



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: 1-6161

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

Upon the application of:

Name: Walter News

Address: 12554 Mile 19 N
Edcouch TX
78558

Phone: 510-0030

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>09/14/18 existing</u> <u>1 / 1</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: MA 10032789425768481
 Temporary Pole Permanent Service

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

ENGLEMAN LOT 58

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

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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

NINFA RIOS

Known to me [or proved to me in the oath of TID# 20827924 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

ENGLEMAN LOT 58

[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."

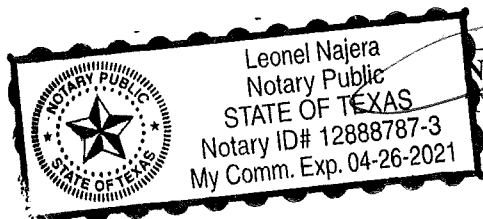
-OR-

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 SEP 14TH, 20 18 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: December 3, 2008

Grantor: La Cuesta Sol Development LTD
 Grantor's Mailing Address:
 1210 E. Tyler
 Harlingen, Texas 78550

Grantee: Noe Cortina and Ninfa Rios

Grantee's Mailing Address (including county):
 13615 Bennet Circle South
 Edcouch, Texas 78538
 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 Nineteen Thousand Four Hundred and 00/100 Dollars (\$19,400.00) and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot 58, Engelman Resubdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 6, Page 41

Reservations from and Exceptions to Conveyance and Warranty:

1. **All lots must be used for single-family residential purposes only.**
2. A lien securing note in the amount of \$750,000.00, payable to the order of Texas Sate Bank McAllen and secured by a deed of trust recorded under file number 1602329, in the official records of Hidalgo County, Texas. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note.
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;

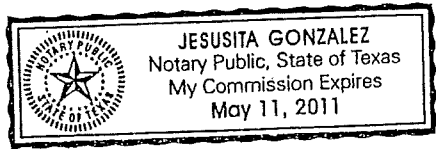
La Cuesta Sol Development LTD
La Cuesta Sol Development GP LLC, the General Partner

BY: *Scot Campbell*
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 9 day of December 2008, by Scot Campbell, President of La Cuesta Sol Development GP LLC, the General Partner, of La Cuesta Sol Development LTD.



Jesuita Gonzalez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

La Cuesta Sol Development LTD.
1210 E. Tyler
Harlingen, Texas 78550

Hidalgo County Planning Department
Chapter 232, Texas Local Government Code

Application No. 1-6161 Date 2/25 20 09

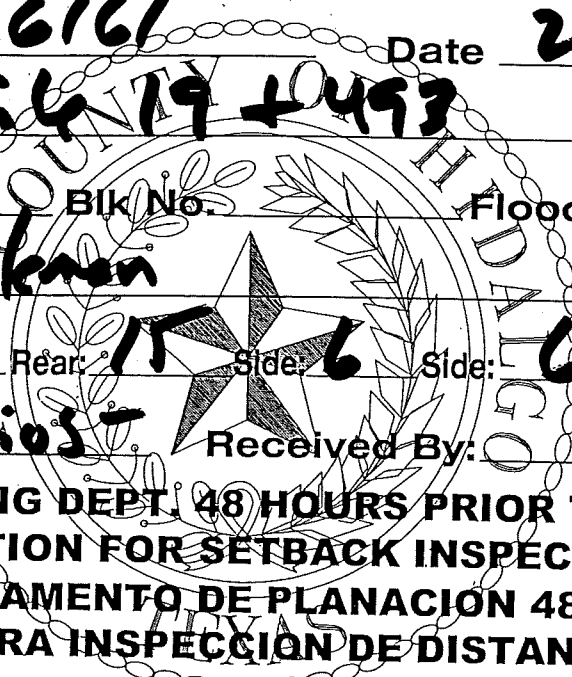
Location 58 mile 19 + 493

Lot No. 58 Blk No. 58 Flood Zone: AE-25

Subdivision Englewood

Setbacks: Front: 50 Rear: 15 Side: 6 Side: 6 Corner Side:

Owner: Ninfa Rios Received By:

