

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	CESAREO GAUNA ALMAGUER	3-261
2.	MAYRA ALEJANDRA GARCIA	3-741
3.	FERNANDO ROMERO	3-687
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: August 28, 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: 3-261  
2/27/18

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

Upon the application of:

Name: Cesareo Gama  
Almaguer  
Address: 4608 N. Doffing  
Rd  
Mission TX 78573  
Phone: (956) 600-0740

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>51595</u>
Date Approved:	<u>1 1</u>	<u>8/15/18</u>

Water Supplier: Agua SUD (Have water)  
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:

Los Corrales De Leal Acres,  
Lot 24

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

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

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

-OR-

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

[Signature] 8/15/18  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 06-03-15

<b>Main Office</b> 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	<b>Precinct No.1 Substation</b> 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	<b>Precinct No.3 Substation</b> 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:**

3-246  
2/27/18

**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

Cesareo Gauna Almaguer

Known to me [or proved to me in the oath of Texas Driver License or through DL# 33496303 (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:

Los Corrales De Leal Acres Lot 24."

[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-

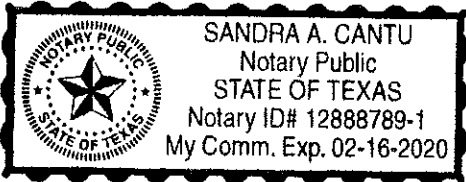
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Cesareo Gauna (Signature)

SUBSCRIBED AND SWORN TO before me on August 15, 2018, to certify which, witnesses my hand and seal of office.

Sandra Cantu

**NOTARY PUBLIC IN AND FOR**  
**THE STATE OF TEXAS**



Capital Title  
GF# 18-342096-00 General Warranty Deed

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: February 5, 2018

Grantor: Julian B. Rivera Jr., a single person and Julian B. Rivera, Sr., a married man not joined by his spouse

Grantor's Mailing Address: 2604 Savannah Ave, McAllen, Texas 78501

Grantee: Cesareo A. Gauna and Aurora A. Gauna, husband and wife

Grantee's Mailing Address: 2118 Clavel Drive, Mission, Texas 78573

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot Twenty-four (24), LOS CORRALES DE LEAL ACRES, an Addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 135, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

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

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

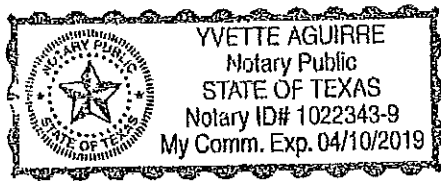
EXECUTED this 5th day of February, 2018.

[Signature]  
Julian B. Rivera Jr.

[Signature]  
Julian B. Rivera, Sr.

THE STATE OF Texas §  
COUNTY OF Hidalgo §

The foregoing instrument was acknowledged before me on the <sup>with</sup> 5th day of February, 2018 by Julian B. Rivera Jr. and Julian B. Rivera, Sr.



[Signature]  
NOTARY PUBLIC, STATE OF  
Texas

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093



Chapter 232, Texas Local Government Code

2/27/2018 8:23:54 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-261  
Receipt No.: 001445  
L5840-00-000-0024-00

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

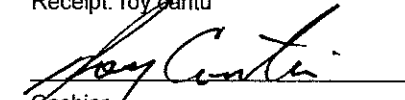
Gauna Cesareo A & Aurora A  
4608 N Doffing Rd  
Mission, TX 78573  
(956) 600-0740  
(956) 600-0740

- [1] Contractor: N/A
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 6406Sq.Ft.
- [5] Legal Description: LOS CORRALES DE LEAL ACRES LOT 24
- [6] Location: Doffing Road and Ashley Way
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone C

Community Panel Number: 400-C 480334  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 20', Side 10', Side ', Corner 20'  
Special Conditions: Must comply with all county setbacks and regulations  
Description: Permit 3-261  
Price: \$30.00

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

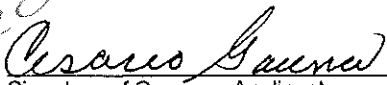
Method of Payment: Check  
Check/M.O.#: 4423  
Payment: \$30.00  
Change Due: \$0.00  
Application: javier.cerda  
Inspector: javier.cerda  
Receipt: roy cantu

  
Cashier

2/27/18  
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.

