

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	IMELDA ALVARADO	3-610
2.	JAVIER ESPINOZA	3-11726
3.	KARINA LIZETH GONZALEZ	3-577
4.	IRVING REYES	3-676
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: August 14, 2018	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 3-610
6/15/18

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

Imelda Alejandra Alvarado

Known to me [or proved to me in the oath of Texas Driver License or through DL#28627232 (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:

Basham #23 Lot 9

[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-

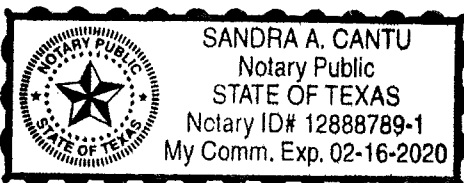
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Imelda Alvarado (Signature)

SUBSCRIBED AND SWORN TO before me on July 25, 2018, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COPY

ASSUMPTION WARRANTY DEED

Date: May 21, 2015

Grantor: Javier Garcia and Guadalupe Calzada
Grantor's Mailing Address (including county):

2118 Diosa Lane
Mission, Texas 78573
Hidalgo County, Texas

Grantee: Imelda Alejandra Alvarado and Edgar Sandoval Alvarado
Grantee's Mailing Address (including county):

2101 Garland Drive
Mission, Texas 78573
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest on the note in the original principal sum of Thirty Thousand Dollars and No Cents (\$30,000.00) dated April 15, 2014, executed by Javier Garcia and Guadalupe Calzada and payable to the order of Land Grabber, L.L.C. The note is secured by a an express vendor's lien and additionally secured by a Deed of Trust dated April 15, 2014, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 2524198. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantor named in that deed of trust and Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 9, Basham Subdivision No. 23, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 26, Page 198B, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

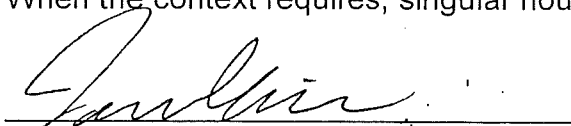
1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not:

To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Except as provided in any deed of trust to secure assumption, Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

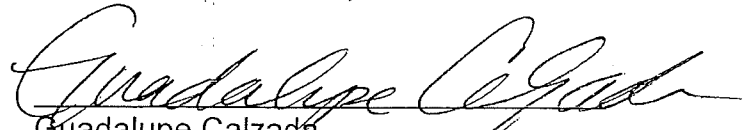
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

Grantor has elected not to require Grantee to execute a Deed of Trust to Secure Assumption and is aware of the risks of not doing so.

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



Javier Garcia



Guadalupe Calzada

ACCEPTED:

The undersigned is executing this Assumption Warranty Deed to acknowledge acceptance of this conveyance and assumption of the obligations under the above-described Note and Deed of Trust.



Imelda Alejandra Alvarado

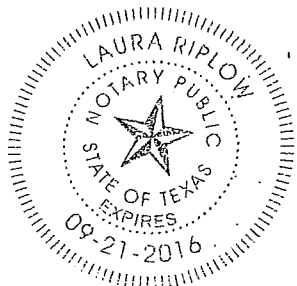


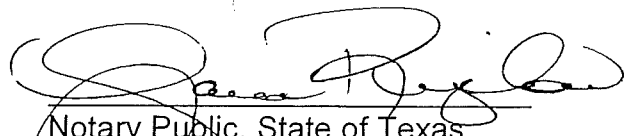
Edgar Sandoval Alvarado

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21st day of May, 2015, by Javier Garcia.





Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21st day of May, 2015, by
Guadalupe Calzada.



[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21st day of May, 2015, by
Imelda Alejandra Alvarado.



[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 31st day of June, 2015, by
Edgar Sandoval Alvarado.

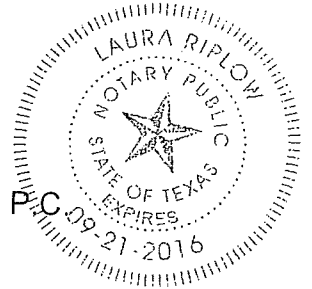
[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Land Grabber, L.L.C.
550 W. 3 Mile Line
Palmhurst, Texas 78573

PREPARED BY:

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



Garcia-Alvarado-AWD
Garcia-Alvarado-AWD.wpd

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



Chapter 232, Texas Local Government Code

6/15/2018 12:32:27 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-610
Receipt No.: 003247
B1900-23-000-0009-00

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
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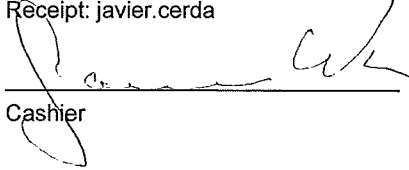
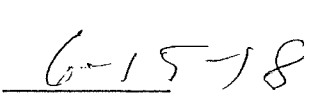
ALVARADO IMELDA A & EDGAR S
2501 PARIS STREET
MISSION, TX 78573
(956) 432-8052
(956) 432-8052

