No. 10,000

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Weslaco, hereby certify that this plat is in accordance with the provisions of the City Ordinance No. 10,000, and that my approval is required.

*John R. Llanes*  
 John R. Llanes  
 Chairman, Planning Commission

I, the undersigned, Mayor of the City of Weslaco, hereby certify that this plat is in accordance with the provisions of the City Ordinance No. 10,000, and that my approval is required.

*Mayor*  
 Mayor, City of Weslaco, Texas

CHECKED FOR DRAINAGE  
 BY: *W. J. D. G.*

*24th Aug 82*  
*Atorgues*



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 1-412  
Receipt No.: 001728  
B0050-04-007-0003-00

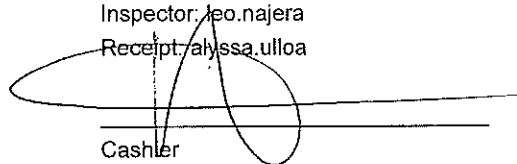
ALANIZ ARNULFO & GARCIA NANCY C  
729 E. LLANO GRANDE ST.  
WESLACO, TX 78596  
(956) 793-5427  
(956) 793-5427

- [1] Contractor: self
- [2] Water System: City of Weslaco
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 640Sq.Ft.
- [5] Legal Description: R.C. BABB NO. 4 LOT 3 BLK 7
- [6] Location: MILE 5 N. & MILE 4 W
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone B

Community Panel Number: 480334 0525B  
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 1-412  
Price: \$30.00

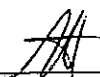
**Total Amount.....\$30.00**

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

  
\_\_\_\_\_  
Cashier  
Date 3/15/18

[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

3-15-18  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-418

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

Upon the application of:

Name: Uicenta Castro

Address: 878 Clark st  
Donna tx 78537

Phone: 956 589 8060

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  
 Temporary Pole  Permanent Service

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

VILLAGE GROVE #2 LOT 88

[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

Rev. 06-03-15

Main Office 1304 South 25th Street Edinburg, Texas 78542
Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596
Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-418

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

Vicenta Ochoa

Known to me [or proved to me in the oath of VISA MX PASSPORT 076-A79-107 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 # 2 LOT 88

[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]

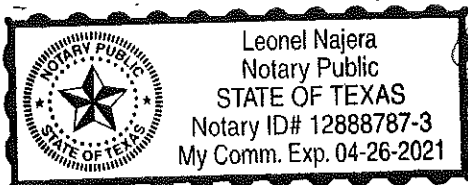
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Vicenta Ochoa (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 21st, 2018, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

**Date:** December 7, 2017

**Grantor:** ESTELLA ARREOLA, Trustee of the AGUSTIN ARREOLA and ESTELLA ARREOLA REVOCABLE TRUST

**Grantor's Mailing Address:**

11560 Lewis Road  
Plainwell, MI 49080

**Grantee:** VICENTA CASTRO

**Grantee's Mailing Address:**

873 Clark St. #78  
Donna, TX 78537

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of ESTELLA ARREOLA, Trustee of the AGUSTIN ARREOLA and ESTELLA ARREOLA REVOCABLE TRUST in the principal amount of THIRTY-SIX THOUSAND AND NO/100THS DOLLARS (\$36,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ESTELLA ARREOLA, Trustee of the AGUSTIN ARREOLA and ESTELLA ARREOLA REVOCABLE TRUST and by a first-lien deed of trust of even date from Grantee to RUDY SALINAS, JR., Trustee.

**Property (including any improvements):**

All of Lots Eighty-Eight (88) and Eighty-Nine (89), VILLAGE GROVE SUBDIVISION NO. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 20, Page 4, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Easements, right of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;

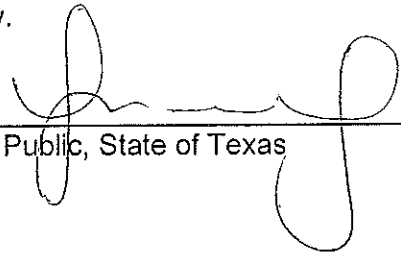
AGUSTIN ARREOLA AND ESTELLA ARREOLA  
REVOCABLE TRUST

