

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	MARIA AGUINAGA	1-13671
2.	JUAN RODRIGUEZ	1-914
3.	RIGOBERTO PADRON	1-946
4.	LUIS CORTINA	1-963
	COMM. COURT: AUGUST 14, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13671

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

Upon the application of:

Name: Maria M. Aguinaga

Address: 3813 N. Mile 6 1/2 W.  
Weslaco, Tx. 78599

Phone: 956-261-7737

Approved by Environmental Health:	Temporary Service _____	Final Service <u>R R</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>EVG T. AG. S. JR.</u>
Date Approved:	<u>1 / 1</u>	<u>08 103 118</u>

Water Supplier: NALUS

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 332679-001  
 Temporary Pole       Permanent Service

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

Maria M. Aguinaga  
36 Palms Terrace Part 1 w. <sup>1/2 of</sup> ~~6250~~ Lot 7 Blk 1,  
AH

[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

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
--	---	---

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13671

**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

María Magdalena Aguinaga

DE# 15190029

Known to me [or proved to me in the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

36 Palms Terrace Part 1 w/ 1/2 ac. Lot 7 Blk 1  
AN

[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]

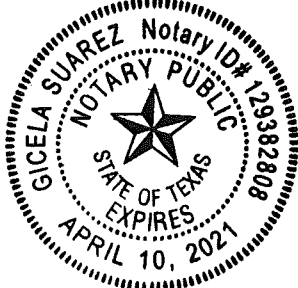
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

María Magdalena Aguinaga (Signature)

SUBSCRIBED AND SWORN TO before me on August 03, 2018, to certify which, witnesses my hand and seal of office.



Gicela Suarez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**GIFT DEED**

**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 RECORD: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE. (CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE)**

**Date:** December 8, 2015

**Grantor:** JOSE G. GARCIA aka JOSE GUADALUPE GARCIA, a single man

**Grantor's Mailing Address (including county):** 100 Maple HL Lot 111  
Hartford, MI 49057-1282

**Grantee:** RAUL AGUINAGA and wife, MARIA MAGDALENA AGUINAGA

**Grantee's Mailing Address (including county):** 1418 S. Tio Avenue  
Weslaco, Texas 78596  
Hidalgo County, Texas

**Consideration:** For the love and affection Grantor has and bears unto Grantee.

**Property (including any improvements):**

The West ½ of Lot 7, Block 1, 36 PALMS TERRACE, Part One, Hidalgo County, Texas, according to the map thereof recorded in Volume 21, Page 182, Map Records, Hidalgo County, Texas.

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

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements of record, if any.
4. Easements and conditions as may be contained in plat of said subdivision, if any.
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations, of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Standby fees and taxes for the year 2014 and assessments for prior years.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO**

**OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.**

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, 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.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

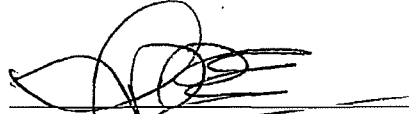
  
JOSE G. GARCIA aka JOSE  
GUADALUPE GARCIA

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 0<sup>th</sup> day of December 2015, by  
JOSE G. GARCIA aka JOSE GUADALUPE GARCIA.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.  
5522 North 10th Street  
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente, P.C.  
5522 North 10th Street  
McAllen, Texas 78504

File Number: 15-RAGUINAGA.GD

Hidalgo County Planning Department  
Chapter 232, Texas Local Government Code

Application No. 1-13671 Date 6/7 20 16  
 Location Old la Blanca E mile 11  
 Lot. No. 7 Bldg No. 1 Flood Zone C-25  
 Subdivision Terrace Palms, part (1)  
 Setbacks: Front 25' Rear 15' Side 6' Side 6' Corner Side \_\_\_\_\_  
 Owner Maria Aquinaga Received By Same

**CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF  
FOUNDATION FOR SETBACK INSPECTIONS**

**NOTIFICAR DEPARTAMENTO DE PLANEACION 48 HRS. ANTES DE  
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS**

**APPROVED APPLICATION**

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045

Note: This must be posted on the structure not to be removed until improvements are completed.