*note come by REC*  
  
Signature of Owner or Applicant

2-27-2018  
Date

CESAREO GAUNA





# 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:

3741  
8/17/18

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

Upon the application of:

Name: Mayra Alejandra Garcia

Address: 2813 Graham Ave

Mission, TX 78574  
Phone: (956) 578-1494

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

Water Supplier: Agua SUD

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

Account/ESI No.: 100327294  
 Temporary Pole  Permanent Service

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

La Homa Road North Lot 102

[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 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-741  
8/17/18

### 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

Mayra Alejandra Garcia

Known to me [or proved to me in the oath of Texas Driver License or through TDL#11574980 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

La Homa Road North lot 102."

[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]

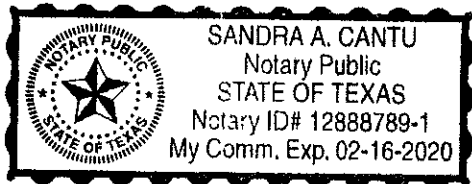
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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~~."

Mayra Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on August 17, 2018, to certify which, witnesses my hand and seal of office.



Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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:

**GIFT DEED**

Date: May 4, 2015

Grantors: JUAN A. GARCIA and Wife  
GLORIA GARCIA  
2815 GRAHAM AVENUE  
MISSION, TEXAS 78574  
HIDALGO COUNTY TEXAS

Grantee: MAYRA ALEJANDRA GARCIA  
2815 GRAHAM AVENUE  
MISSION TX 78574  
HIDALGO COUNTY TEXAS

Consideration: LOVE AND AFFECTION

Property (including any improvement):

LOT ONE HUNDRED-TWO (102) LA HOMA ROAD NORTH SUBDIVISION according to the map or plat thereof recorded in Volume 24, Page 77 Hidalgo County Map Records.

SAVE AND EXCEPT all oil, gas and other minerals; and

SUBJECT to any and all restrictions, covenants, conditions, leases, reservations and easements If any relating to the Property but only to the extent they are still in effect and shown of record in Hidalgo County, Texas and to all zoning laws; regulations and ordinances of municipal and/or other governmental in effect, relating to the property.

Taxes for the year 2015 and all subsequent years which grantees, herein hereby assumes and agrees to pay

Grantors, for themselves and their heirs, hereby covenants with Grantee, their heirs and assigns that Grantors are lawfully seized in fee simple of the above-described property that it has a good right to

convey that the premises are free from all encumbrances; that Grantors and their heirs, and all persons acquiring any interest in the property granted, through or for Grantors will on demand of Grantee, or their heirs or assigns and at the expense of Grantees, their heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantors and their heirs will forever warrant and defend all the property so granted to Grantees, their heirs and assigns, against every person lawfully claiming the same or any part thereof.

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

WITNESS the hand and seal of said Grantors this 4<sup>th</sup> day of May, 2015.

Juan A. Garcia  
JUAN A. GARCIA  
(GRANTOR)

Gloria Garcia  
GLORIA GARCIA  
(GRANTOR)

**ACKNOWLEDGMENT**

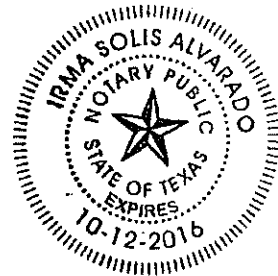
STATE OF TEXAS       )  
  )  
COUNTY OF HIDALGO   )

This instrument was acknowledged before me on this 4<sup>th</sup> day of May 2015, by JUAN A. GARCIA AND WIFE GLORIA GARCIA (Grantors)

WITNESS my hand and official seal

Irma Solis Alvarado  
Notary Public, State of Texas, County of Hidalgo,

My comm. Exp:



**AFTER RECORDING RETURN TO:**

**MAYRA ALEJANDRA GARCIA**  
**2815 GRAHAM AVENUE**  
**MISSION, TEXAS 78574**

I, the notary public whose signature appears above, certify that I am not an attorney representing either party to this agreement.

Irma Solis Alvarado  
Notary Public Signature



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 3-741  
Receipt No.: 004027  
L1155-00-000-0102-00

GARCIA MAYRA A  
2813 GRAHAM AVE  
MISSION, TX 78574  
(956) 648-1373  
(956) 648-1373

- [1] Contractor: self *Agua Sud*
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2340Sq.Ft.
- [5] Legal Description: LA HOMA ROAD NORTH LOT 102
- [6] Location: LA HOMA RD AND 2 ML.
- [7] Sewage: City of Mission
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-741  
Price: \$30.00

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

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

*Sandra Cantu* 8/17/18  
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.