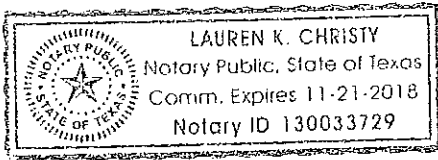
By:   
ESTELLA ARREOLA, Trustee

STATE OF TEXAS )

COUNTY OF HIDALGO )

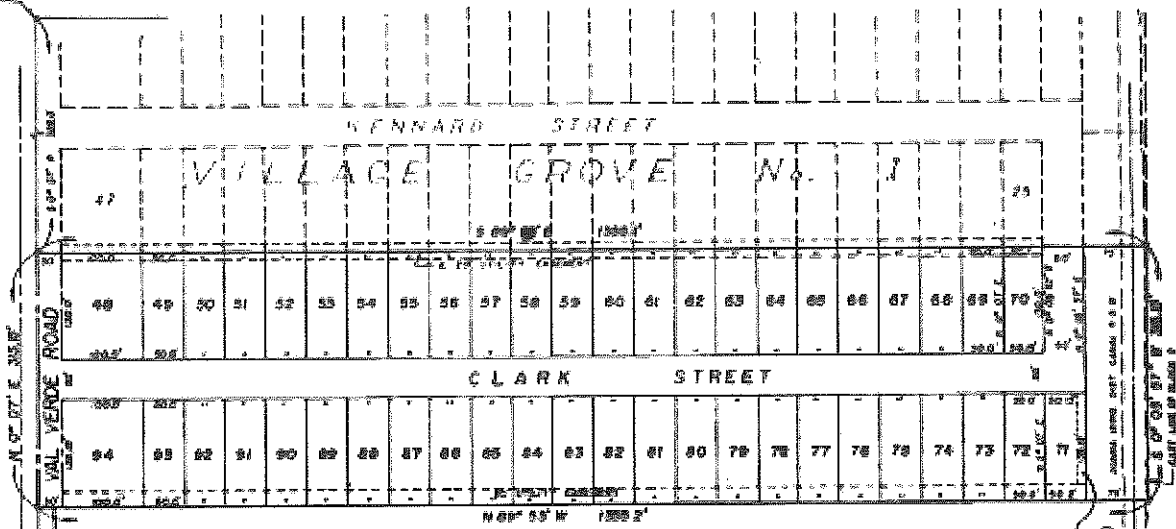
This instrument was acknowledged before me on December 7, 2017, by ESTELLA ARREOLA in her capacity as Trustee of the AGUSTIN ARREOLA and ESTELLA ARREOLA REVOCABLE TRUST, on its behalf in said capacity.

  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:

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



17761  
 MAP  
 OF  
 VILLAGE GROVE #2

BEING A RESUBDIVISION OF THE SOUTH 100 FT. OF VILLAGE GROVE #1, AND THE SOUTH 308.8 FT. OF THE NORTH 643.8 FT. OF BLOCK B, VAL VERDE SUBDIVISION, HALLSBORO COUNTY, TEXAS  
 Containing 8.80 acres of land more or less

FILED FOR RECORD THIS DATE  
 JUN 13 1977  
 SANDY BILBO  
 COUNTY CLERK

20-4  
 Approved to file  
 of the map records of Hallsgro  
 county, Texas  
 County Clerk  
 county records

PREPARED BY  
 FARMER, HELLGREN & ASSOCIATES, INC.  
 DALLAS, TEXAS

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS COURT  
 This on the 13th day of June 1977  
 MARTIN EAGAN, County Clerk  
 Hallsgro County, Texas  
 M. D. Angel, County

STATE OF TEXAS  
 COUNTY OF HALLSBORO  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESCRIBED HEREIN AS THE "VILLAGE GROVE #2" SUBDIVISION TO HALLSBORO COUNTY, TEXAS, AND HAVE MADE IN SUBDIVISION MAPS, SEVERAL DELEGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PULES, WATER COURSES, CANALS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION FOREGOING EXPRESSED.