HIDALGO COUNTY PLANNING DEPARTMENT

UTILITY CERTIFICATE REVIEW FEE

Acct # - 1100-341-30-210-003-0-000  
 Permit No. 1-13671 Date 6/7 20 16  
 Received of: Maria Aquinaga \$ 30.00  
 \_\_\_\_\_ thirty Dollars

SUBDIVISION FEES

Acct # - 1100-341-30-210-001-0-000  
 Filing / Review Fee \_\_\_\_\_  
 2% Inspection Fee \_\_\_\_\_  
 Maps \_\_\_\_\_  
 Subd. Rules Book \_\_\_\_\_  
 Other \_\_\_\_\_  
 TOTAL \_\_\_\_\_

ESCROW

1/3 Paving \_\_\_\_\_  
 Septic Tank - \_\_\_\_\_  
 Acct # - 1100-211-00-000-018-0-000  
 Other \_\_\_\_\_  
 Acct # - 1100-211-00-000-026-0-000  
 TOTAL \_\_\_\_\_

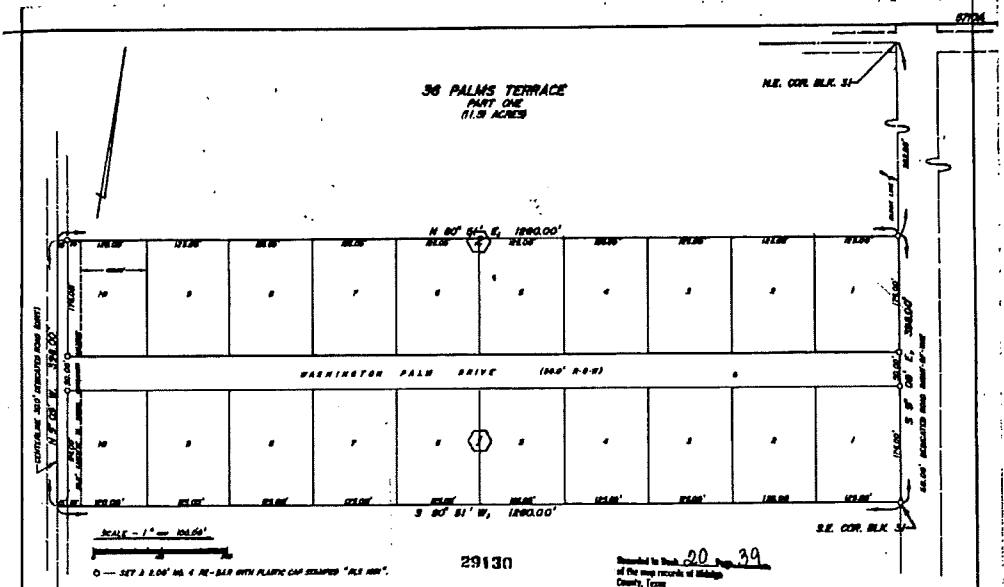
Subdivision: Terrace Palms Lot #7 Bldg #1  
 Cash \_\_\_\_\_ Check # \_\_\_\_\_ M.O. # \_\_\_\_\_

Received by: Johanna Vallejo



THE STATE OF TEXAS  
COUNTY OF HIDALGO

Precinct No. 1  
**RECEIPT**  
 23191-1



29130

SUBDIVISION PLAT OF  
 THE SOUTH 398.00 FEET OF  
 BLOCK 31, LA BLANCA 7<sup>TH</sup> SUBDIVISION,  
 LA BLANCA AND LLANO GRANDE GRANTS,  
 HIDALGO COUNTY, TEXAS

Recorded to Book 20 Page 39  
 of the map records of Hidalgo  
 County, Texas  
 Charles L. Shelton  
 County Surveyor

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This on the 26<sup>th</sup> day of Sept 1977  
 Director S. L. ... County Clerk  
 Hidalgo County, Texas  
 By: *Shelton* Deputy

I, TOM W. STOVALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

*Tom W. Stovall* 7-28-77  
 11551  
 TOM W. STOVALL  
 REGISTERED PUBLIC SURVEYOR  
 WESLACO, TEXAS



STATE OF TEXAS;  
 COUNTY OF HIDALGO;

KNOW ALL MEN BY THESE PRESENTS:  
 THAT, 36 PALMS TERRACE, INC., OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING PLAT OF 36 PALMS TERRACE SUBDIVISION, PART ONE, AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN.

