

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Luis R. Hess	4-696
2.	Andres Sanchez	4-523
3.	Manuel Rocha	4-104
4.	Billy Gutierrez & Angelita Gutierrez	4-751
	COMM. COURT: MAY 29, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: 4896

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

Upon the application of:

Name: Luis R. Hess

Address: 817 S Alamo Rd
Alamo, TX 78516

Phone: 956-227-9919

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing</u> <u>05/16/18</u>

Water Supplier: N/A

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

Account/ESI No.: 174094-035
 Temporary Pole Permanent Service

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

A 1.75 ac tract out of lot 15 Baker's Subd.

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-694

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

Luis R. Hess

Known to me [or proved to me in the oath of Tx drivers license 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:

1.75 acre tract of land out of lot 15, Baker #10 Hidalgo County, TX

[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."

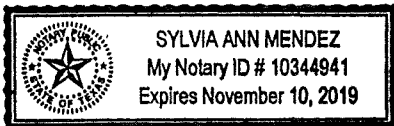
-OR-

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 May 16, 2018, to certify which, witnesses my hand and seal of office.

Sylvia Ann Menendez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



VOL 2161 244

VOL 2149 839

1985

124289

205814

120697

WARRANTY DEED WITH VENDOR'S LIEN

OFFICIAL RECORDS

ME
JW
CW
9W

THE STATE OF TEXAS :
COUNTY OF HIDALGO. :

KNOW ALL MEN BY THESE PRESENTS:

That we, BENJAMIN C. DOMINGUEZ and GLORIA E. DOMINGEZ of Hidalgo County, Texas, herein called Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to us cash in hand paid, and secured to be paid by FERDINANDO E. CASAS and YOLANDA CASAS, herein called Grantees, as follows:

FIRST The sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to us cash in hand paid, the receipt and sufficiency of which is hereby acknowledged.

SECOND The further consideration of the execution and delivery by Grantees of their one certain promissory Vendor's Lien note of even date herewith, in the principal sum of Sixteen Thousand and No/100 (\$16,000.00) Dollars payable to the order of Grantor in annual installments and bearing interest as therein provided, said note containing the usual provisions for acceleration of maturity and attorneys fees in case of default, and being further secured by Deed of Trust with power of sale against the hereinafter described property to B. R. STEWART, Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said FERDINANDO E. CASAS and YOLANDA CASAS, husband and wife, whose address is 534 west 26th Street, Houston, Texas 77008, of the County of Harris, State of Texas, all that certain tract or parcel of land lying and being situated in Hidalgo County, Texas, described as follows, to-wit:

TRACT ONE: A 1.0 acre tract of land out of Lot Fifteen (15), Baker's Subdivision of Cucharita Tract; out of San Salvador del Tule Grant, Hidalgo County, Texas, being described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northwest corner of a certain 100.0 acre tract, previously conveyed; North 81 deg. 03 min. West, 1503.5 feet and North 8 deg. 57 min. East, 1224.25 feet from the Southeast corner of said Lot 15, for the Northeast corner of the following described tract of land. Said point being also the Southeast corner of a certain 7.16 acre tract previously conveyed.

THENCE, with the South line of the 7.16 acre tract, parallel to the South line of Lot 15; North 81 deg. 03 min. West, 498.7 feet to an iron pipe on the East right-of-way line of U. S. Highway #281, for the Northwest corner hereof.

THENCE, with the East right-of-way line of U. S. Highway #281; South 8 deg. 54 min. West, 87.34 feet to an iron pipe, for the Southwest corner hereof.

THENCE, parallel to the South line of Lot 15; South 81 deg. 03 min. East, 498.74 feet to an iron pipe on the

West line of aforementioned 100.0 acre tract, for the Southeast corner hereof.

THENCE, with the West line of said 100.0 acre tract, parallel to the East line of Lot 15; North 8 deg. 57 min. East, 87.34 feet to the PLACE OF BEGINNING. Containing 1.0 acre of land, more or less; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

TRACT TWO: The North 65.51 feet of a one (1) acre tract of land out of Lot Fifteen (15), Baker's Subdivision of the Cucharita Tract; out of San Salvador del Tule Grant; Hidalgo County, Texas, said one (1) acre tract being described by metes and bounds as follows:

BEGINNING at an iron pipe on the West line of a certain 100.0 acre tract, previously conveyed; North 81 deg. 03 min. West, 1503.5 feet; and North 8 deg. 57 min. East, 1136.91 feet from the Southeast corner of said Lot 15, for the Northeast corner of the following described tract of land.