STATE OF TEXAS  
 COUNTY OF HALLSBORO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, OR THE ONLY PERSONALLY APPEARED LEE W. CLARK, I HAVE TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAID AND THE PURPOSE AND CONSIDERATION THEREON STATED.  
 WITNESSED BY ME AND SEAL OF OFFICE, THIS THE 13th DAY OF JUNE 1977.

*Lee W. Clark*  
 LEE W. CLARK  
  
*Sandy Bilbo*  
 SANDY BILBO  
 COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF HALLSBORO  
 I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR THE SUPERVISION

*Philip C. Medina*  
 PHILIP C. MEDINA  
 REGISTERED PUBLIC SURVEYOR  
 TEXAS

APPROVED  
 FOR RECORDING  
 COUNTY CLERK  
 JUN 13 1977



Chapter 232, Texas Local Government Code

3/15/2018 3:07:05 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

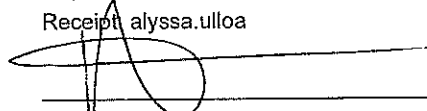
Permit No.: Permit 1-418  
Receipt No.: 001739  
V3900-02-000-0088-00

- CASTRO VICENTA
- 873 CLARK ST. #78
- DONNA, TX 78537
- (956) 589-8060
- (956) 589-8060
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 1426Sq.Ft.
- [5] Legal Description: VILLAGE GROVE #2 LOT 88
- [6] Location: VALVERDE & BUSS. 83
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone B

Community Panel Number: 480334 0525B  
 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 1-418  
 Price: \$30.00  
 Description: Unauthorized Construction Penalty  
 Price: \$30.00

**Total Amount.....\$60.00**

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$60.00  
 Change Due: \$0.00  
 Application: leo.najera  
 Inspector: leo.najera  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

3/15/18  
 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.

Vicenta Castro  
 Signature of Owner or Applicant

3-15-18  
 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

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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: 1-429

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

Upon the application of:

Name: MAGAL MARTINEZ

Address: 14539 STAMPY LN  
EDINBURG TX  
78545

Phone: (956) 533-8514

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

Water Supplier: N.A.W.S

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:

LAS MESTEMAS RANCHA LOT 12 BLK 80  
(MO-TEX)

[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

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-429

### 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

MARIA L. MARTINEZ

Known to me [or proved to me in the oath of CONSULAR ID # 202765513 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:

LAS MESTENAS LOT 12 BCK 86 (MO-TEX)."

[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]

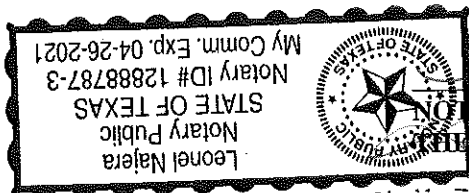
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~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 L. Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 20<sup>th</sup>, 2008, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

### WARRANTY DEED WITH VENDOR'S LIEN

**Date:** August 25, 2014

**Grantor:** Rafael Ayala

Yolanda Ayala

**Grantor's Mailing Address:** 404 Vine

McAllen Texas 78501

Hidalgo County

**Grantee:** Maria L. Martinez

**Grantee's Mailing Address:** 14539 Stumpy Lane

Edinburg Texas 78542

**Consideration:** A Promissory note of even date executed by Grantee, MARIA L. MARTINEZ and made payable to the order of RAFAEL AYALA AND YOLANDA AYALA, in the principle amount of \$75,000.00. Payable in a period of 5 (Five) years, beginning SEPTEMBER 1, 2014 UNTIL THE MATURITY DATE OF AUGUST 2019.

**Property (including any improvements):**

The north 7.25 acres of the 22.50 acres of Lot 12, Block 86, LAS MESTENAS RANCH SUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 29, Map Records of Hidalgo County Texas.

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

**Subject To:**

Reservation of right to occupy and use all roads, highways, and lot and block property lines for the purposes of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipeline, poles and lines of wire for telephones, and pipe lines for the conveyance of water, oil, gas, heat, light power, and for electric and steam railroad and sewer purposes, as reserved in Volume 380, Page 451, Deed Records of Hidalgo County, Texas as shows on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.

A Road Easement along the West side of subject property as shown on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County Texas.