36 PALMS TERRACE INC.  
*Polly Cox*  
 POLLY COX PRESIDENT

STATE OF TEXAS;  
 COUNTY OF HIDALGO;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, POLLY COX, PRESIDENT OF 36 PALMS TERRACE, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE RESORTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 28<sup>th</sup> DAY OF *May* A.D., 1977.

*Louis E. Casanova*  
 NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS



THIS PLAT APPROVED BY THE DONNA INVESTIGATION DISTRICT ON THIS THE 26<sup>th</sup> DAY OF *MAY* A.D., 1977.

*M. J. ...*  
 SECRETARY  
*L. H. ...*  
 PRESIDENT

APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS ON THIS THE \_\_\_ DAY OF \_\_\_ A.D., 1977.

ATTENT:  
 COUNTY CLERK

FILED FOR RECORD  
 7/16  
 SEP 28 1977  
 COUNTY CLERK

APPROVED FOR RECORDING  
 Hidalgo Co. Right of Way Dept.  
 By: *...*  
 Date: 9.26.77



# 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  
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Weslaco, TX 78596  
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956-973-7850

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-914

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

Upon the application of:

Name: Juan Carlos Rodriguez

Address: P.O. Box 1998

Elsa Tx 78543

Phone: 956563-2751

Approved by Environmental Health:	Temporary Service	Final Service
	<u>RRC</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>INSTALLING</u>	
	<u>07/16/18</u>	<u>1 1</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 10032789470383802  
 Temporary Pole  Permanent Service

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

Garza Phase 3 Lot 44

[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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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-914

### 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

Juan Carlos Rodriguez

Known to me [or proved to me in the oath of DL# 19660084 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:

Garza Phase 3 Lot 44"

[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."

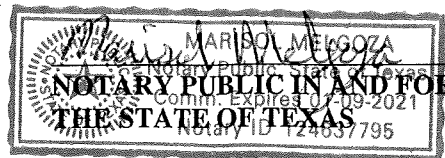
-OR-

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."

X Juan C. R. B.

(Signature)

SUBSCRIBED AND SWORN TO before me on July-30, 2018 to certify which, witnesses my hand and seal of office.



**WARRANTY DEED**

Date: July 10, 2003

Grantor: SYLVIA S. GARZA  
Grantor's Mailing Address: P.O. BOX 1378  
EDCOUCH, HIDALGO COUNTY, TEXAS 78538

Grantee: JUAN RODRIGUEZ and wife, ORALIA RODRIGUEZ  
Grantee's Mailing Address: P.O. BOX 1998  
ELSA, HIDALGO COUNTY, TEXAS 78543

Consideration:

TEN AND NO/100 DOLLARS and other valuable consideration  
receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot Forty-Four (44), Garza Subdivision, Phase III,  
Hidalgo County, Texas, according to the map or plat thereof  
recorded in Volume 27, Page 91 A, Map Records in the Office  
of the County Clerk of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

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,  
successors, or assigns forever. Grantor binds Grantor and Grantor's  
heirs, executors, administrators, and successors to warrant and  
forever defend all and singular the property to Grantee and  
Grantee's heirs, executors, administrators, successors, and assigns  
against every person whomsoever lawfully claiming or to claim the  
same or any part thereof, except as to the reservations from and  
exceptions to conveyance and warranty.

---

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

*Sylvia S. Garza*  
Sylvia S. Garza

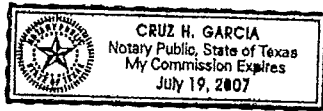
(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of July, 2003, by Sylvia S. Garza.