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1152Sq.Ft.
- [5] Legal Description: BASHAM NO. 23 LOT 9
- [6] Location: SCHUERBACH ROAD AND 2 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$55900
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-610
Price: \$30.00

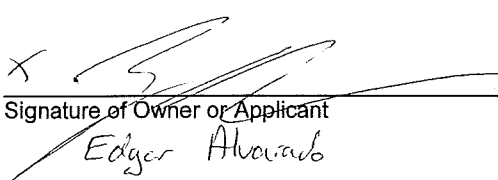
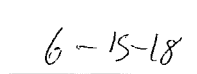
Total Amount.....\$30.00

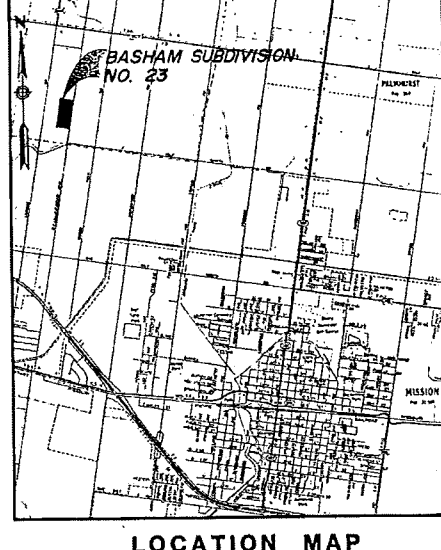
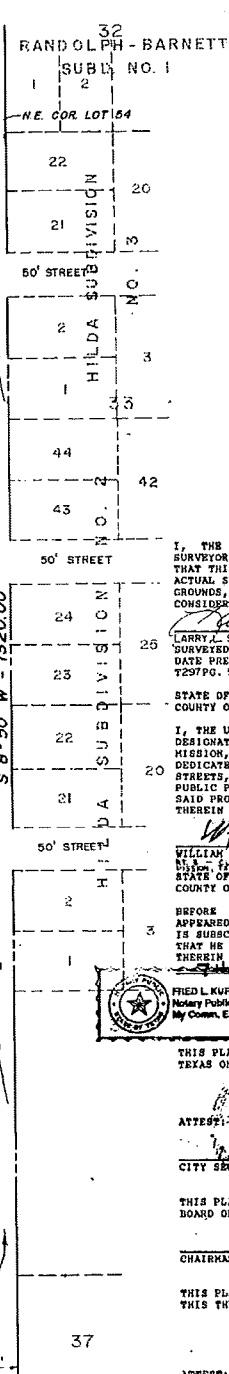
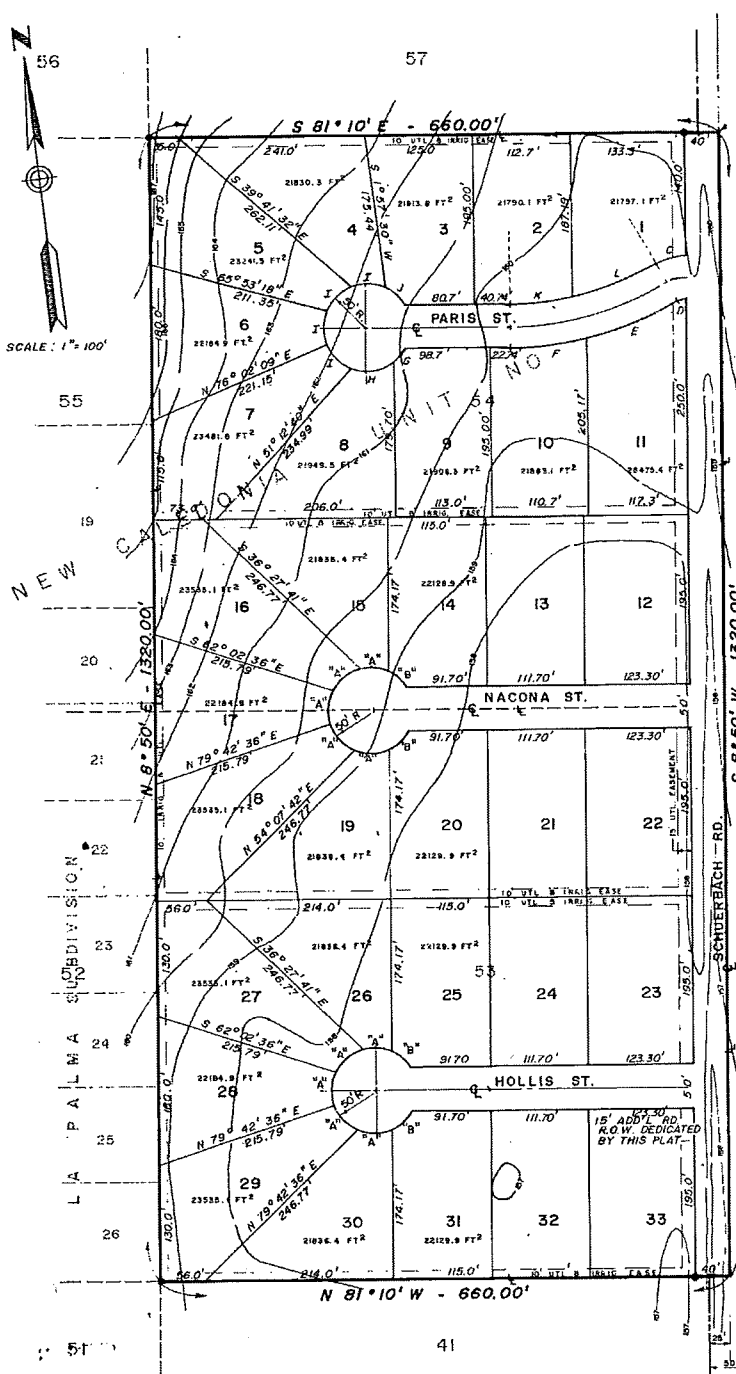
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda


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.


Signature of Owner or Applicant

Date

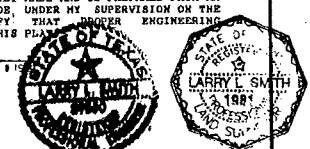


MAP OF BASHAM SUBDIVISION NO. 23

BEING A SUBDIVISION OF LOTS 53 AND 54
NEW CALEDONIA SUBDIVISION UNIT NO. 1
HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR, LARRY L. SMITH 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 GROUNDS AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LARRY L. SMITH, P.E. #39550, R.P.S. #15
SURVEYED: 8/28/90
DATE PREPARED: 9/14/90
TEXT PG. 3-15 JOB # 9001

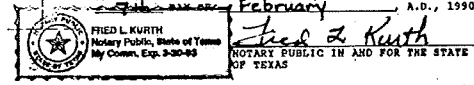


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BASHAM, NO. 23 SUBDIVISION TO THE CITY OF MISSION, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

W. F. Basham
WILLIAM F. BASHAM, OWNER
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM F. BASHAM, KNOWN TO ME TO BE 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 14 DAY OF February, A.D., 1990.



THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, TEXAS ON THIS THE 14 DAY OF February, A.D., 1990

ATTEST: _____ MAYOR, CITY OF MISSION

CITY SECRETARY

THIS PLAT APPROVED BY THE CITY OF MISSION PLANNING AND ZONING BOARD ON THIS THE 14 DAY OF February, A.D., 1990

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE 14 DAY OF February, 1990 A.D.

ATTEST: _____ PRESIDENT

ATT: Tommy Thompson
SECRETARY

METES AND BOUNDS DESCRIPTION

Being 20.00 acres of land situated in Hidalgo County, Texas and also being a part or portion of lots 53 & 54, NEW CALEDONIA SUBDIVISION UNIT NO. 1 (Deed Ref. Vol. 6, Pg. 19, H.C.M.R.) AND SAID 20.00 acres of land also being more particularly described as follows:

Beginning at the northeast corner of said Lot 54 and the center line of Schuerbach Road for the northeast corner of this tract;

Thence S 80° 50' W along the east line of said Lot 54 and the center line of said Schuerbach Road at a distance of 660.00 feet pass the common east corner of said Lots 53 & 54 and continuing along the east line of said Lot 53 a total distance of 1320.00 feet to the southeast corner of said Lot 53 for the southeast corner of this tract;

Thence N 81° 10' W along the south line of said Lot 53 at a distance of 25.00 feet pass the existing west right-of-way line of said Schuerbach road, at 30.00 feet pass a # 4 rebar set on the proposed west right-of-way of said road and continuing a total distance of 460.00 feet to a # 4 rebar set for the southwest corner of this tract;

Thence N 80° 50' E at a distance of 660.00 feet pass the common line of said Lots 53 & 54 and continuing a total distance of 1320.00 feet to the north line of said Lot 54 for the northwest corner of this tract;

Thence S 81° 10' E along the north line of said Lot 54 at a distance of 630.00 feet pass a # 4 rebar set on the proposed west right-of-way of said road, at 630.00 feet pass the existing west right-of-way line of said road and continuing a total distance of 660.00 feet to the POINT OF BEGINNING and containing 20.00 acres of land of which 0.91 of one acre lies in the right-of-way of said Schuerbach road and leaving a net of 19.09 acres of land, more or less.

1. SETBACKS ARE AS FOLLOWS:

FRONT - 25 FEET
REAR - 10 FEET
SIDE - 10 FEET
SCHUERBACH RD - 35 FEET

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS 18" ABOVE NATURAL GROUND.