THENCE, parallel to the South line of Lot 15; North 81 deg. 03 min. West, 498.74 feet to an iron pipe on the East right-of-way line of U. S. Highway #281, for the Northwest corner hereof.

THENCE, with the East right-of-way line of U. S. Highway #281; South 8 deg. 54 min. West, 87.34 feet to an iron pipe, for the Southwest corner hereof.

THENCE, parallel to the South line of Lot 15; South 81 deg. 03 min. East, 498.78 feet to an iron pipe on the West line of aforementioned 100.0 acre tract, for the Southeast corner hereof.

THENCE, with the West line of said 100.0 acre tract, parallel to the East line of Lot 15; North 8 deg. 57 min. East, 87.34 feet to the PLACE OF BEGINNING. Containing 1.0 acre of land, more or less; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

This conveyance is made subject to and the Grantees herein do not assume payment of the unpaid balance of the following described notes, to-wit:

a. The unpaid balance on that certain \$8,000.00 note described in and secured in Deed of record in Volume 1850, Page 538, from La Coma The Red Gate Corporation to Manuela C. Dominguez dated June 23, 1983, reference to which is here made for all purposes.

b. The unpaid balance on one certain promissory note in the original principal sum of \$8,000.00, described in and secured in Deed of record in Volume 1850, Page 535 of the Deed of Trust Records of Hidalgo County, Texas, executed by Benjamin C. Dominguez and payable to La Coma The Red Gate Corporation.

But Grantors as well as any other owners and holders of the Grantees' \$16,000.00 note shall be obligated to pay any and all installments falling due thereon as and when due and in the event of default in the payment of any such installment as and when due, then, so long as Grantees are not in default in the payment of Grantees' aforesaid \$16,000.00 note, or in default of the performance of the covenants of the Deed of Trust and Vendor's Lien securing said Notes, Grantees shall have

the right to pay any such delinquent installment or installments and to receive credit upon Grantees' \$16,000.00 note for all sums so paid and in such manner as Grantees shall direct as of the date of such payment.

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 assigns, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS OUR HANDS, on this the 9th day of April, A. D. 1985.

Benjamin C. Dominguez
BENJAMIN C. DOMINGUEZ

Gloria E. Dominguez
GLORIA E. DOMINGUEZ

STATE OF TEXAS :

COUNTY OF HIDALGO :

This instrument was acknowledged before me on this the 4th day of June, A. D. 1985, by BENJAMIN C. DOMINGUEZ.

Jennie H. Gonzalez
Notary Public, Hidalgo County,
T E X A S

JENNIE H. GONZALEZ
NOTARY PUBLIC STATE OF TEX
COMMISSION EXPIRES: 6-14-86

STATE OF TEXAS :

COUNTY OF HIDALGO :

This instrument was acknowledged before me on this the 23rd day of May, A. D. 1985, by GLORIA E. DOMINGUEZ.

Jennie H. Gonzalez
Notary Public, Hidalgo County,
T E X A S

JENNIE H. GONZALEZ
NOTARY PUBLIC STATE OF TEX
COMMISSION EXPIRES: 6-14-86

VOL 2149 PAGE 842

VOL 2161 PAGE 247

130697

FILED AT 9:30

JUN 24 1935

County Clerk, Hidalgo County, Texas
By *[Signature]*

Notary Public for the State of Texas
My Commission Expires on _____
[Signature]
COUNTY CLERK
HIDALGO COUNTY, TEXAS

PROOF READ

BENJAMIN C. DOMINGUEZ, ET UX

TO

FERDINANDO E. CASAS, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

RETURN TO: *[Handwritten mark]*
CASH ABSTRACT & TITLE CO.

RETURN TO: *[Handwritten mark]*
B. R. STEWART
P. O. Box 330
Edinburg, Texas 78540

134289

FILED AT 1:30

JUL 18 1935

J. EDGAR RUIZ
County Clerk, Hidalgo County, Texas
By *[Signature]*
Deputy

EDWARDS ABSTRACT & TITLE CO.