*Cruz H. Garcia*  
Cruz H. Garcia  
Notary Public, State of Texas

My Commission Expires: 7/19/07



AFTER RECORDING RETURN TO:

Juan Rodriguez & Oralia Rodriguez  
P.O. BOX 1998  
Elisa, Texas 78543

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk  
On: Jul 11, 2003 at 10:19A  
As a Recording  
Document Number: 1220092  
Total Fees: 15.00  
Receipt Number - 512613  
By:  
Michael Barrena, Deputy



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 1-914  
Receipt No.: 003581  
G1660-03-000-0044-00

- RODRIGUEZ JUAN & ORALIA
- PO BOX 1998
- ELSA, TX 78543
- (956) 854-3168
- (956) 678-8718
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1440Sq.Ft.
- [5] Legal Description: GARZA PHASE 3 LOT 44
- [6] Location: mile 15 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$71000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all county setbacks & regulations  
 Description: Permit 1-914  
 Price: \$30.00  
 Description: Unauthorized Construction Penalty  
 Price: \$30.00

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

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

*[Signature]*  
 \_\_\_\_\_  
 Cashier

7/16/18  
 \_\_\_\_\_  
 Date

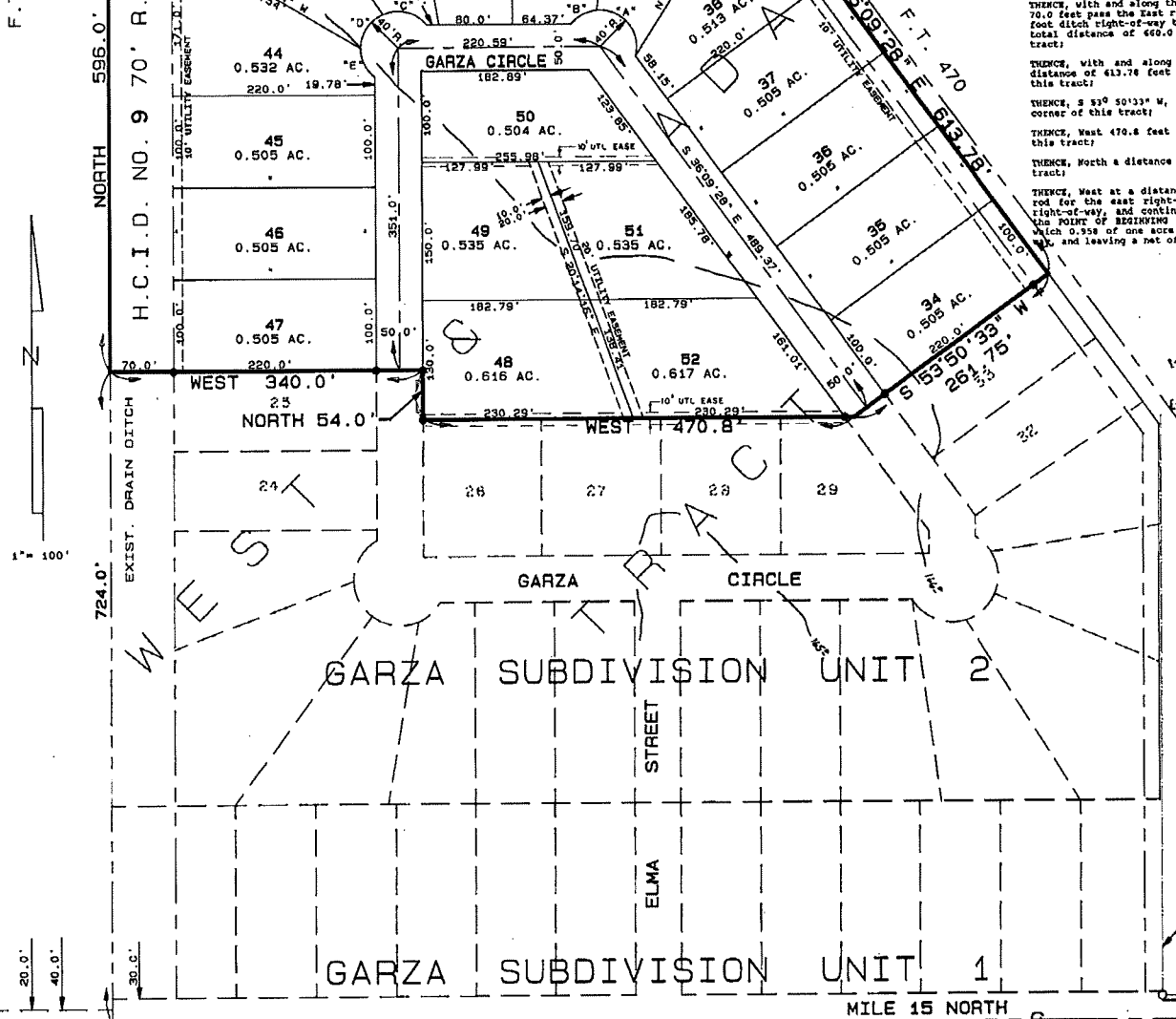
[NOTICE]