3. ANTICIPATED HIGH WATER CREATED BY A 100-YEAR STORM WILL NOT POOD IN THIS SUBDIVISION. THE SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP. COMM. PANEL NO. 480334-0400C NOV. 15, 1982

4. BENCH MARK: POWER POLE ON NORTHEAST CORNER OF THIS SUBDIVISION ACROSS SCHUERBACH RD.

5. THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN 1319 C.F. PER LOT.

6. NO TIEBACKS WILL BE REQUIRED.

7. NO LOT SHALL HAVE ACCESS THROUGH SCHUERBACH ROAD.

9110
9/16/1991
emb

NOTE: SET #4 REBAR

3/5/91

CURVE DATA

NO.	DELTA	LENGTH	RADIUS	TANGENT	CHORD
"A"	45° 25' 53"	39.65	50.00	20.93	38.62
"B"	36° 25' 19"	31.78	50.00	16.45	31.25
"C"	30° 00' 00"	39.27	75.00	20.10	38.82
"D"	30° 00' 00"	11.99	25.00	6.70	12.94
"E"	36° 48' 40"	113.32	385.63	56.97	122.71
"F"	130° 11' 20"	88.74	385.53	44.57	88.55
"G"	24° 12' 58"	21.42	50.00	10.88	21.26
"H"	37° 18' 11"	50.01	50.00	27.32	47.95
"I"	45° 25' 53"	39.65	50.00	20.93	38.62
"J"	36° 25' 19"	31.78	50.00	16.45	31.25
"K"	120° 23' 06"	72.53	335.53	36.43	72.39
"L"	17° 36' 55"	103.15	335.53	51.99	102.75

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 5th day of Feb 1991 WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas

CHECKED FOR DRAINAGE BY: _____

MELDEN & HUNT INC. CONSULTING ENGINEERS DOWNS, TEXAS 317-541-0941



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No: 3-11724
9/22/011

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

Upon the application of:

Name: Javier Espinoza

Address: 3405 Lanford Rd
MISSION TX 78574

Phone: (956) 432-3900

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u>8/8/18</u>

Water Supplier: Shamland

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:

Basham #8 Lot 14

[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 7/30/18
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 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: 3-11726
9/22/2011

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

Javier Espinoza

Known to me [or proved to me in the oath of TXDL or through TX #20503151 (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:

Basham # 8 Lot 14"

[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."

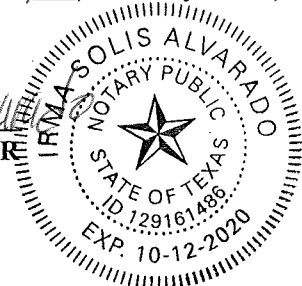
-OR-

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."

Javier Espinoza (Signature)

SUBSCRIBED AND SWORN TO before me on 7/30, 2011, to certify which, witnesses my hand and seal of office.

Irma Solis Alvarado
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Recorded On-2009-Jul-07 As-2014242

2014242

WARRANTY DEED

Date: August 13, 2008

Grantor(s)' name: EMETERIO SALOMON, JR. of 414 N St Hwy 77, Manila, AR 72442

Grantee's name: JAVIER ESPINOZA of 3501 Langford St, Mission, Texas 78574

For and in consideration of the sum of \$18,000.00 (EIGHTEEN THOUSAND AND NO/100 DOLLARS), and other good and valuable consideration paid to EMETERIO SALOMON, JR., (collectively the "Grantor"), by JAVIER ESPINOZA, (collectively the "Grantee"), the Grantor does grant, sell, and convey the following described property, unto the Grantee and the Grantee's heirs, executors, administrators, and assigns.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

I acknowledge receipt of the above consideration. This conveyance is subject to the reservations and exceptions to conveyance and warranty, if any, that are stated below.

The Grantor binds the Grantor and the 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 all of that certain tract or parcel of land described as follows:

Lot 14, BASHAM SUBDIVISION UNIT NO. 8, Hidalgo County, Texas, as per map or plat thereof recorded in Vol. 22, Page 86, map Records, Hidalgo County, Texas.

To have and to hold, together with all and singular, the rights and appurtenances thereto and anywise belonging forever.

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, maintenance charges, together with any Lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of Hidalgo County.

