



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-598

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

Upon the application of:

Name: Quick Property Inc

Address: 858 Kennard
Donna, Tx. 78537

Phone: 956.495.9061

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

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 ¹ Lot #33

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Application No: 1-598

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

(Rosa maria Ayala) Quick Property Inc

Known to me [or proved to me in the oath of PASSPORT ID # A400-733 57-530.0 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 Ut 1 lot 33."

[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]

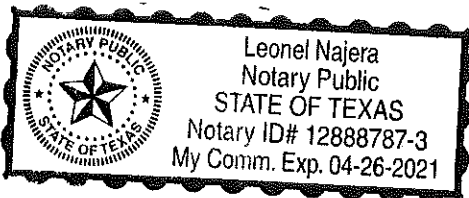
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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)

SUBSCRIBED AND SWORN TO before me on April 25th, 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.

THE STATE OF Texas)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Hidalgo)

That Mijitas Properties, LLC, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable cash consideration to it in hand paid by Quick Property Investmetns, LLC, 1011 Sumpter Ct, Pharr, Hidalgo County, Texas, 78577, hereinafter called Grantee, the receipt of which is hereby acknowledged and confessed, and for the payment of which no lien, express or implied, is retained or shall exist; and for the further consideration of the execution and delivery by the said Grantee, of his one certain promissory note of even date herewith for the sum of Ten Thousand Dollars (\$10,000.00), payable to Grantor, payment of said note being secured by a Vendor's Lien retained on the hereinafter described property and said note being payable as therein provided, and continuing thereafter until paid in full, both principal and interest, said note being additionally secured by a deed of trust of even date herewith to Jorge Velasco, Trustee;

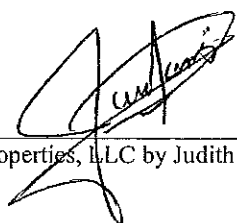
HAVE GRANTED, SOLD AND CONVEYED, and by theses presents do GRANT, SELL AND CONVEY unto the said Grantee, all of that certain lot, tract or parcel of land lying and being situated in Cameron, Texas, together with all improvements and being more fully described as follows:

. Lot thirty-three (33), Village Grove Subdivision Unit #1, being a resubdivision of the north 338.0 feet of block eight (8), Val Verde subdivision, as per map or plat records of Hidalgo, County, Texas.

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 Grantee, his heirs and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said premises, against every person whomsoever lawfully claiming or to claim the same or any part thereof, claiming by, through or under Grantor, but not otherwise, subject, however, to all restrictions, covenants and/or easements of record applicable to the said property;


But it is expressly agreed that the vendor's lien as well as the superior title in and to the above described premises is retained in favor of the holder of the above note against the above described property until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute.

Executed this November 1, 2017.

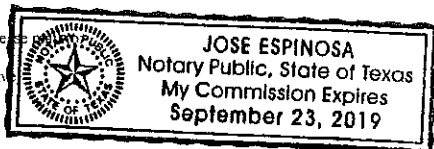
By: 
Mijitas Properties, LLC by Judith Farias

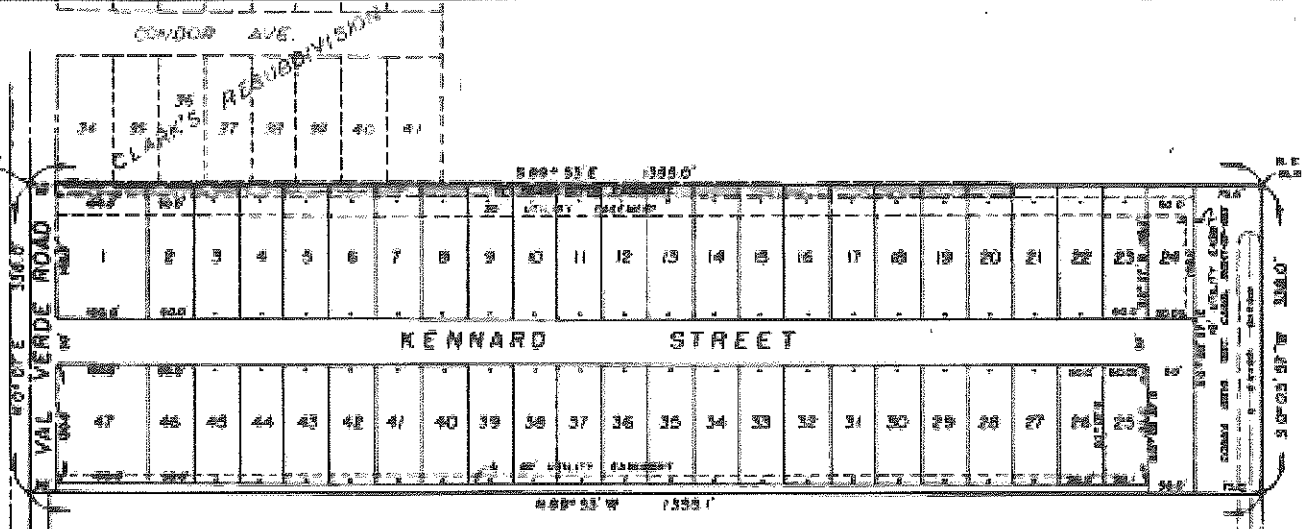
THE STATE OF TEXAS)
COUNTY OF HIDALGO)