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.

Rosie Rodriguez  
 \_\_\_\_\_  
 Signature of Owner of Applicant

7-16-18  
 \_\_\_\_\_  
 Date

F.T. 462



'B' 45'53'09" 40.0' 16.93' 32.03' 31.19'  
 'C' 75'01'32" 40.0' 30.71' 52.38' 48.72'  
 'D' 66'17'32" 40.0' 16.12' 48.28' 43.74'  
 'E' 51'19'04" 40.0' 19.22' 35.83' 34.64'

A tract of land containing 12.40 acres of land situated in Hidalgo County, Texas and also being a part of Farm Tract 469, West and Adams Tract Subdivision, and said 12.40 acres of land also being more particularly described as follows:

BEGINNING at the southwest corner of this tract, said point being North 72.0 feet from the southeast corner of Farm Tract 469;

THENCE, with and along the west line of said Farm Tract 469, and the west right-of-way of H.C.I.D. No. 9 a 70-foot right-of-way, North 556.0 feet to the northwest corner of this tract;

THENCE, with and along the north line of Farm Tract 469, East at 70.0 feet pass the east right-of-way of said H.C.I.D. No. 9 a 70-foot ditch right-of-way to a set 1/2" iron rod, and continuing a total distance of 460.0 feet to the northeast corner of this tract;

THENCE, with and along the East line of Farm Tract 469, a distance of 413.74 feet to the easternmost southeast corner of this tract;

THENCE, S 59° 50' 33" W, a distance of 261.75 feet to an outside corner of this tract;

THENCE, West 470.8 feet to the southernmost southwest corner of this tract;

THENCE, North a distance of 54.0 feet to an inside corner of this tract;

THENCE, West at a distance of 270.0 feet pass a found 1/2" iron rod for the east right-of-way of said 70-foot H.C.I.D. No. 9 right-of-way, and continuing a total distance of 340.0 feet to the POINT OF BEGINNING and containing 12.40 acres of land, of which 0.958 of one acre is in H.C.I.D. No. 9 a ditch right-of-way, and leaving a net of 11.442 acres of land, more or less.

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS COURT  
 This the 17th day of Dec 1991  
 WILLIAM HILGREN, COUNTY CLERK

*John F. Castillo*  
 241619

MAP OF  
**GARZA SUBDIVISION PHASE 3**  
 HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 12.4 ACRES  
 OUT OF F.T. 469  
 WEST & ADAMS TRACT SUBDIVISION  
 HIDALGO COUNTY, TEXAS

Recorded in Book **27-91A**  
 of the map records of  
 Hidalgo County,  
 Texas  
 Given and Hand in  
 County Clerk's Office

S.W. COR.  
 F.T. 469

STATE OF TEXAS,  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

*Fred L. Kurth*  
 FRED L. KURTH  
 RPE NO. 54151  
 RPS NO. 4750  
 DATE OF PREPARATION: 7/12/90  
 SURVEYED DATE #/M/YO  
 T. 295, P. 76

APPROVAL OF THE CITY COUNCIL OF THE CITY OF ELSA. THIS PLAN GARZA SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ELSA, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 3rd DAY OF *Nov*, 1991.