Easements, rights, rules, and regulations in favor of Engelman Irrigation District.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease dated May 10, 1965, Helen Engelman Stegle to Hale Schaleben, recorded in Volume 297, Page 379, Oil and Gas Lease Records of Hidalgo County, Texas.

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

Taxes will be prorated for the remainder of 2014 and for the subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs and 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 the conveyance and warranty.

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

Rafael Ayala

Rafael Ayala - GRANTOR

DATE: 8/25/14

STATE OF TEXAS

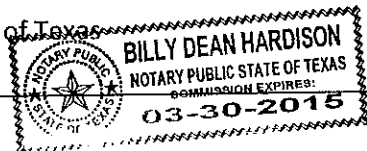
COUNTY OF HIDALGO

This instrument was acknowledged before me on AUGUST 25th 2014, by Rafael Ayala.

Billy D. Hardison

Notary Public - State of Texas

Printed Name: \_\_\_\_\_



Yolanda Ayala

Yolanda Ayala - GRANTOR

DATE: 8-25-14

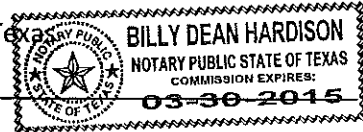
STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on AUGUST 26th 2014, by Yolanda Ayala.

Billy D. Hardison

Notary Public – State of Texas

Printed Name: \_\_\_\_\_



Maria L Martinez

Maria L. Martinez - GRANTEE

DATE: 8-25-14

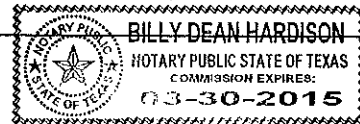
STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on AUGUST 25th 2014, by Maria L. Martinez.

Billy D. Hardison

Notary Public – State of Texas

Printed Name: \_\_\_\_\_



DEED  
(Without Warranties)

706302

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

THAT the undersigned, BECKY BONHAM BENNETT, hereinafter referred to as "Grantor", whether one or more, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by KYLE FRED BENNETT, hereinafter referenced "Grantee", whether one or more, the receipt and sufficiency of which is hereby acknowledged, have granted, sold and quitclaimed, and by these presents do grant, sell and quitclaim unto Grantee, of the County of Hidalgo and State of Texas, all of Grantor's right, title and interest in and to the real property described as follows, to-wit:

The North 10.00 acres of the South 15.25 acres of Lot 12, Block 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows:

Beginning at a point on the West line of Lot 12, North 9 degrees, 00 minutes East, 173.25 feet from its Southwest corner, for the Southwest corner of the following described tract of land; said corner being in 50 feet Filegonia Road right of way;

Thence, with the West line of Lot 12, in said Filegonia Road, North 9 degrees, 00 minutes East, 330.0 feet to a point for the Northwest corner hereof;

Thence, parallel to the south line of Lot 12, South 81 degrees, 00 minutes East, at 25.0 feet pass an iron in on the East line of Filegonia Road and at 1,320.00 feet an iron pin on the East line of Lot 12, for the Northeast corner hereof;

Thence, with the Ease line of Lot 12, South 9 degrees, 00 minutes West, 330.0 feet to an iron pin for the Southeast corner hereof;

Thence, parallel to the South line of Lot 12, North 81 degrees, 00 minutes West, at 1,295.00 feet pass an iron pin on the East line of Filegonia Road and at 1,320.00 feet to the PLACE OF BEGINNING, of which the West 25.0 feet, comprising 0.19 acre, lies in Filegonia Road.

SAVE AND EXCEPT a 0.197 acre tract of land previously conveyed to Josee Luis Garcia and Refugia Garcia as shown by instrument dated May 9, 1991, filed May 31, 1991, recorded under Document Number 527837, Official Records of Hidalgo County, Texas.

TO HAVE AND HOLD the above described property and premises unto the said Grantee, Grantee's heirs, administrators, executors,

successors and/or assigns forever. This conveyance is made without warranty, express or implied.

EXECUTED this <sup>BB</sup> 19th day of <sup>August</sup> ~~July~~, 1998.

