

| <b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b> |                            |                        |
|--|----------------------------|------------------------|
|  | <b>APPLICANT</b>           | <b>APPLICATION NO.</b> |
| 1.   | RUBEN GONZALEZ             | 3-497                  |
| 2.   | RUBEN LOZANO               | 3-499                  |
| 3.   |                            |                        |
| 4.   |                            |                        |
| 5.   |                            |                        |
| 6.   |                            |                        |
| 7.   |                            |                        |
| 8.   |                            |                        |
| 9.   |                            |                        |
| 10.  |                            |                        |
| 11.  |                            |                        |
| 12.  |                            |                        |
| 13.  |                            |                        |
|  |                            |                        |
|  | COMM. COURT: June 11, 2018 |                        |



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No: 3-497  
5/7/18

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

Upon the application of:

Name: Ruben Gonzalez

Address: 11605 N.  
Los Ebanos Rd  
Mission, TX 78573  
Phone: (956) 222-4570

| Approved by<br>Environmental Health: | Temporary Service    | Final Service                 |
|--------------------------------------|----------------------|-------------------------------|
| _____                                | _____                | <u>Orton</u>                  |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature          |
| Date Approved:                       | <u>1 / 1</u>         | <u>4378</u><br><u>5/31/18</u> |

Water Supplier: Shary Land  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

Palmeras Lot 1

[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.~~

Sandra Cantu  
Planning Department Authorized Signature

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

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No:

3-497  
5/7/18

### 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

Ruben Gonzalez

Known to me [or proved to me in the oath of Texas Comm. Driver License or through TCDC# 06986293 (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:

Palmeras Lot 1

[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-

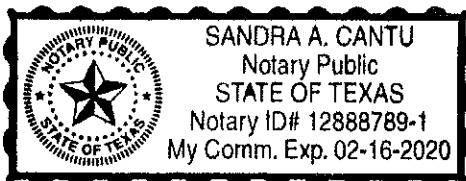
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Rub Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on May 31, 2018, to certify which, witnesses my hand and seal of office.

Sandra A Cantu

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## WARRANTY DEED OF GIFT TO FAMILY MEMBER

Date: August 17, 2011

Grantor: JESUS GONZALEZ AND WIFE ANNA GONZALEZ

Grantor's Mailing Address (including county):

10421 Kinslow Dr.  
Dallas, Tarrant County, Texas 75217

Grantee: RUBEN GONZALEZ, as his sole and separate property

Grantee's Mailing Address (including county):

1121 Kika De La Garza  
Mission, Texas, Hidalgo County, 78572

Consideration:

Love and affection, Ten and No/100 dollars and other valuable consideration.

Property (including any improvements):

Lot One (1), Palmeras Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 22, Page 200, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:



Save and except all oil, gas and other minerals, and all geothermal energy.

Save and except (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property. Save and except rights, rules, regulations, easements and liens in favor of Water District; including Water Service Agreement in favor of Sharyland Water Supply Corporation. Easement of record, all visible and apparent easements and easements as may be reflected by the map and plat of record in Volume 22, page 200, Map Records of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty:

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

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

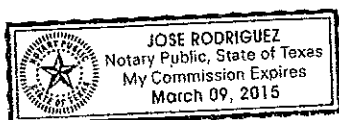
  
JESUS GONZALEZ  
  
ANNA GONZALEZ

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 17<sup>th</sup> day of August, 2011 by JESUS GONZALEZ.

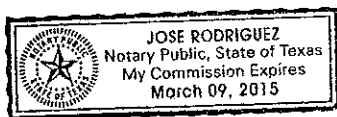


Jose Rodriguez  
Notary Public, State of Texas  
My Commission Expires on 3/9/2015

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 17<sup>th</sup> day of August, 2011 by ANNA GONZALEZ.