797611A-GB

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: January 26, 2015

Grantor: FERDINANDO E. CASAS and wife, YOLANDA CASAS

2584633

Grantor's Mailing Address (including county): 14208 N. Expressway 281
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: LUIS ROBERTO HESS and ROSEMARY KAY HESS

Grantee's Mailing Address (including county): 817 S. Alamo Street
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$157,000.00), of which the sum of \$78,500.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

A 1.75 acre tract of land out of Lot Fifteen (15), BAKER'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 46, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Lot 15, thence with the South line of said Lot North 81 degrees 03 minutes West, 1503.50 feet, thence, North 08 degrees 57 minutes East, 1071.40 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof and PLACE OF BEGINNING;

THENCE with the North line of Lydia Jasso's Tract described in Document Number 2133903, Official Records, North 81 degrees 03 minutes West, at 497.77 feet set a one-half (1/2) inch diameter iron rod, at 498.77 feet in all to the Southwest corner hereof;

THENCE with the East right of way of U.S. Highway 281; North 08 degrees 58 minutes 34 minutes East, at 65.51 feet found a one-half (1/2) inch diameter iron rod, at 152.85 feet in all to a three-quarter (3/4) inch diameter iron pipe found for the Northwest corner hereof;

THENCE with the South line of Abel Gutierrez's Tract described in Document Number 1018189, Official Records, South 81 degrees 03 minutes East, 498.70 feet to a one (1) inch diameter iron pipe found for the Northeast corner hereof;

THENCE with the West line of Samuel Buentello's Tract described in Volume 1950, Page 400, Official Records, South 08 degrees 57 minutes West, at 87.34 feet found a one-half (1/2) inch diameter iron rod, at 152.85 feet in all to the PLACE OF BEGINNING, Containing 1.75 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s) dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, and dated September 1, 1959, recorded in Volume 959, Page 313, Deed Records, Hidalgo County, Texas, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated April 9, 1985, recorded in Volume 2149, Page 839 and refilled in Volume 2161, Page 244, Official Records, Hidalgo, County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated December 20, 1954, recorded in Volume 167, Page 261, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

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

Taxes for the year 2015 and subsequent years.

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

The vendor's lien against and superior title to the property are retained until each note described

is fully paid according to its terms, at which time this deed will become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$78,500.00, being a part of the above described ONE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$157,000.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK, without recourse against Grantor.

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

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

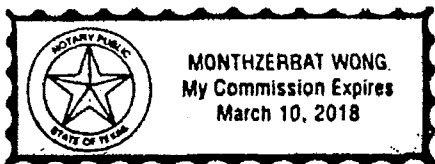
Ferdinando E. Casas
FERDINANDO E. CASAS

Yolanda G. Casas
YOLANDA CASAS

(Acknowledgment)

State of Texas §
County of! §

This instrument was acknowledged before me on the 2nd of February, 2015, by FERDINANDO E. CASAS and wife, YOLANDA CASAS.



Monthzerbat Wong
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LUIS ROBERTO HESS and ROSEMARY KAY HESS
817 S. Alamo Street
Alamo, Texas 78516

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 797611; GB:bc



Chapter 232, Texas Local Government Code

5/7/2018 3:24:31 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-696
Receipt No.: 002675
B0250-00-015-0000-00

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

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HESS LUIS ROBERTO & ROSEMARY KAY

817 S ALAMO RD
ALAMO, TX 78516
(956) 227-9919
(956) 227-9919

- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 504Sq.Ft.
- [5] Legal Description: BAKER'S N262.02'-S1224.25'-W498.70'-E2002.20' LOT 15 3.0AC NET
- [6] Location: N HWY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$7000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
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 4-696
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda

Cashier

05/07/18
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 ZONÉ '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

Date

5/7/2018



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-523

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

Upon the application of:

Andres Sanchez
C/O
Name: JESUS A. SANCHEZ

Address: 29633 GILL AVE
HARGILL TX 78549

Phone: 956-789-2490

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>1 1</u>	<u>SEWER NAWA</u>
Date Approved:	<u>1 1</u>	<u>5 12 18</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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

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

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

HARGILL TOWN SITES LOT 5 & 6 BLOCK 54

[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

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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: 4-523

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

ANDRES SANCHEZ

Known to me [or proved to me in the oath of 35880427 or through TX-DL (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:

HARGILL TOWN SITES LOT 5 & 6 BLOCK 54."