Becky Jo Bonham  
BECKY JO BONHAM  
BECKY BONHAM BENNETT - Formerly

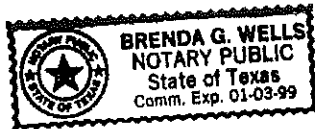
Grantee's Address:

\_\_\_\_\_  
\_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF Hidalgo

§  
§  
§

This instrument was acknowledged before me on <sup>August</sup> ~~July~~ 19, 1998, by BECKY BONHAM BENNETT.



Brenda G. Wells  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME OF NOTARY

Brenda G. Wells

MY COMMISSION EXPIRES:  
1-3-99

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

Charge & return to:  
Valley Land Title Co.  
P. O. Box 389  
Edinburg, Tx. 78540

On: Sep 02, 1998 at 11:07A

As a  
**Recording**

Document Number: 706302  
Total Fees: 11.00

Receipt Number - 172153  
By,  
Bea Cruz

**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  
DIVER'S LICENSE NUMBER.**

Gift Deed

1. Date: July 18, 2006
2. Grantor: JOSE A. SANCHEZ and wife, CRISTINA V. SANCHEZ
3. Grantor's Mailing Address: 518 West Rick Crossland, Elsa, Hidalgo County, Texas 78543
4. Grantee: EMITERIA S. FARIAS
5. Grantee's Mailing Address: 8503 E. Monte Cristo, Edinburg, Hidalgo County, Texas 78541
6. Consideration: With love and affection we hold toward the grantee's
7. Property:  
TRACT #1.  
1.36 acres of land, more or less, out of Lot twelve (12), in Block 86, of the Missouri-Texas Land and Irrigation Company Subdivision of land in Las Mestenas Grant of lands in Hidalgo County, Texas said tract being described as follows, to wit:

BEGINNING at the Southwest corner of said Lot 12 ; THENCE, North along the West line of said Lot 12, a distance of 750.75 feet to a point; THENCE, East on a line parallel to South boundary line a distance of 785.36 to a point for the point of beginning for the described tract, and being the Southwest corner thereof; THENCE, continuing East parallel to the South boundary line of said Lot 12, a distance of 534 feet to a point in the East boundary line of said Lot 12, and the Southeast corner hereof; THENCE, North along the East boundary line of said Lot 12, a distance of 110.03 feet to a point for the Northeast corner hereof; THENCE, West parallel to the South boundary line a distance of 54 feet to a point for the Northwest corner hereof; THENCE, South parallel to the West boundary line of said Lot 12, a distance of 110.93 feet to the point of beginning, and containing 1.36 acres of land, more or less, SAVE and EXCEPT any of the oil, gas and other minerals in and under said land as heretofore reserved.

**SUBJECT TO THE FOLLOWING:**

1. All of the Oil, Gas and other Minerals lying in on, and under said property which was expressly reserved by prior Grantors.
2. Easements, rules, regulations, rights and liens in favor of Delta Irrigation District No. 15.
3. Easements in favor of any water supply corporation affecting said land.
4. The property is subject to the Subdivision regulations of the Count of Hidalgo, Texas, or and duly constituted authority relating to building permits, septic tanks, building restrictions or other ordinances which may pertaining to said property.

**TRACT # 2.**

2.0 acres out of the South Five (5) acres of the North Ten and 59/100s (10.59) acres and South Six and 66/100s (6.66) acres of the North Seventeen and 25/100s (17.25) acres, out of Lot Twelve (12), Block Eighty-six (86), Missouri-Texas Land and Irrigation Company' Subdivision of lands out of Las Mestenas Grant of lands in Hidalgo County, Texas, more particularly described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of Lot 12; THENCE, with and along the West line of said Lot 12 a distance of 750.75 feet to point; THENCE East, along a line parallel to the South line of said Lot 12, a distance of 25 to the point of beginning hereof; THENCE, East along a line parallel to the South Line of Lot 12, a distance of 785.36 feet to a point for the Southeast corner hereof ; THENCE, North along a line parallel to the West line of said Lot 12, a distance of 110.95 feet to a point for the Southwest corner hereof and the point of beginning; SAVE AND EXCEPT any of the oil, gas and other minerals in and under said land heretofore reserved or conveyed of record.