*Mayor*  
 MAYOR

WITNESSES:  
*Ruby C. ...*  
 SECRETARY

- NOTES:
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 16 INCHES ABOVE NATURAL GROUND.
  - ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM WILL NOT BE IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE X-0 ON FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 480334 0400B JAN. 02, 1991.
  - BENCH MARK: U.S.G.S. QUAD. DATUM INTERSECTION OF F.M. 88 & 15 MILE NORTH ROAD. ELEV. 169.9.
  - ONE SINGLE FAMILY DWELLING PER LOT.
  - NO FENCE OR STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT SHOWN ON THIS PLAN.

STATE OF TEXAS,  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

*Eduardo Garza* EDUARDO GARZA, OWNER  
*Herberto Garza* HERBERTO GARZA, OWNER

STATE OF TEXAS,  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERTO GARZA & EDUARDO GARZA, OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF *Dec*, 1991

FRED L. KURTH  
 Notary Public, State of Texas  
 My Comm. Exp. 3-20-93

*Fred L. Kurth*  
 NOTARY PUBLIC FOR THE STATE OF TEXAS

CITY OF ELSA  
 S.H. 107

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
 THIS PLAN GARZA SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ELSA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 DATED THIS 12th DAY OF *Dec*, 1991.

MILDEN & HUNT INC.

CITY OF ELSA	S.H. 107
68	MILE 16 NORTH
68	MILE 15 1/2 NORTH
68	MILE 15 NORTH



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-946

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

Upon the application of:

Name: Ricoberto Padrao

Address: 11416 Mile 19 N  
Edinburg 78539

Phone: 956/90-70-777

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>07/30/15</u>

Water Supplier: N/A

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

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

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

Engleman Resubdivision Lot#19, 11416 Mile 19 N.

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-9146

### 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

X Rigoberto Padron

Known to me [or proved to me in the oath of DL# 202765013 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:

Engleman Resubdivision Lot #19 1/4 Mile 19A.

[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."~~

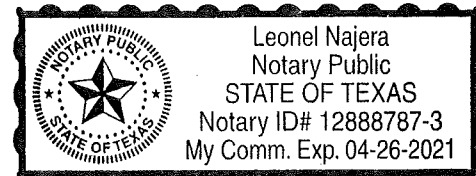
-OR-

~~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."~~

X Rigoberto Padron (Signature)

SUBSCRIBED AND SWORN TO before me on August 8<sup>th</sup>, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.



**Date:** APRIL 26, 2018

**Grantor:** G&D FINANCIAL SERVICES, L.P.

**Grantor's Mailing Address (including county):**  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** RIGOBERTO PADRON CEPEDA

**Grantee's Mailing Address (including County):**  
8127 E. CURRY RD.  
EDINBURG, TX 78542  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to PATRICK MOORE, Trustee.

**Property (including any improvements):**  
LOT# 19, ENGELMAN RESUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Reservations From and Exceptions to Conveyance and Warranty:**  
**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;  
**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on each lot, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.  
**SUBJECT TO** Declaration of Restrictive Covenants, recorded as Document Number 1615705 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;  
**SUBJECT TO** visible and apparent easements on or across the subject property;

**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;  
**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;  
**SUBJECT TO** Right of adjoining owners in any walls and fences situated on a common boundary;  
**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;  
**SUBJECT TO** taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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

The vendor's lien against and superior title to the property are retained until Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

G&D FINANCIAL SERVICES, L.P.

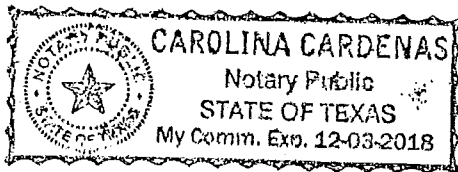
BY: *JG*  
J. Gary Frisby, President  
G&D FINANCE CO., INC  
Its sole general partner

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 26, 2018 by J. Gary Frisby, President of G&D FINANCE CO., INC. the sole General Partner of G&D FINANCIAL SERVICES, L.P. a Texas Limited Partnership on behalf of said Partnership.