[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-

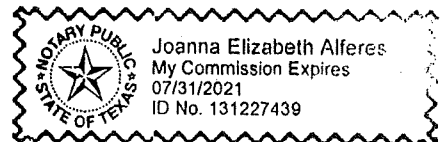
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Andres Sanchez (Signature)

SUBSCRIBED AND SWORN TO before me on 16 May, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

07/31/2021



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.

WARRANTY DEED

THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE AND THORNE & THORNE, INC. EXPRESSES NO OPINION AS TO TITLE IN EITHER SELLER OR PURCHASER OR THE VALIDITY PRESENCE OR ABSENCE OF LIENS ON THE SUBJECT PROPERTY.

THE UNDERSIGNED HEREBY ACKNOWLEDGE NEITHER THORNE & THORNE, INC. NOR FEDERAL TITLE, INC. HAS EXAMINED THE MINERAL ESTATE IN THE ABOVE REFERENCED REAL PROPERTY TRANSACTION, AND THEREFORE NEITHER EXPRESSES AN OPINION AS TO OWNERSHIP IN EITHER SELLER OR PURCHASER OF MINERAL RIGHTS IN THE SUBJECT PROPERTY.

DATE: May 12, 2014

GRANTOR: PEDRO PECINA

GRANTOR'S MAILING ADDRESS (Including County): 833 S. BELT LINE ROAD,
GRAND PRAIRIE, DALLAS COUNTY, TEXAS 75051.

GRANTEE: ANDRES SANCHEZ

GRANTEE'S MAILING ADDRESS (Including County): P.O. BOX 382, HARGILL,
HIDALGO COUNTY, TEXAS 78549.

CONSIDERATION:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged. Grantee assumes any and all indebtedness against said property.

PROPERTY (Including any Improvements):

ALL OF LOT 5&6, BLOCK 54, ORIGINAL TOWNSITE OF HARGIL, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 45 AND 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 AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-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; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for the year of 2014, the 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 to hold it to Grantee, Grantee'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.

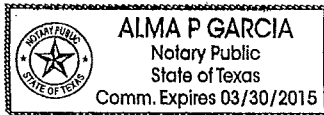
EXECUTED AS OF THE DAY FIRST ABOVE WRITTEN


PEDRO PECINA

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 13 day of May, 2014,
by PEDRO PECINA.




NOTARY PUBLIC, STATE OF TEXAS



Chapter 232, Texas Local Government Code

4/6/2018 11:14:29 AM

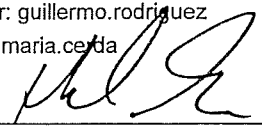
COUNTY OF HIDALGO
PLANNING DEPARTMENT

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 4-523
Receipt No.: 002106
H1200-00-054-0005-00

- SANCHEZ ANDRES
- PO BOX 382
- HARGILL, TX 78549
- (956) 789-2490
- (956) 789-2490
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 2432Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOTS 5 & 6 BLK 54
- [6] Location: FM 490 & GILL Dr.
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone C


Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: APPLICANT MUST COMPLY WITH AL HCPD
 SET BACKS AND REGULATIONS.
 Description: Permit 4-523
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: alex.antons
 Inspector: guillermo.rodriguez
 Receipt: maria.cerda