*Jose Chapa*  
Signature of Owner or Applicant  
*Jose Chapa*

*8/17/18*  
Date

# AMENDED MAP OF LA HOMA ROAD NORTH SUBDIVISION HIDALGO COUNTY, TEXAS

BEING AN AMENDED MAP OF LA HOMA ROAD NORTH SUBDIVISION AS RECORDED IN VOLUME 23, PAGES 147, 148, AND 149, OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERETO RECORDED AS SURVEYED AND SUBMITTED UNDER MY DIRECTION.

LARRY L. SMITH  
REGISTERED PUBLIC SURVEYOR AND ENGINEER  
JOB # 2-10-84



STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME BY THESE PRESENTS, \_\_\_\_\_, HUSBAND AND WIFE, DO HEREBY REQUEST THAT THE PUBLIC USE OF THE STREETS AND ALLEYS DESIGNATED HEREON BE PERMITTED TO THE PUBLIC.

LARRY L. SMITH  
REGISTERED PUBLIC SURVEYOR AND ENGINEER  
JOB # 2-10-84

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME THIS INSTRUMENT, ON THIS DAY PERSONALLY APPEARED DON MANTONIA, OWNER KNOW 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 SET FORTH UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984.

DON MANTONIA  
PUBLIC FOR THE STATE OF TEXAS

THIS MAP APPROVED BY THE HIDALGO COUNTY DEPUTY CLERK: \_\_\_\_\_, SECRETARY NO. 6 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1984.

\_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHECKED FOR CORRECTNESS

\_\_\_\_\_  
NOTARIAL RECORDING

\_\_\_\_\_  
COUNTY CLERK

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NOTARY PUBLIC

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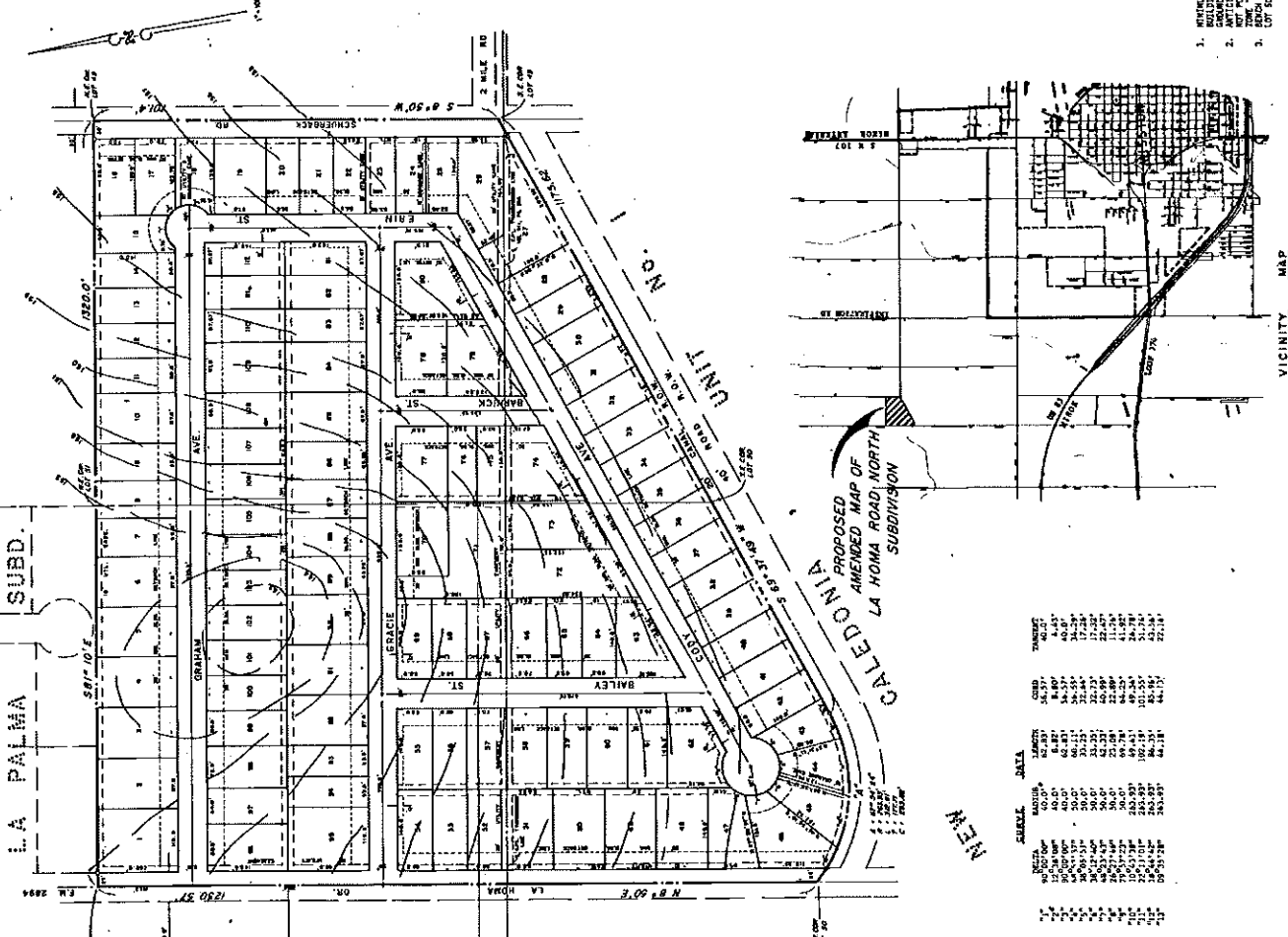
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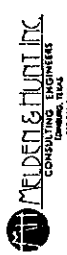
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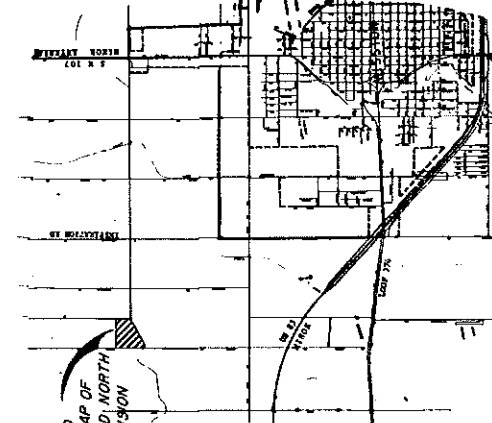
1. ALL LOTS ARE SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
2. THE LOTS ARE SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
3. THE LOTS ARE SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND TO THE EASEMENTS, RIGHTS AND INTERESTS OF ALL PERSONS WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