This conveyance is made subject to the following:

1. Oil, gas and mineral leases of record.
  2. Easements, rules, rights, regulations and liens in favor of Engelman Irrigation District
  3. Easements shown on the subdivision plat and all visible easements.
  4. Taxes for the year 2006 and subsequent years. Grantees expressly assume and agree to pay any roll-back Taxes which may be assessed as a result any change in the usage of ownership of the above described property.
  5. Any zoning or subdivision rules and regulations adopted by the County of Hidalgo or City which may have extra-territorial jurisdiction over the above described premises; Grantees will comply with such regulation as and when the same apply to the premises; any such compliance will be at Grantee's expense.
8. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below).
9. Warranty of Title: 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.
10. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
11. Signature:

*Jose A. Sanchez*  
 Jose A. Sanchez  
*Cristina V Sanchez by POA*  
 Cristina V. Sanchez by P.O.A.

The State of Texas

(Acknowledgement)

County of Hidalgo

This instrument was acknowledged before me on the 25 day of July 2006, by Jose A. Sanchez and wife Cristina V. Sanchez.

(SEAL)



*Leti Partida*  
 Notary Public, State of Texas  
 My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
 EMITERIA S. FARIAS  
 8503 EAST MONTE CRISTO  
 EDINBURG, TX. 78541

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO :

That I, LORETTA RISICA, Independent Executrix of the Estate of Milton Koen Cash, Deceased, 2119 Ann St., Edinburg, of the County of Hidalgo, State of Texas for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by JOSE A. SANCHEZ and CRISTINA V. SANCHEZ, husband and wife, Grantees herein named, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JOSE A. SANCHEZ and CRISTINA V. SANCHEZ, husband and wife, whose address is P. O. Box 954, Elsa, of the County of Hidalgo, State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

2.0 acres out of the South Five (5) acres of the North Ten and 59/100s (10.59) acres and the South Six and 66/100s (6.66) acres of the North Seventeen and 25/100s (17.25) acres, out of Lot Twelve (12), Block Eighty-six (86), Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant of lands in Hidalgo County, Texas, more particularly described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of Lot 12; THENCE, with and along the West line of said Lot 12 a distance of 750.75 feet to a point; THENCE East, along a line parallel to the South line of said lot 12, a distance of 25 to the point of beginning hereof; THENCE, East along a line parallel to the South Line of Lot 12, a distance of 785.36 feet to a point for the Southeast corner hereof; THENCE, North along a line parallel to the West line of said Lot 12, a distance of 110.93 feet to a point for the Northeast Corner hereof; THENCE West along a line parallel to the South line of said lot 12 a distance of 785.36 feet to a point for the Northwest corner hereof; THENCE, South, along a line parallel to the West line of Lot 12, a distance of 110.95 feet to a point for the Southwest corner hereof and the point of beginning; SAVE AND EXCEPT any of the oil, gas and other minerals in and under said land heretofore reserved or conveyed of record.

This conveyance is made subject to the following:

1. Oil, gas and mineral leases of record.
2. Easements, rules, rights, regulations and liens in favor of Engelman Irrigation District.
3. Easements shown on the subdivision plat and all visible easements.
4. Taxes for the year 1986 and subsequent years. Grantees expressly assume and agree to pay any roll-back Taxes which may be assessed as a result any change

in the usage or ownership of the above described property.

5. Any zoning or subdivision rules and regulations adopted by the County of Hidalgo or City which may extra-territorial jurisdiction over the above described premises; Grantees will comply with such regulations as and when the same apply to the premises; any such compliance will be at Grantee's expense.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and Grantor does hereby bind herself, her successors, heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

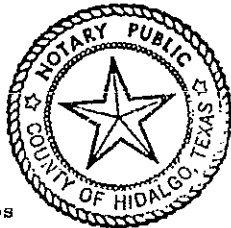
WITNESS MY HAND, at Edinburg, Texas, on this the 30th day of September, A. D. 1989.