Jose Rodriguez  
Notary Public, State of Texas  
My Commission Expires on 3/9/2015

AFTER RECORDING RETURN TO:

Ruben Gonzalez  
1121 Kika De La Garza  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:

Rodriguez Law Office  
900 East 12<sup>th</sup> St.  
Mission, Texas 78572

Filed for Record in:  
Hidalgo County  
by Arturo Guajardo Jr.  
County Clerk

On: Aug 31, 2011 at 09:35A

As a Recording

Document Number: 2237388  
Total Fees: 20.00

Receipt Number - 1220714  
By:  
Carolyn Martinez, Deputy



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

5/7/2018 12:15:22 PM

|                        |                           |                           |
|------------------------|---------------------------|---------------------------|
| 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 3-497  
Receipt No.: 002655  
P2190-00-000-0001-00

- GONZALEZ RUBEN
- 1101 E CEDAR APT 2A
- MCALLEN, TX 78501
- (956) 222-4570
- (956) 222-4570
- [1] Contractor: Self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: PALMERAS LOT 1
- [6] Location: 7 1/2 MILE & LOS EBANOS ROAD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$18000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 10N', Corner '  
 Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**  
 Description: Permit 3-497  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: javier.cerda  
 Inspector: javier.cerda  
 Receipt: sandra.cantu

*Sandra Cantu* 5/7/18  
 Cashier 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.

*Ruben Gonzalez*  
 Signature of Owner or Applicant

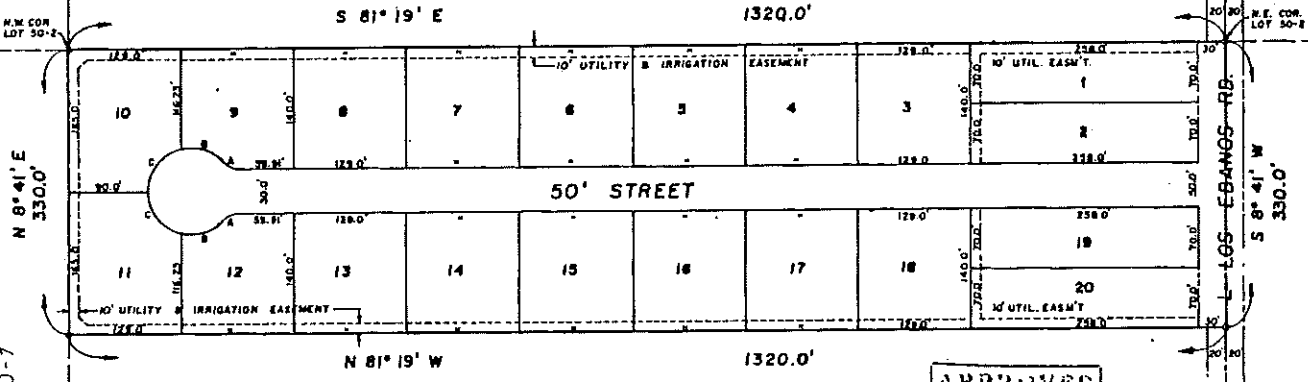
5-7-18  
 Date

Ruben Gonzalez

WEST ADDITION TO SHARYLAND LOT 51-1



WEST ADDITION TO SHARYLAND LOT - 51-2



WEST ADDITION TO SHARYLAND LOT 50-2

APPROVED FOR RECORDING Hidalgo Co. Right of Way Dept. by *[Signature]* On *Dec 7, 1982*

| CURVE DATA |        |        |        |             |
|------------|--------|--------|--------|-------------|
| CURVE      | RADIUS | LENGTH | CHORD  | ANGLE       |
| A          | 30.0'  | 24.38' | 23.72' | 46° 34' 03" |
| B          | 50.0'  | 51.74' | 49.46' | 59° 16' 36" |
| C          | 50.0'  | 67.45' | 62.45' | 77° 17' 27" |

Dec 7, 1982 1226(M)  
 Recorded in Book 22 Page 200 of the map records of Hidalgo County, Texas. Menden and Hunt, Inc. County Surveyor  
 FILED FOR RECORD THIS DATE At 2:50 October 7 M 1982

# MAP OF PALMERAS SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 10.00 AC. OF LOT 50-2, WEST ADDITION TO SHARYLAND, PORCIONES 53, 54, 55, 56 AND 57 HIDALGO COUNTY TEXAS.

PREPARED BY: FADIAN, NELSON & MEDINA INC. McALLEN, TEXAS

CHECKED FOR DRAINAGE BY: *[Signature]*

STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "PALMERAS SUBDIVISION", SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
 HAROLD D. MUMAL

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF NOVEMBER, 1982.