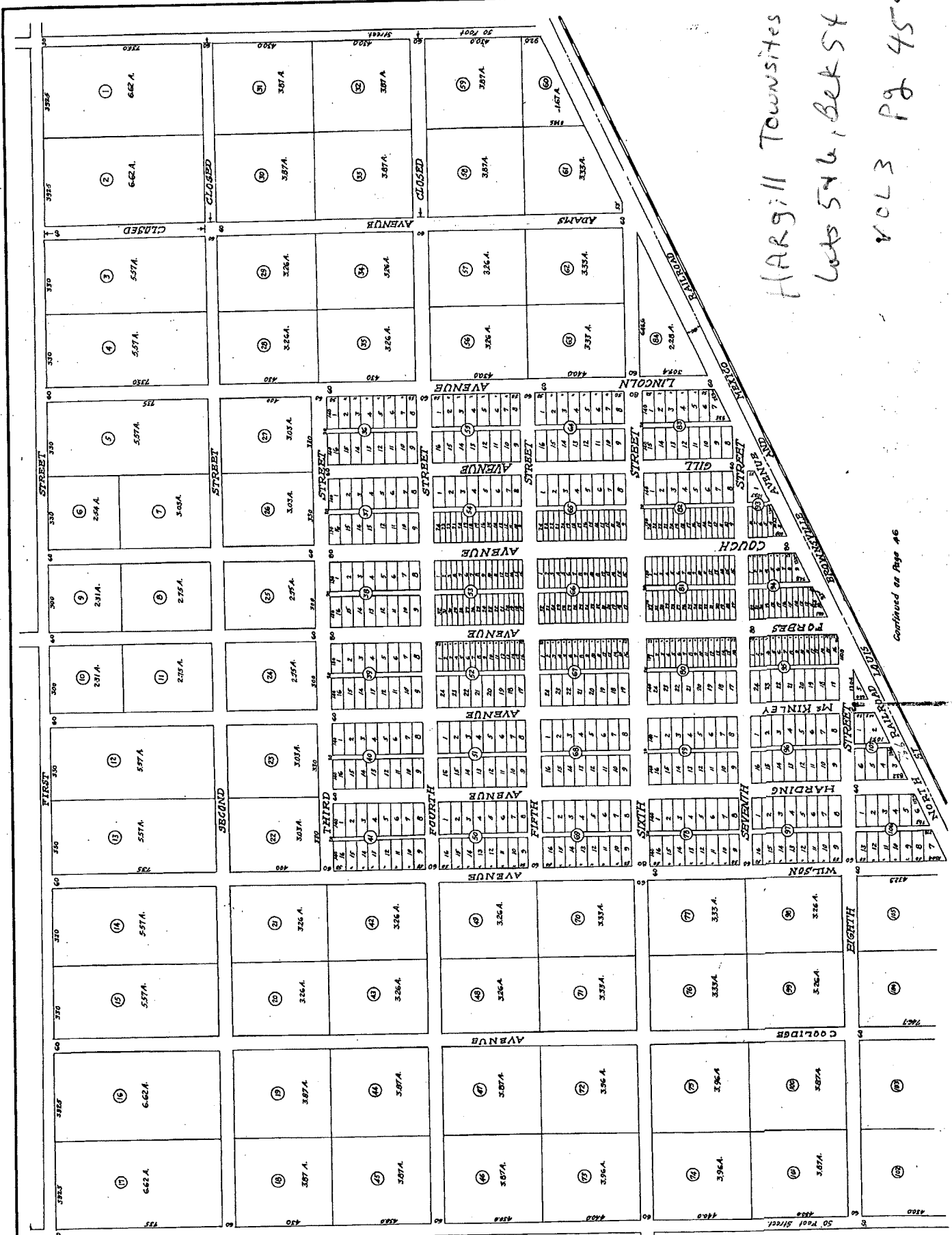
 Cashier
 Date 04/06/18

Prop. 10# 186798

[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
 Date 04.06.18



HARGILL Townsites S/D
 Lots 546, 547, 548
 VOL 3 Pg 45-446

Continued on Page 46



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-104

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

Upon the application of:

Name: Manuel Rocha

Address: 6102 E Sunrise Cir,
Edinburg, TX

Phone: 956-316-2203

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Sewer NAW S</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 22 / 18</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: # 154910-002
 Temporary Pole Permanent Service

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

Manuel Rocha
Towne East Lot #26

[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 _____, 2018, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-104

**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

Manuel Rocha

Known to me [or proved to me in the oath of 202175593 or through Mx Matricula Consular (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:
TOWNE EAST CT. NO. 1 LOT #26
Lot 26, East Sunrise Circle, under construction."

[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."

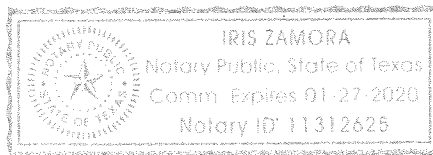
-OR-

- 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."

Manuel Rocha R (Signature)

SUBSCRIBED AND SWORN TO before me on May 22, 2018, to certify which, witnesses my hand and seal of office.