*Loretta Risica*  
LORETTA RISICA, Independent  
Executrix of the Estate of  
Milton Koen Cash, Deceased

THE STATE OF TEXAS :

COUNTY OF HIDALGO :

THIS instrument was acknowledged before me on the 25<sup>th</sup> day of October, A. D. 1989 by LORETTA RISICA and in the capacity therein stated.



BRS/bs

*DL Stewart*  
Notary Public, Hidalgo County,  
TEXAS

Notary's Printed Name DL STEWART  
My commission expires: 3-31-93

VOL. 2846 PAGE 428

After Recording return to:

B.R. Stewart  
P.O. Box 330  
Edinburg, Texas 78540

FILED FOR RECORD  
DEC 12 PM 2 52  
LEO  
CLERK  
TEXAS

**WARRANTY DEED**

575353

Date: March 24, 1995

Grantor: Claud Lookingbill, Soc. Sec. no. [REDACTED]  
*not joined by his wife because the property herein conveyed constitutes no portion of the community homestead,*  
Route 1, Box 30-F  
Edcouch, Hidalgo County, Texas 78539

Grantee: Leon Casares  
Post Office Box 715  
Elsa, Hidalgo County, Texas 78543

Consideration: \$9,320.00 paid under contract for deed of February 15, 1980, between Grantor and Jesus Casares, Grantee's father.

Property: 5.66 acres out of Lot 12, Block 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION of Las Mestenas Grant, Hidalgo County, Texas, described by metes and bounds as follows: BEGINNING on the west line of Lot 12 at a point 1,135.53 feet north for its SW corner for the NW corner of this tract; THENCE east along a line parallel with the the north line of Lot 12 a distance of 1320.00 feet to a point for the NE corner of this tract; THENCE south along the east line of Lot 12 a distance of 384.78 feet to a point for the SE corner of this tract; THENCE west along a line parallel with the north line of Lot 12 a distance of 534.00 feet to a point; THENCE north along a line parallel with the east line of Lot 12 a distance of 332.78 feet to a point; THENCE west along a line parallel with the north line of Lot 12 a distance of 785.36 feet to a point; THENCE north along the west line of Lot 12 a distance of 52.00 feet to the POINT OF BEGINNING.

Reservations from and Exceptions to Conveyance and Warranty--SUBJECT TO:

1. Easements, rights-of-way, and prescriptive rights, whether of record or not.
2. All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
3. Rights of adjoining owners in any walls and fences situated on a common boundary.
4. Any discrepancies, conflicts, or shortages in area or boundary lines.
5. Any encroachments or overlapping of improvements.
6. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any irrigation, water improvement, or other water district having jurisdiction over the property.
7. Taxes for 1980 and subsequent years, as well as taxes subsequently assessed for prior years as a result of change of ownership or usage of the property (rollback taxes), payment of which Grantee assumes.

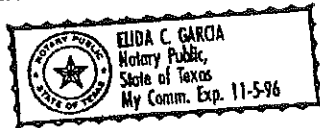
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

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

Claud Lookingbill  
Claud Lookingbill

STATE OF TEXAS            H  
COUNTY OF HIDALGO      H

This instrument was acknowledged before me on March 28, 1995, by Claud Lookingbill.