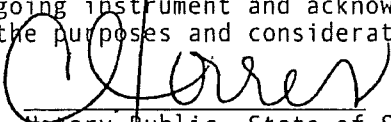
This conveyance is subject to the following:

1. Oil, Gas and Mineral Leases dated October 10, 1983 recorded in Volume

Recorded On-2009-Jul-07 As-2014242

State of Texas
County of Hidalgo

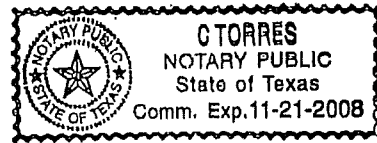
This instrument was acknowledged before me on August 13, 2008 by EMETERIO SALOMON, JR. of 414 N. St. Hwy 77, Manila, AR 72442 known to me (or proved to me on the basis of satisfactory evidence) to be the Grantor who have subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



Notary Public, State of State of Texas

C. TORRES
Notary's typed or printed name

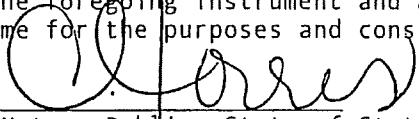
My commission expires:
11-21-2008
[or Notary's Stamp]:



Grantee Acknowledgment

State of Texas
County of Hidalgo

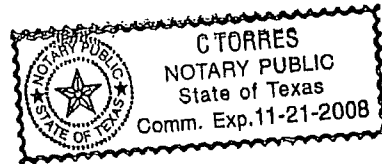
This instrument was acknowledged before me on August 13, 2008, by JAVIER ESPINOZA of 3501 Langford St, Mission, Texas 78574 known to me (or proved to me on the basis of satisfactory evidence) to be the Grantee who have subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



Notary Public, State of State of Texas

C. TORRES
Notary's typed or printed name

My commission expires:
11-21-2008
[or Notary's Stamp]



After recording return to: Grantees.

Chapter 232 Texas LGC Application

APPLICATION NO: 3-11726 Sep. 22, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT PO DRAWER B EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

B1900-08-000-0014-00

[1] OWNER: ESPINOZA, JAVIER 3405 LONG FORD ST MISSION, TX 78574 Telephone No. 432-3900

[7] LEGAL DESC./NAME OF SUBDIVISION BASHAM #8 LOT 14 X-01

LOCATION: 3408 BENTSEN PALM DR & 4 1/2ML

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 1,954 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 25' SIDES 6' REAR 15' 18 INCHES ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

Signature of Preparer: Lancha Cantu

Date: 9/22/11

OTHER TOTAL AMOUNT \$30.00

Signature of Approver: H. Garza

Date: 9/21/11

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 02900 Pct: 3 Community No.: 480334 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant: Maribel Flores

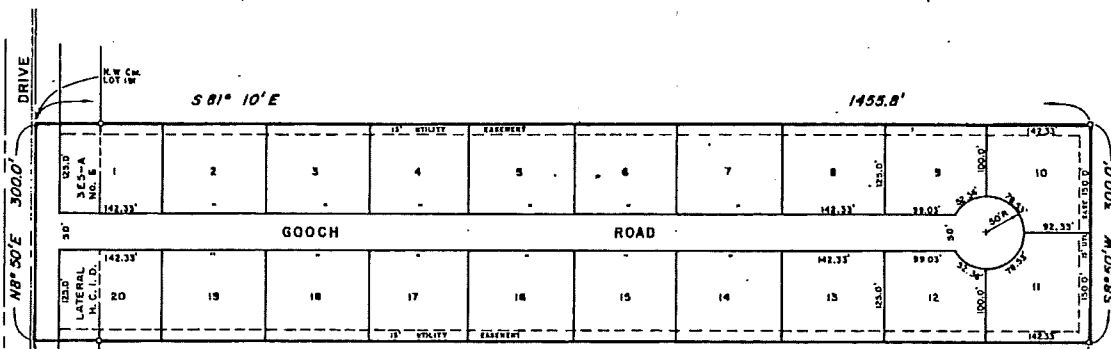
Date: 9/22/11

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



APPROVED FOR RECORDING
 HIDALGO Co. right of Way Dept.
 on *Case 3-2-82*
 Jth *March 30, 1982*

MAP OF
BASHAM SUBDIVISION
 UNIT NO. 8
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING BY
 COMMISSIONERS' COURT
 on the 30 day of *March* 1982
 SANTIJA BALPARRA, County Clerk
 Hidalgo County, Texas
Kudry Rodriguez

3/31/82

11707
 FILED FOR RECORD THIS DATE
 MAR 31 1982
 SANTIJA BALPARRA
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF LOT 191,
 MNTSIN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS

Recorded in Book 22 Page 86
 of the map records of Hidalgo
 County, Texas
 Madson and Wood, Inc.
 County Surveyors

I, RAYMOND C. HUNT, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Raymond C. Hunt
 RAYMOND C. HUNT
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SURVEYED; 7-29-81
 T199-441842 JOB NO; 810488



STATE OF TEXAS,
 COUNTY OF HIDALGO;

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

W. F. Basham
 W. F. BASHAM, OWNER

STATE OF TEXAS,
 COUNTY OF HIDALGO;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. F. BASHAM, OWNER 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 EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30 DAY OF March A.D., 19 82

Lyndelle B. Elford
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TX

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS THE ___ DAY OF ___ A.D., 19 __

ATTEST:
Consuelo Canales
 SECRETARY

San Antonio
 RESIDENT



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: 3-577
6/4/18

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

Upon the application of:

Name: Karina Lizeth
Gonzalez
Gonzalez

Address: _____
7801 S. Los Charcos
Mission, TX 78572

Phone: (956) 970-1482

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	<u>1 / 1</u>	<u>51836</u> <u>8/17/18</u>

Water Supplier: Agua Sud

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:

Carlos Acres Lot 42

[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 8/17/18
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

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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:

3-577
6/4/18

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

Karina Lizeith Gonzalez Gonzalez,
United States of America

Known to me [or proved to me in the oath of Visa or through
USA #C 908 209 (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:

Carlos Acres lot 42."