*Carolina Cardenas*  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

G&D FINANCIAL SERVICES, L.P.  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

RIGOBERTO PADRON CEPEDA  
8127 E. CURRY RD.  
EDINBURG, TX 78542



Chapter 232, Texas Local Government Code

7/23/2018 2:53:08 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-946  
Receipt No.: 003698  
E6290-00-000-0019-00

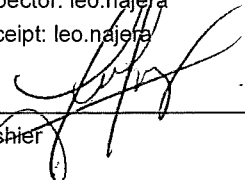
CEPEDA RIGOBERTO P.  
8127 E. CURRY RD.  
EDINBURG , TX 78542  
(956) 907-0777  
(956) 907-0777

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1376Sq.Ft.
- [5] Legal Description: ENGELMAN LOT 19
- [6] Location: MILE 19 & FM 493
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS: BFE 70.00  
Description: Permit 1-946  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

7/23/18  
Date

[NOTICE]

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Rigoberto Padron 7/23/18  
Signature of Owner or Applicant Date





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-963

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

Upon the application of:

Name: Luis Cortina

Address: 10869 mile 1/2 w  
mercedes Tx

Phone: (956) 367-9244

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

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 332905-001  
 Temporary Pole       Permanent Service

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

Luis Cortina / Stephanie Villarreal  
1/2 acre of  
Campacuas subdivision Lot #3 Block 102 Mercedes tx.

[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

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-963

### 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 Cortina / Stephanie Villarreal

Known to me [or proved to me in the oath of Luis - TX DL 43175793 or through TX DL 27078102 (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:

Compaccas Subdivision (a.k.a. Block 102 Mercedes Tr)

[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]

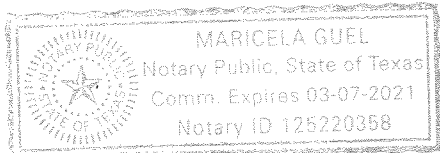
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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 July 27, 2018 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**Date:** JANUARY 4, 2018

**Grantor:** B TWIN, LLC

**Grantor's Mailing Address:**

501 MOCKINGBIRD LANE  
MCALLEN, TEXAS 78501  
HIDALGO COUNTY

**Grantee:** LUIS CORTINA and STEPHANIE VILLARREAL

**Grantee's Mailing Address:**

4839 MILE 10 NORTH  
MERCEDES, TEXAS 78570  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$38,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

**Property (including any improvements):**

**1.00 ACRE, MORE OR LESS, SITUATED IN LOT 3, BLOCK 102, CAMPACUAS SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED OCTOBER 19, 1998, FROM GREGORIO GUAJARDO, ET AL, TO JUANITA SERRATA, IN CLERK'S FILE #732268, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.**

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

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

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
PAGE 1 OF 3

SUBJECT TO visible and apparent easements on or across the subject property;  
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;  
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;  
SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;  
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.  
SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.  
SUBJECT TO any and all rules and regulations of any existing Property Owners Association.  
SUBJECT TO any previous owner's right to redeem the Property in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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

The vendor's lien against and superior title to the property are retained until Purchased Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By: *Cayetano E. Barrera*  
Cayetano E. Barrera, President

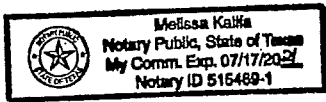
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 4, 2018, by Cayetano E. Barrera, President of B Twin, LLC.

*Melissa Kalifa*  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
BARRERA, SANCHEZ & ASSOCIATES, P.C.  
10113 N. 10<sup>th</sup> Street, Suite A  
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:  
B Twin, LLC.  
10113 N 10<sup>th</sup> St Ste A  
McAllen, Texas 78504

257146

Vol 3235 pg 374

112

WARRANTY DEED

THE STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

KNOW ALL MEN BY THESE PRESENTS:

That WE, GREGORIO GUJARDO AND FELIX GUJARDO, single men, of Rt. 2, Box 382-K, Weslaco, Hidalgo County, Texas for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