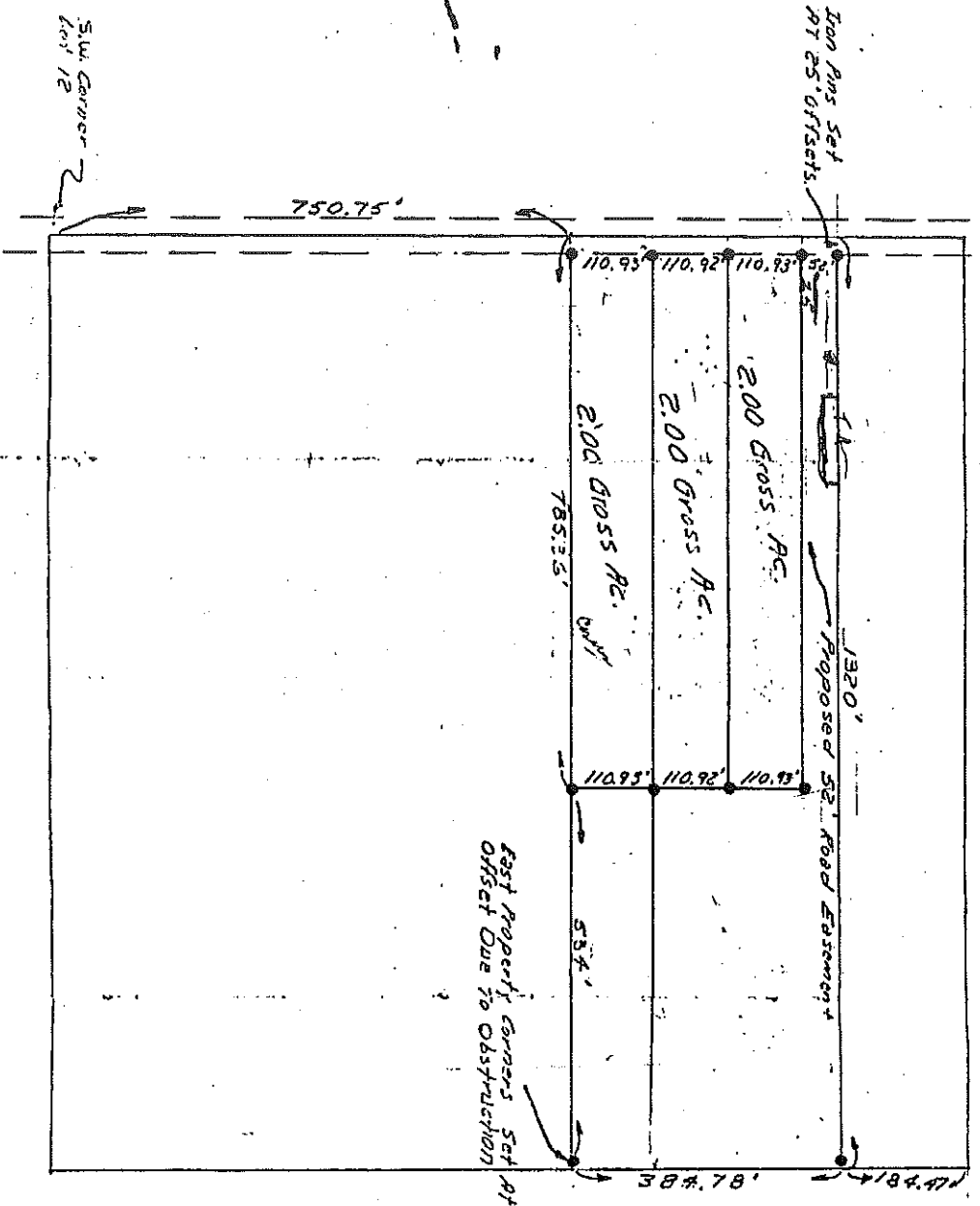


Elida C. Garcia  
Notary Public, State of Texas

Return to:

Stewart & Mann, P.C.  
200 N. 12th  
Edinburg, TX 78539

THE SOUTH S. AC. AC. ELL



Scale: 1"=2'



S-544

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Jan 28, 1997 at 09:13A

As a  
Recording

Document Number: 575353  
Total Fees : 13.00

Receipt Number - 71885  
By,  
Jennifer Castillo

*Cloud*





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: 956-988-4734 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 1-429
Receipt No.: 001797
M0150-00-086-0012-05

MARTINEZ MARIA L
14539 STUMPY LN
EDINBURG, TX 78542
(956) 533-8514
(956) 533-8514

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 31 Barns, Recreational Buildings, Pool Houses, Sheds, etc
[4] Size of Structure: 1440Sq.Ft.
[5] Legal Description: M T L & I BLK 86 LT 12 N 7.5AC OF S 22.5AC (LAS MESTENAS)
[6] Location: JESUS FLORES & MILE 20 RD.
[7] Sewage: N/A
[8] Construction Type: Block
[9] Est. Cost of Construction: \$1000
[10] Flood Zone: Zone AE

Community Panel Number: 480334 0350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-429
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: leo.hajera

Cashier [Signature]

Date 3/20/18

[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: Maria L Martinez Date: 3-20-18