Irish Zamora
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



XO/amj
17-092

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

WARRANTY DEED

Date: April 17, 2017

Grantor: LUIS GERARDO URIEGAS, as his sole and separate property

Grantor's Mailing Address: 2011 Santiago St.
Edinburg, Texas 78542
Hidalgo County

Grantees: MANUEL ROCHA RAMIREZ and son, ISRAEL ROCHA, a single man

Grantees' Mailing Address: 6102 E. Sunrise Circle
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):
All of Lot Twenty-six (26), TOWNE EAST SUBDIVISION, UNIT NO. 1, an Addition to the Edinburg, Hidalgo County, Texas, according to the map recorded in Vol. 20, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SUBJECT TO any and all easements and restrictions of record, if any.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Luis G. Uriegas.
LUIS GERARDO URIEGAS, as his sole and separate property

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Certificate of Acknowledgment}

THE STATE OF TEXAS

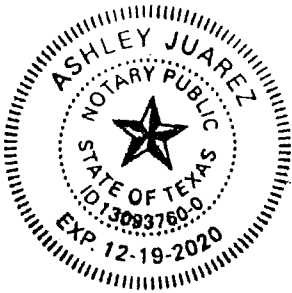
*

COUNTY OF HIDALGO

*

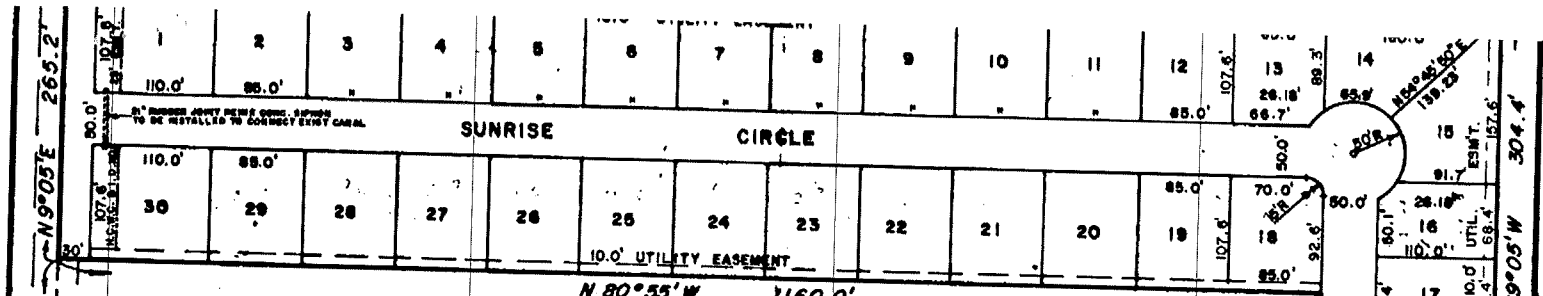
Before me, a notary public in and for the state of Texas, on this day personally appeared LUIS GERARDO URIEGAS, as his sole and separate property, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of April, 2017.



Ashley Juarez
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251



N 9° 05' E 396.26'
 E 40' COUNTY ROAD
 SW COR.
 LOT 15
 SEC. 249
 E. F. M. 2128

24590
 MAP OF
TOWNE EAST SUBDIVISION
UNIT I

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 8.18 ACRES
 OUT OF SOUTH 20.0 ACRES OF LOT 15, SECTION 249,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
 HIDALGO COUNTY, TEXAS

Recorded in Book 20-29
 of the map records of Hidalgo
 County, Texas
 Charles L. Meldren
 County Surveyor

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 CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Charles L. Meldren
 CHARLES L. MELDREN
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 JULY 5, 1977 JOB NO. 770404



STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TOWNE EAST SUBDIVISION UNIT I" OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Larry Downing
 LARRY DOWNING, OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARRY DOWNING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF August, A.D., 1977.



Dona Walker
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, THIS THE 29th DAY OF July, A.D., 1977.



APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By *[Signature]*
 Date 8-11-77

Richard Wiseman
 PRESIDENT

APPROVED FOR RECORDING
 BY
 COMMISSIONER'S COURT
 This the 15th day of Aug 19 77
 SANTOS SALDANA, County Clerk
 Hidalgo County, Texas
[Signature] Deputy

FILED FOR RECORD THIS DATE
11:40 AM
 AUG 15 1977
 Santos Saldana
 County Clerk



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

11/13/2017 9:52:27 AM

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 4-104
 Receipt No.: 000381
 T6500-00-000-0026-00

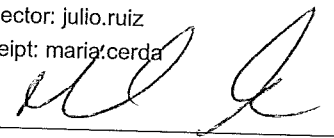
ROCHA MANUEL RAMIREZ & ISRAEL
 6102 E SUNRISE CIR
 EDINBURG, TX 78542
 (956) 316-2203
 (956) 616-0964

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling ✓
- [4] Size of Structure: 768Sq.Ft.
- [5] Legal Description: TOWNE EAST LOT 26
- [6] Location: TERRY RD & RICHARDSON RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [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 4-104
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30
 Change Due: \$0.00
 Application: alex.antons
 Inspector: julio.ruiz
 Receipt: maria.cerda

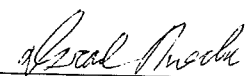


 Cashier

 Date 11/13/17

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



 Signature of Owner or Applicant

11/13/2017

 Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-751

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
Name: <u>Billy Gutierrez & Angelita Gutierrez</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Re Installed</u>
Date Approved:	<u>1 1</u>	<u>5 12 18</u>

Name: Billy Gutierrez & Angelita Gutierrez

Address: 8906 Palm Lake Dr.
Edinburg TX 78541

Water Supplier: City of Edinburg

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

Phone: 956-435-1473 / 279-6753

Account/ESI No.: #10032789432173119
[] Temporary Pole [] Permanent Service

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

Palm Lake Lot # 23 Block # 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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-51

**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

Billy Joe Gutierrez and Angelita A. Gutierrez,

Known to me [or proved to me in the oath of Texas Id's or through Both (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 lot # 23 Block # 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."

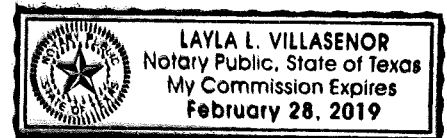
-OR-

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."

[Signature] (Signature)

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

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
ID. 12448380-7



X

U

WARRANTY DEED

Doc #2890549

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

That SANDRA J. WOMACK AND CANDACE L. McCOY , from their separate properties and estates, not herein enjoined by spouses,

For Cash and TEN DOLLARS AND NO/100'S (\$10.00)-----DOLLARS and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto SANJUCAN, LLC 8300 N. Taylor Rd #B, McAllen, Texas 78504

of the County of Hidalgo and State of Texas, all of the following real property situated in Hidalgo County, State of Texas, and being more fully described as follows, to-wit:

Lot 11, Block 1, & Lot 23, Block 2, & Lot 6, Block 4 , Palm Lake Subdivision of Hidalgo County, Texas, as per map or plat thereof recorded in Volume, Map Records of Hidalgo County, Texas.

SUBJECT to all oil, gas and other minerals of record
SUBJECT to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
SUBJECT to easements and reservations as may appear upon the recorded map and dedication of said subdivision.
SUBJECT to easements, or claims of easements, which are not recorded in the public records.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said

SANJUCAN LLC

It's successors and assigns forever; and they do hereby bind them selves ,their successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto

SANJUCAN, LLC,

It's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 4th day of October, A.D. 2016.

Sandra J. Womack signature and name

Candace L. McCoy signature and name

(ACKNOWLEDGEMENT)

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4th day of October , 2016
By: Sandra J. Womack

Notary Public, State of Texas
Dee Grant West
Notary Public
State of Texas

DEED OF TRUST

Date: March 30, 2018

Grantor: **BILLY JOE GUTIERREZ and ANGELITA GUTIERREZ**

Grantor's Mailing Address: 9214 Palm Lake Drive
Edinburg, Texas 78541 Hidalgo County Texas

Trustee: Candace L. McCoy
Trustee's Mailing Address: 8300 N. Taylor Rd. #B
McAllen, Texas 78504 Hidalgo County Texas

Beneficiary: **SANJUCAN LLC.**

Beneficiary's Mailing Address: 8300 N. Taylor Rd. #B
McAllen, Texas 78504 Hidalgo County Texas

Note(s)

Date: March 30, 2018
Amount: \$23,500.00
Maker: Billy Joe Gutierrez and Angelita Gutierrez
Payee: SANJUCAN LLC
Final Maturity Date: As provided in the Note(s)

Terms of Payment: As provided in the Note(s)

Property (including any improvements):

Lot 23, Block 2, Palm Lake Subdivision of Hidalgo County Texas, according to the plat recorded in the Map Records of Hidalgo County Texas.