NEW

SECTION	AREA	PERCENT	AMOUNT	DATE
1	100.00	100.00	100.00	10/1/84
2	100.00	100.00	100.00	10/1/84
3	100.00	100.00	100.00	10/1/84
4	100.00	100.00	100.00	10/1/84
5	100.00	100.00	100.00	10/1/84
6	100.00	100.00	100.00	10/1/84
7	100.00	100.00	100.00	10/1/84
8	100.00	100.00	100.00	10/1/84
9	100.00	100.00	100.00	10/1/84
10	100.00	100.00	100.00	10/1/84
11	100.00	100.00	100.00	10/1/84
12	100.00	100.00	100.00	10/1/84
13	100.00	100.00	100.00	10/1/84
14	100.00	100.00	100.00	10/1/84
15	100.00	100.00	100.00	10/1/84
16	100.00	100.00	100.00	10/1/84
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19	100.00	100.00	100.00	10/1/84
20	100.00	100.00	100.00	10/1/84
21	100.00	100.00	100.00	10/1/84
22	100.00	100.00	100.00	10/1/84
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94	100.00	100.00	100.00	10/1/84
95	100.00	100.00	100.00	10/1/84
96	100.00	100.00	100.00	10/1/84
97	100.00	100.00	100.00	10/1/84
98	100.00	100.00	100.00	10/1/84
99	100.00	100.00	100.00	10/1/84
100	100.00	100.00	100.00	10/1/84



VICINITY MAP



PROPOSED MAP OF  
AMENDED MAP OF  
LA HOMA ROAD NORTH  
SUBDIVISION



# 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:

3-687  
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: Fernando Romero

Address: 2003 W. Bella Vista  
Alton, TX 78573

Phone: 361-207-3510

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Autons</u>
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u> / /</u>	<u>7/20/18</u>

Water Supplier: Shamland Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 55661-007  
 Temporary Pole     Permanent Service

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

Friendly Acres Lot 5, 1.00 Ac

[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 Contreras 7/20/18  
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 <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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No:

3-687  
7/26/18

### 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

Fernando Vargas Romero

Known to me [or proved to me in the oath of Texas Commercial Driver License or through TDOL# 09216974 (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:

Friendly Acres Lots, 1.00 Ac."