[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]

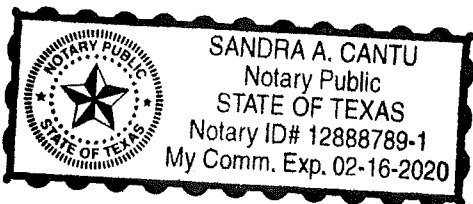
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Karina L. Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on August 7, 2018, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 4, 2018

Grantor: Viva Designs, L.L.C., a Texas Limited Liability Company

Grantor's Mailing Address:

P.O. Box 3052
Mission, Texas 78572
Hidalgo County, Texas

Grantee: Juan Carlos Jimenez Luna and Karina Lizeth Gonzalez Gonzalez

Grantee's Mailing Address:

5200 Anna Drive
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Eight Thousand Seven Hundred Dollars and No Cents (\$38,700.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, trustee.

Property (including any improvements):

Lot 42, Carlos Acres Subdivision, Hidalgo County, Texas, according to the Map or Plat thereof recorded in the Office of the County Clerk of Hidalgo County, Texas and more particularly described in that Deed dated December 3, 1992 from Rosendo Barrios, Jr. to Sylvia Galindo, recorded in Volume 3376, Page 689, Official Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

_____ This conveyance is specifically made subject to all rights of redemption provided by Section 34.21 of the Texas Tax Code. If the Property is redeemed in accordance with Section 34.21 of the Texas Tax Code, the Purchase Note shall be deemed for all purposes PAID IN FULL, and Grantee shall be entitled to any funds paid to Grantor as a down payment on the Property. Provided, however, that Grantor shall be entitled to any funds paid by the person entitled to redeem the Property.


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

Karina Lizeth Gonzalez Gonzalez

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

VIVA DESIGNS, LLC,
a Texas Limited Liability Company

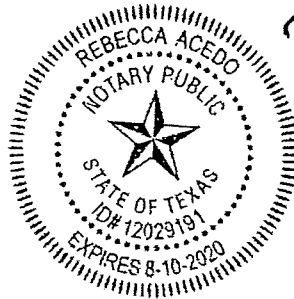



Vicente Mendoza, Manager

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 4th day of April, 2018, by Vicente Mendoza, Manager of VIVA DESIGNS, LLC, a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Viva Designs, L.L.C.
P.O. Box 3052
Mission, Texas 78572

Karina Lizeeth Gonzalez Gonzalez



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 3-577
Receipt No.: 003088
C1760-00-000-0042-00

Handwritten initials

JIMENEZ JUAN CARLOS LUNA & KARINA LIZETH GONZALEZ

GONZALEZ

7801 S CHARCOS DR

MISSION, TX 78572

(956) 970-1482

(956) 970-1482

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 480Sq.Ft.

[5] Legal Description: CARLOS ACRES LOT 42

[6] Location: SHOWERS ROAD & OLD HIGHWAY 83

[7] Sewage: N/A

[8] Construction Type: Metal

[9] Est. Cost of Construction: \$2500

[10] Flood Zone: Zone C

Community Panel Number: 4803340290D

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '

Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**

Description: Permit 3-577

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: javier.cerda

Receipt: javier.cerda

Signature of Javier Cerda
Cashier

6-4-18
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 Karina Lizeth Gonzalez
Signature of Owner or Applicant

6-4-18
Date

Karina Lizeth Gonzalez Gonzalez

MAP OF CARLOS ACRES

BEING A RESUBDIVISION OF TRACT 387 OF THE PARTITION OF LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS,
COUNTY OF HIDALGO:
KNOW ALL MEN BY THESE PRESENTS THAT WE, CARLOS G. LEAL, INC., OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADWAYS AND EASEMENT THEREON SHOWN.