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note, and any and all renewals, extensions, and re-arrangements of same (the "Prior Note")
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements rights-of way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines.
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays



Chapter 232, Texas Local Government Code

5/21/2018 12:11:39 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 4-751
Receipt No.: 002895
P0900-00-002-0023-00

GUTIERREZ BILLY JOE & ANGELITA

9214 PALM LAKE DR
EDINBURG , TX 78541
(956) 279-6353
(956) 279-6353

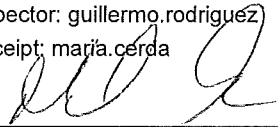
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 400Sq.Ft.
- [5] Legal Description: PALM LAKE LOT 23 BLK 2
- [6] Location: N SEMINARY RD. & CACTUS LN
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-751
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: alex.antons
Inspector: guillermo.rodriguez
Receipt: maria.cerda

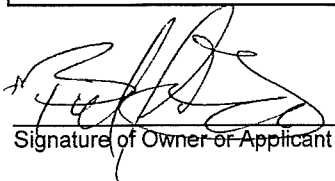


Cashier

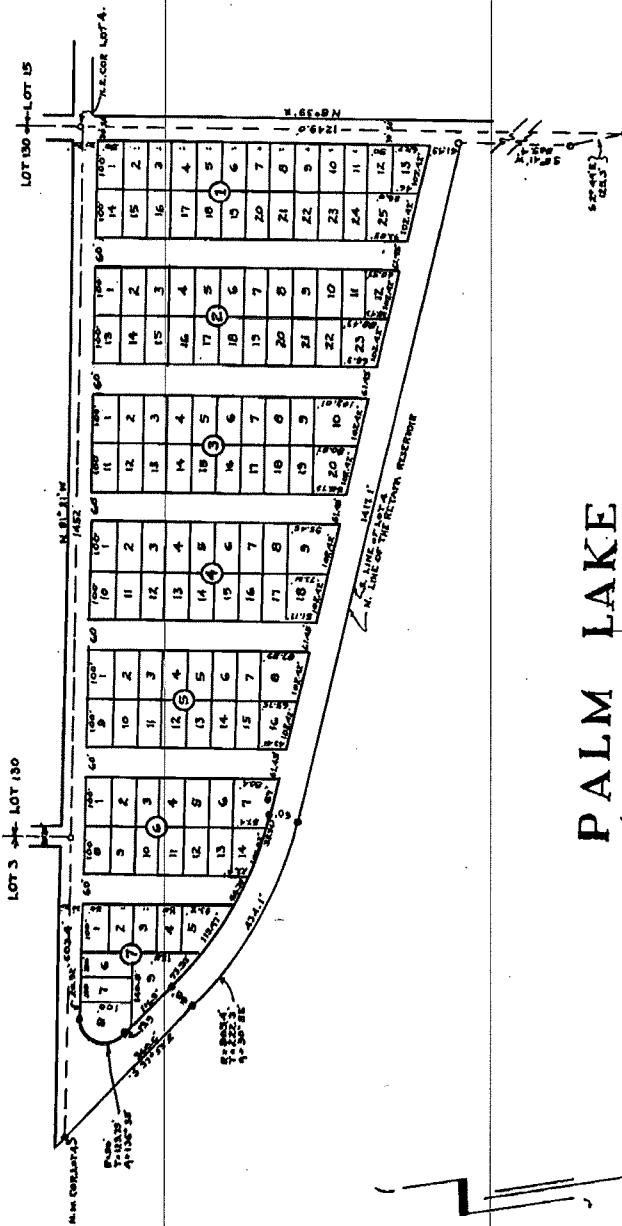
05/21/18
Date

[NOTICE]

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Signature of Owner or Applicant

5/21/18
Date



PALM LAKE
(RETAMA RESERVOIR)

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

I, C. L. Fabian, A 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.

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.

State of Texas:
County of Hidalgo:

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

C. L. Fabian, Licensed Land Surveyor
C. L. Fabian
Mike E. George

M. E. George
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
WALLEN, TEXAS.

SCALE: 1"=200'

DATE: JANUARY 27, 1948