*[Signature]*  
 MARY PUBLIC SANGRA BYRD, Notary Public  
 1400 13th St. S. L.A. 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 FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FILED FOR RECORDING  
 SANTOS SALAZAR, County Clerk  
*[Signature]*

*[Signature]*  
 FLINIO C. MEDINA  
 REGISTERED PUBLIC SURVEYOR  
 McALLEN, TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER, THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECKVALVES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY DATED THIS THE 12th DAY OF NOVEMBER 1982.  
 ATTEST: *[Signature]*



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3 499  
5/7/18

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

Upon the application of:

Name: Ruben Lozano

Address: 5301 Moorefield Drive  
MISSION TEXAS  
78573

Phone: 956 867-7412

| Approved by Environmental Health: | Temporary Service    | Final Service        |
|-----------------------------------|----------------------|----------------------|
| _____                             | _____                | <u>Arredondo</u>     |
| Inspection/Permit No:             | Authorized Signature | Authorized Signature |
| Date Approved:                    | <u>1 1</u>           | <u>2700</u>          |
|                                   |                      | <u>6/1/18</u>        |

Water Supplier: Sharyland

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

Account/ESI No.: 10032789412012848  
[ ] Temporary Pole [  ] Permanent Service

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

La Homa Acres Unit 3 Lot 35

[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.

Sandra Carter 6/4/18  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

3-499  
5/7/18

**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

Ruben Lozano Jr.

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 33367720 (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:

La Homa Acres Unit 3 Lot 35."

[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-

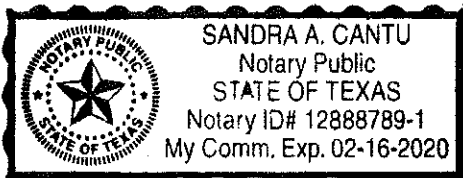
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Ruben Lozano (Signature)

SUBSCRIBED AND SWORN TO before me on June 4, 2018, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**WARRANTY DEED**

Date: March 5, 2013

Grantor: Francisca Elizabeth Saucedo  
Grantor's Mailing Address (including county):

P.O. Box 3737  
Mission, Texas 78573  
Hidalgo County, Texas

Grantee: Ruben Lozano  
Grantee's Mailing Address (including county):

4504 Tyler Avenue  
McAllen, Texas 78503  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 35, La Homa Acres Unit No. 3, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 25, Page 161A, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;

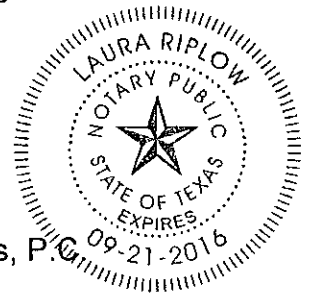
Francisca E Saucedo  
Francisca Elizabeth Saucedo

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2013, by  
Francisca Elizabeth Saucedo.

Laura Riplow  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Ruben Lozano  
4504 Tyler Avenue  
McAllen, Texas 78503

PREPARED BY:

Law Office of David A. Ewers, P.C.  
LR  
323 Nolana  
McAllen, Texas 78504

Saucedo-Lozano-18603-WD  
Saucedo-Lozano-WD.wpd

Software by  
ReMerge-It, LLC  
(956)630-9401  
Sales@Remerge-It.com



Chapter 232, Texas Local Government Code

5/7/2018 1:53:41 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-499  
Receipt No.: 002663  
L1067-03-000-0035-00

|                        |                           |                           |
|------------------------|---------------------------|---------------------------|
| 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      |
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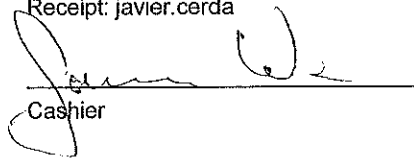
LOZANO RUBEN  
4504 TYLER AVE  
MCALLEN, TX 78503  
(956) 867-7422  
(956) 867-7422

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 280Sq.Ft.
- [5] Legal Description: LA HOMA ACRES UT NO. 3 LOT 35
- [6] Location: MOOREFIELD RD AND 4 ML.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$4500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK  
AND REGULATIONS  
Description: Permit 3-499  
Price: \$30.00

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

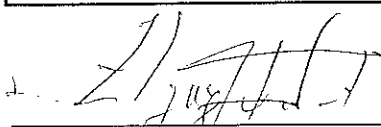
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: javier.cerda

  
Cashier

5-7-18  
Date

[NOTICE]

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

  
Signature of Owner or Applicant  
Date 5/7/18  
ERNESTO IZAGUIRRE