Yolanda Leal
YOLANDA LEAL, SECRETARY

Carlos G. Leal
CARLOS G. LEAL, PRESIDENT

STATE OF TEXAS,
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR CARLOS G. LEAL AND YOLANDA LEAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AS THEREIN STATED AND FOR THE CONSIDERATIONS AS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FILED FOR RECORD
MAR 23 1981
SANTOS SALAZAR
COUNTY CLERK
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
Hidalgo Co. Dept. of Map Dept.
By *John Walker*
Date *February 28, 1981*

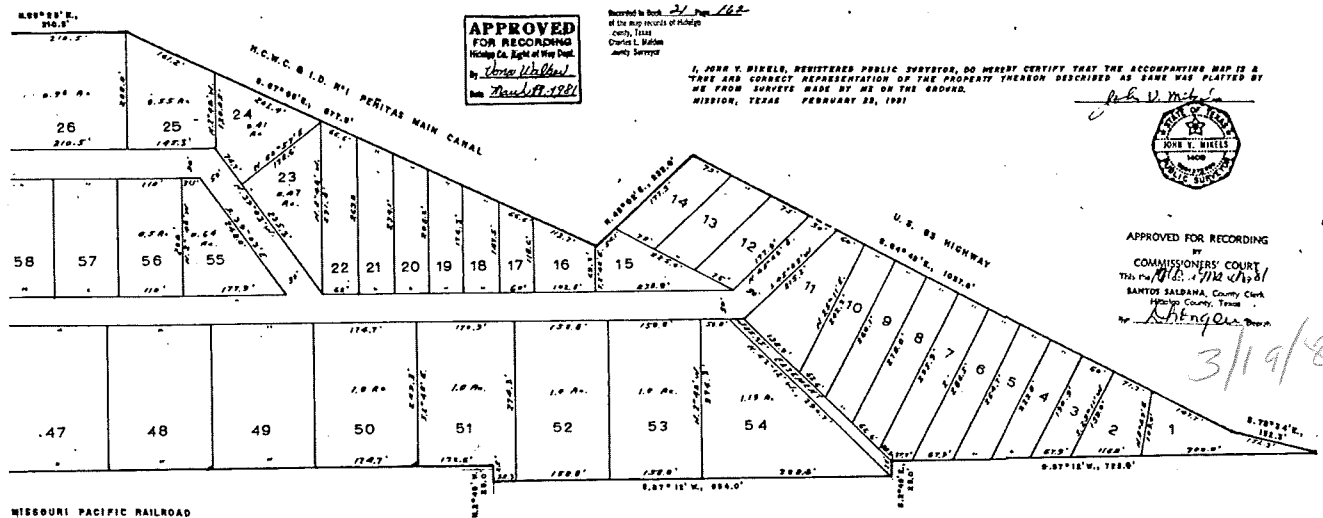
Recorded in Book *21* Page *162*
of the Map records of Hidalgo County, Texas
Charles L. Wadon
County Surveyor

I, JOHN V. NIEBELS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS SAME WAS PLATTED BY ME FROM SURVEYS MADE BY ME ON THE GROUND.
WISDOM, TEXAS FEBRUARY 28, 1981

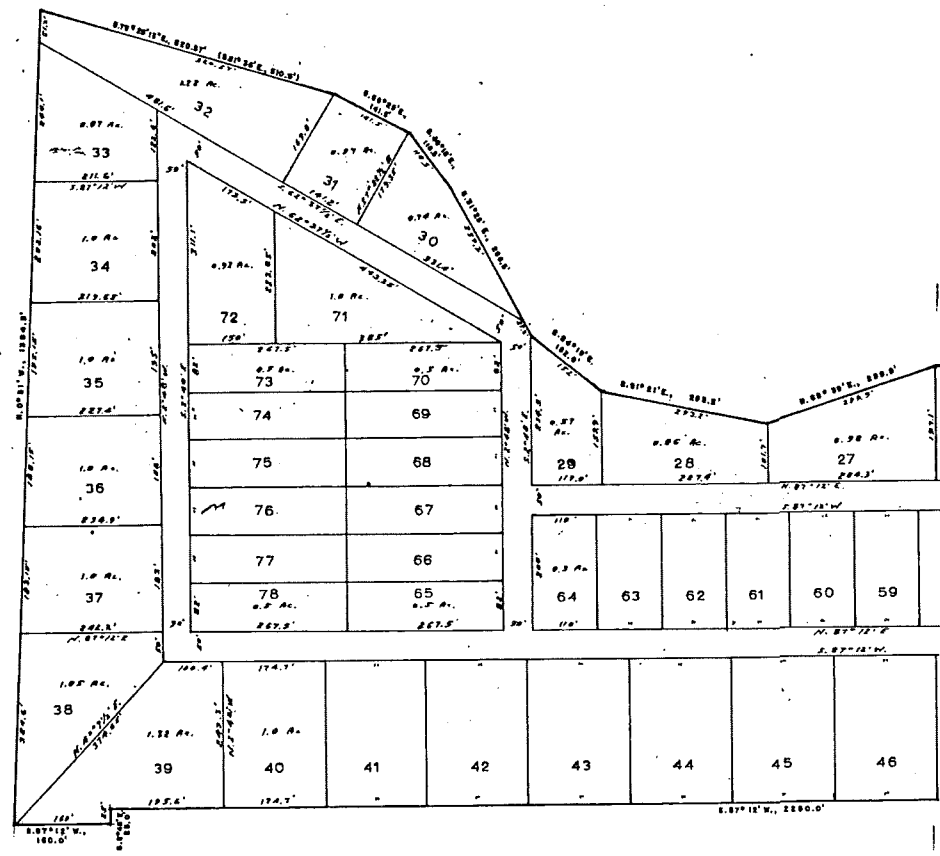
John V. Niebels
JOHN V. NIEBELS
PUBLIC SURVEYOR