[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."

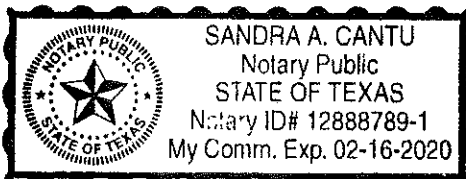
-OR-

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."

Fernando Vargas Romero (Signature)

SUBSCRIBED AND SWORN TO before me on August 20, 2018, to certify which, witnesses my hand and seal of office.

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



**WARRANTY DEED WITH VENDOR'S LIEN**

Date: May 5, 1993

Grantor: HECTOR C. GONZALEZ and wife, ESPERANZA R. GONZALEZ

Grantor's Mailing Address (including county): 4712 Ambassador Drive  
El Paso, Texas 79924  
El Paso County, Texas

Grantee: FERNANDO ROMERO and wife, ALICIA ROMERO

Grantee's Mailing Address (including county): Rt. 15, Box 5521  
Mission, Texas 78572  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$7,250.00) payable to the order of Grantors and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JESSE D. HEDRICK, Trustee.

Property (including any improvements):

A 1.0 acre tract of land more or less, known as all of tract 6 of an unrecorded map of Friendly Acres Subdivision, being a re-subdivision of the South 29.84 acres of Lot 37-1, West Addition to Sharyland, Hidalgo County, Texas; as per map or plat thereof recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas, said 1.0 acre tract of land is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch diameter iron rod found on the Southwest corner of said Lot 37-1;

THENCE North, coincident with the West line of said Lot 37-1, a distance of 680.0 feet to a 60-D nail set;

THENCE East, at a right angle to the previous call, a distance of 702.59 feet to a cotton picker spindle set on the centerline of a 50.0 foot easement as shown on the un-recorded

map of Friendly Acres Subdivision and lying on the Southwest corner of said "Tract 6" for the Southwest corner and POINT OF BEGINNING of this herein described tract;

THENCE, North at a right angle to the previous call, a distance of 25.0 feet pass a 3/4 inch diameter iron pipe found on the North line of a said road easement, at a distance of 310.0 feet in all to a 3/4 inch diameter iron pipe found on the Northwest corner of said "Tract 6" for the Northwest corner of this herein described tract;

THENCE, East at a right angle to the previous call and being coincident with the North line of said "Tract 6" a distance of 140.52 feet to a 3/4 inch diameter iron pipe found on the Northeast corner of said "Tract 6" for the Northeast corner of this herein described tract;

THENCE, South at a right angle to the previous call and being coincident with the East line of said "Tract 6" a distance of 285.0 feet pass a 3/4 inch diameter iron pipe found on the North line of said road easement, at a distance of 310.0 feet in all to a cotton picker spindle set on the Southeast corner of said "Tract 6" for the Southeast corner of this herein described tract;

THENCE, West at a right angle to the previous call and being coincident with the South line of said "Tract 6" and the centerline of said road easement, a distance of 140.52 feet to the POINT OF BEGINNING, containing 1.0 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Oil, Gas and Mineral Lease dated October 16, 1975, recorded in Volume 356, Page 142, Oil and Gas Records, Hidalgo County, Texas.

Easements, Rules, Regulations and Rights in favor of United Irrigation District.

Effect of the failure of the public records to disclose a means of ingress to and egress from the land to a public street or road.

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

A 20 foot irrigation easement, irrigation valve, stand pipe, 25 foot Amistad Road right-of-way, all as shown on survey prepared by Ricardo R. Salinas of Salinas & Associates, Inc., dated April 26, 1993, Job No. S-93-16945.

Taxes for the year 1993 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the

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

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

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

Hector C. Gonzalez  
HECTOR C. GONZALEZ

Esperanza R. Gonzalez  
ESPERANZA R. GONZALEZ

(Acknowledgment)

State of Texas  
County of El Paso

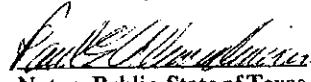
This instrument was acknowledged before me on the 7<sup>th</sup> of May,  
1972, by HECTOR C. GONZALEZ.

Paul W. [Signature]  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of El Paso

This instrument was acknowledged before me on the 7<sup>th</sup> of May,  
~~19~~20, by ESPERANZA R. GONZALEZ.

  
Notary Public, State of Texas



CHARGE TO EDWARDS ABSTRACT & TITLE CO.