JUANITA SERRATA, A FEME SOLE  
P.O. BOX 1117  
LOS FRESNOS, TEXAS 79566

of the County of Hidalgo and State of Texas, all our undivided interest in the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 1.00 acre out of Lot 3, Block 102, Campeque Addition Subdivision, Hidalgo County, Texas, said 1.00 acre being more particularly described by metes and bounds as follows:  
BEGINNING at a set cotton picker spindle a distance of 1,115.41 feet South from the northeast corner of Lot 3, Block 102 of said subdivision for the Southeast corner of this tract;  
THENCE, West a distance of 25.00 feet to a set 1/2 inch rebar for a reference mark, and at 610.00 feet a set 1/2 inch rebar for a reference mark, in all 660.00 feet to a point for the southwest corner of this tract;  
THENCE, North a distance of 66.00 feet to a point for the northwest corner of this tract;  
THENCE, East a distance of 50.00 feet to a set 1/2-inch rebar for a reference mark, and at 635.00 feet a set 1/2 inch rebar for a reference mark, in all 660.00 feet to a set cotton picker spindle for the northeast corner of this tract;  
THENCE, South a distance of 66.00 feet to the POINT OF BEGINNING, AND CONTAINING 1.00 acre of land, more or less.

SUBJECT TO:

1. An undivided 1/2 interest in all oil, gas and other minerals on, in, under or that may be produced from the subject property set forth in instruments dated September 14, 1948, recorded in Volume 89, Page 187, dated July 17, 1951, recorded in Volume 117, Page 331, Oil and Gas Records, and dated December 1, 1955, recorded in Volume 849, Page 241, Deed Records, Hidalgo County, Texas.
2. Rules, regulations, rights of way and easements in favor of HIDALGO & CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.
3. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 grantee, her heirs and assigns forever; 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 grantee, his heirs and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 3rd day of July, 1991.

Gregorio Guajardo  
GREGORIO GUAJARDO

Felix Guajardo  
FELIX GUAJARDO

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3RD day of July, 1991 by GREGORIO GUAJARDO.



TERESITA M. GARCIA  
Notary Public  
STATE OF TEXAS

My Commission Expires 11-21-93

Teresita M. Garcia  
Notary Public, State of Texas  
Notary's Printed Name

TERESITA M. GARCIA  
My Commission expires: 11-21-93

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3RD day of July, 1991 by FELIX GUAJARDO.

Notary Public, State of Texas  
Notary's Printed Name

My Commission expires:

AFTER RECORDING RETURN TO:  
JUANITA SERRATA  
P.O. BOX 1117  
LOS FRESNOS, TX 78566

PREPARED IN THE LAW OFFICE  
JOE I. CARDENAS  
P. O. Box 8456  
Weslaco, Texas 78596

DATE: July 3, 1991

NAME OF GRANTEE: JUANITA SERRATA

NAME OF GRANTOR: GREGORIO GUAJARDO AND FELIX GUAJARDO

LEGAL DESCRIPTION: A tract of land containing 1.00 acre out of Lot 3, Block 102, Compeuss Addition Subdivision, Hidalgo County, Texas

We the undersigned understand that the Law Office of Joe I. Cardenas makes no representations as to the ownership of the above-described property. This office has been hired primarily and only to draw up a Warranty Deed to Purchasers from Sellers.

No Tax roll change has been made. No representations of title have been made. The Law Offices of Joe I. Cardenas has advised Purchasers about a title insurance being available and we as Purchasers do not request or want to purchase any title policy at this time.

  
FELIX GUAJARDO SELLER

  
JUANITA SERRATA BUYER

  
GREGORIO GUAJARDO SELLER

VI 3235 PAGE 77

257146

FILED FOR RECORD  
92 APR 7 AM 9 54  
WILLIAM BILLY LEO  
COUNTY CLERK  
DALLAS COUNTY TEXAS



Chapter 232, Texas Local Government Code

7/26/2018 3:31:49 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-963  
Receipt No.: 003765  
C0700-00-102-0003-12

CORTINA LUIS & STEPHANIE VILLARREAL

4839 MILE 10 N.  
MERCEDAS, TX 78570  
(956) 367-9244  
(956) 367-9244

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 272Sq.Ft.
- [5] Legal Description: CAMPACUAS E660'-S65.96'-N785.41' LOT 3  
BLK 102 1.00AC NET
- [6] Location: Mile 1 1/2 w. & mile 9 n.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1200
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-963  
Price: \$30.00

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

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

Cashier

Date

*7/26/18*

*R129890*

[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]*  
Signature of Owner or Applicant

*7/26/18*  
Date