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
775 P.M. 3/19/81
SANTOS SALAZAR, County Clerk
Hidalgo County, Texas
R. Hengen

SCALE
1" = 100'



3/19/81





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
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956-968-4734
956-973-7850

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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:

3-674
7/20/18

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

Upon the application of:

Name: Irving Reyes

Address: 802 W Los Charcos Dr

Mission, TX 78572

Phone: (956) 248-7484

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>5/8/18</u> <u>8/17/18</u>

Water Supplier: Agua SUD

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:

Carlos Acres Lot 74

[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 8/1/18
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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-6074
7/20/18

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

Irving Reyes

Known to me [or proved to me in the oath of Texas Id card or through
T ID# 35050455 (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:

Carlos Acres lot 74."

[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]

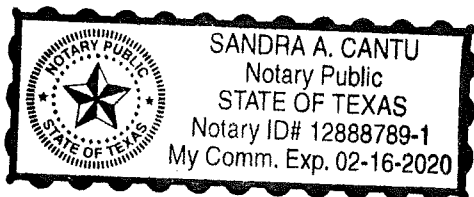
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 August 7, 2018, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

^z
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.

Special Warranty Deed with Vendor's Lien

Date: July 6, 2016

Grantor: Charlie Ray James Investments

Grantor's Mailing Address:

2606 N. Shary Rd.
Mission, Texas 78574
Hidalgo County

Grantee: Irving Reyes and wife, Veronica Garcia

Grantee's Mailing Address:

2010 Liberty
Mission, Texas 78572
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien.

Property (including any improvements):

TRACT NO. 18: ACC. NO. C1760-00-000-0074-00; LOT 74, CARLOS ACRES SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 162, MAP RECORDS OF HIDALGO COUNTY TEXAS

Reservations from Conveyance:

None

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.

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.

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

Guadalupe Ramon

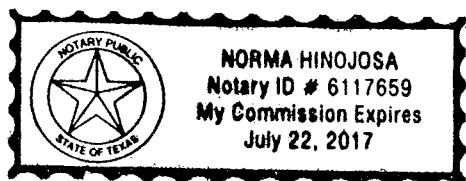
Guadalupe Ramon d/b/a Charlie Ray James Investments

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 6, 2016, by Guadalupe Ramon d/b/a Charlie Ray James Investments

Norma Hinojosa
Notary Public, State of Texas



My commission expires: 7/22/2017



Chapter 232, Texas Local Government Code

7/20/2018 10:42:45 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 3-676
Receipt No.: 003662
C1760-00-000-0074-00

REYES IRVING & VERONICA GARCIA
2010 LIBERTY
MISSION, TX 78572
(956) 600-9791
(956) 600-9791

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2261Sq.Ft.
- [5] Legal Description: CARLOS ACRES LOT 74
- [6] Location: south expressway 83 & showers road
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-676
Price: \$30.00

Total Amount.....\$30.00

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

Receipt: sandra.cantu
Sandra Cantu 7/20/18
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.

Jorge Ortiz
Signature of Owner or Applicant

07/20/2018
Date

Jorge Ortiz

CARLOS ACRES

BEING A RESUBDIVISION OF TRACT 387 OF THE PARTITION OF LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:
KNOW ALL MEN BY THESE PRESENTS THAT WE, CARLOS G. LEAL, INC., OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADWAYS AND EASEMENT THEREON SHOWN.

Yolanda Leal
YOLANDA LEAL, SECRETARY

Carlos G. Leal
CARLOS G. LEAL, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR CARLOS G. LEAL AND YOLANDA LEAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AS THEREIN STATED AND FOR THE CONSIDERATIONS AS THEREIN EXPRESSED.
DATED THIS 19th DAY OF FEBRUARY A.D., 1981

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FILED FOR RECORD
MAR 23 10 00
SANTOS SALDANA
COUNTY CLERK
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
Hidalgo Co. Agent of Map Dept.
By: *Gene Walker*
Date: *March 19, 1981*

Recorded in Book 24, Page 162
of the map records of Hidalgo County, Texas
Charles L. Mahan
County Surveyor

I, JOHN V. WHEELER, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS SAME WAS PLATTED BY ME FROM SURVEYS MADE BY ME OR ON THE GROUNDS.
MISSION, TEXAS FEBRUARY 22, 1981



APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
THIS 19th DAY OF FEBRUARY 1981
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: *Santos Saldana*

SCALE
1" = 100'

3/19/81