AFTER RECORDING RETURN TO:

FERNANDO ROMERO  
Rt. 15, Box 5521  
Mission, Texas 78572

PREPARED BY:

Suzanne R. Scott  
Attorney At Law  
208 West Cano  
Edinburg, Texas 78539

File/GF Number: 304360  
SLM:ncl

# Hidalgo CAD

## Property Search Results > 176204 ROMERO FERNANDO & ALICIA for Year 2018

### Property

#### Account

Property ID: 176204 Legal Description: FRIENDLY ACRES LOT 5 1.00 ACRE  
 Geographic ID: F6900-00-000-0005-00 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: W BELLA VISTA Mapsco:  
 TX  
 Neighborhood: FRIENDLY ACRES Map ID:  
 Neighborhood CD: F690000

#### Owner

Name: ROMERO FERNANDO & ALICIA Owner ID: 465330  
 Mailing Address: 1917 W BELLA VISTA AVE % Ownership: 100.000000000000%  
 ALTON, TX 78573-6043  
 Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$34,848	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$34,848	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$34,848	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$34,848	

### Taxing Jurisdiction

Owner: ROMERO FERNANDO & ALICIA  
 % Ownership: 100.000000000000%  
 Total Value: \$34,848

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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CAD	APPRAISAL DISTRICT	0.000000	\$34,848	\$34,848	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$34,848	\$34,848	\$33.14
GHD	HIDALGO COUNTY	0.580000	\$34,848	\$34,848	\$202.12
JCC	SOUTH TEXAS COLLEGE	0.185000	\$34,848	\$34,848	\$64.47
R05	ROAD DIST 05	0.000000	\$34,848	\$34,848	\$0.00
SMS	MISSION ISD	1.350200	\$34,848	\$34,848	\$470.52
SST	SOUTH TEXAS SCHOOL	0.049200	\$34,848	\$34,848	\$17.15
W14	UNITED IRR WTR DIST	0.000000	\$34,848	\$34,848	\$0.00
Total Tax Rate:		2.259500			
				Taxes w/Current Exemptions:	\$787.40
				Taxes w/o Exemptions:	\$787.39

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	1.0000	43560.00	0.00	0.00	\$34,848	\$0

**Roll Value History**


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$34,848	0	34,848	\$0	\$34,848
2017	\$0	\$34,848	0	34,848	\$0	\$34,848
2016	\$0	\$34,848	0	34,848	\$0	\$34,848
2015	\$0	\$15,246	0	15,246	\$0	\$15,246
2014	\$0	\$15,246	0	15,246	\$0	\$15,246
2013	\$0	\$15,246	0	15,246	\$0	\$15,246
2012	\$0	\$15,246	0	15,246	\$0	\$15,246
2011	\$0	\$15,246	0	15,246	\$0	\$15,246
2010	\$0	\$15,246	0	15,246	\$0	\$15,246
2009	\$0	\$15,246	0	15,246	\$0	\$15,246
2008	\$0	\$15,246	0	15,246	\$0	\$15,246
2007	\$0	\$15,246	0	15,246	\$0	\$15,246
2006	\$0	\$11,761	0	11,761	\$0	\$11,761
2005	\$0	\$11,761	0	11,761	\$0	\$11,761
2004	\$0	\$11,761	0	11,761	\$0	\$11,761

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/2001	WD	WARRANTY DEED	GONZALEZ HECTOR SFC	ROMERO FERNANDO & ALICIA			988747
2		CONV	CONVERSION	MOORE VARDIMAN GRIFFITH	GONZALEZ HECTOR SFC			

**Tax Due**

Property Tax Information as of 05/09/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466**

Website version: 1.2.2.14

Database last updated on: 5/3/2018 11:51 PM

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

7/26/2018 8:23:25 AM

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

Permit No.: Permit 3-687  
Receipt No.: 003747  
F6900-00-000-0005-00

ROMERO FERNANDO & ALICIA  
1917 W BELLA VISTA AVE  
ALTON, TX 78573  
(361) 207-3510  
(361) 207-3510

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: FRIENDLY ACRES LOT 5 1.00 ACRE
- [6] Location: moorefield & 4 ml
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340295D  
Precinct: 3  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all regulations and setbacks.  
Description: Permit 3-687  
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: beto.garza

Inspector: beto.garza  
Receipt: sandra.cantu

*Sandra Cantu* 7/26/18  
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.

*Site done by Beto*  
*Fernando Romero*

Signature of Owner or Applicant

7/26/2018  
Date

Fernando Romero