The foregoing instrument was acknowledged before me on November 1, 2017, by Judith Farias.


Notary Public, State of Texas

After recording, please
Judith Farias
2802 Charlotte Drive
Pharr, Tx 78577





17759

**MAP
OF
VILLAGE GROVE #1**

BEING A SUBDIVISION OF THE NORTH
358 0 FT OF BLOCK 2,
VAL VERDE SUBDIVISION,
MCALLEN COUNTY, TEXAS

Containing 1051 Acres of land more or less

FILED FOR RECORD THIS DATE
10/26/00/10/27

JUN 13 1977

7/2/77

PREPARED BY:
FISMAN, NELSON & BARKER INC.
MCALLEN, TEXAS

[Signature]

APPROVED FOR RECORDING BY
COMMISSIONER'S COURT
This the 13th day of June 1977
SANTOS SALCEDO County Clerk
McAllen County, Texas
[Signature]

STATE OF TEXAS,
COUNTY OF BROWARD:

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

[Signature]
L. B. CLARK

STATE OF TEXAS,
COUNTY OF BROWARD:

BEFORE ME, THE UNDERSIGNED, SOLELY BY PERSONALLY APPEARING THE ABOVE NAMED DEFENDANT, WHOSE NAME AND ADDRESS ARE TO BE THE RECORD OWNER HEREIN AS SHOWN ON THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE TO SAID INSTRUMENT WAS FILED FOR RECORD AND CONSIDERATION THEREON BY ME, AND WHOSE NAME AND ADDRESS ARE TO BE THE RECORD OWNER HEREIN AS SHOWN ON THE FOREGOING INSTRUMENT, THIS THE 13th DAY OF JUNE, 1977.

[Signature]
NOTARY PUBLIC

STATE OF TEXAS,
COUNTY OF BROWARD:

I, THE UNDERSIGNED, A COMPETENT PUBLIC OFFICER AND IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SHOWN BY ME OR BY ME AND MY ASSISTANTS.

[Signature]
L. B. CLARK
NOTARY PUBLIC
MCALLEN, TEXAS



APPROVED FOR RECORDING
SANTOS SALCEDO
COUNTY CLERK
MCALLEN, TEXAS
[Signature]
JUN 23 1977



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 1-598
Receipt No.: 002420
V3900-01-000-0033-00

QUICK PROPERTY INVESTMENTS LLC

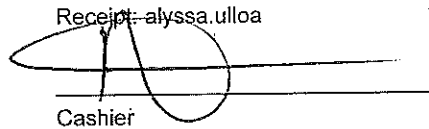
1011 SUMPTER CT
PHARR, TX 78577
(956) 495-9061
(956) 495-9061

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 980Sq.Ft.
- [5] Legal Description: VILLAGE GROVE #1 LOT 33
- [6] Location: Valverde & Bus 83
- [7] Sewage: City of Donna
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-598
Price: \$30.00

Total Amount.....\$30.00

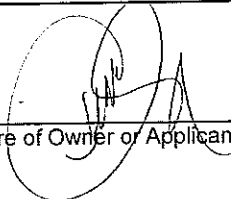
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

4/20/18
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

Apr. 20 - 2018
Date