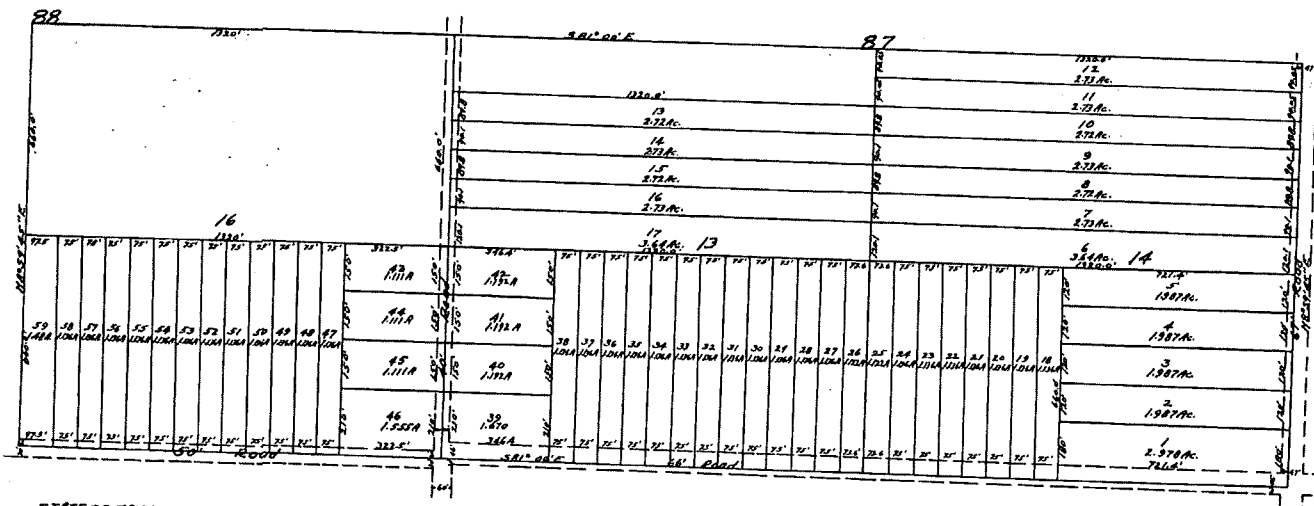


**CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF
FOUNDATION FOR SETBACK INSPECTIONS**
**NOTIFICAR DEPARTAMENTO DE PLANACION 48 HRS. ANTES DE
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS**

APPROVED APPLICATION

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045
Note: This Must be Posted on the Structure not to be Removed Until Improvements are Completed

Lots Nos. 13 and 14, in Block No. 87, and South one-half of Lot No. 16 in Block No. 88, of the Missouri-Texas Land & Irrigation Company's Sub-division of Lands out of the Mestas Grant in Hidalgo County, Texas
Scale 1" = 200'



STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ALL MEN BY THESE PRESENTS: That J. C. Engleman Jr., of Hidalgo County, Texas, the owner of the S. 1/2 of Lot No. 16, in Block No. 88, and Lot No. 13, in Block No. 87, except the north 5.48 Acres thereof, and Lot No. 14, in the Los Mestas Grant in Hidalgo County, Texas, and the subdivision of lands in the Los Mestas Grant in Hidalgo County, Texas, and the subdivision of lands in the Los Mestas Grant in Hidalgo County, Texas, have caused and authorized as above designated, to be surveyed, resurveyed and plotted into lots numbered from 1 to 46, both inclusive, as shown by the accompanying map and plat thereof.

"Reservation is hereby made to myself, my heirs and assigns, road and (which roads are hereby dedicated to the public use) for the purpose of constructing, operating and maintaining canals, laterals and pipe lines for irrigation and domestic purposes, drainage ditches, water and lines of wire for telephone, telegraph, and the transmission of electricity, power lines of whatever motive power, and for pipe lines for sewers.

WITNES MY HAND, this 15th day of July, A.D. 1931.

J. C. Engleman Jr.

STATE OF MISSOURI
CITY OF ST. LOUIS:

BEFORE ME, the undersigned authority, on this day personally appeared J. C. Engleman Jr., known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July A.D. 1931.

Stame C. Apfel
Notary Public in and for City of
St. Louis, State of Missouri

My Commission
Expires May 24, 1932.

STATE OF TEXAS
COUNTY OF CAMERON:

J. A. Tamm, Civil Engineer, do hereby certify that the plat herein delineated is a correct one as made by me from surveys made on the ground, and that permanent monuments consist of iron pipe posts have been set at the intersection of lot and road lines.

J. A. Tamm

Civil Engineer, Harlingen, Cameron County, Texas

SUBSCRIBED AND SWORN TO before me, this 15th day of July, A.D. 1931.

Annie O. Houston

Notary Public in and for Cameron County, Texas

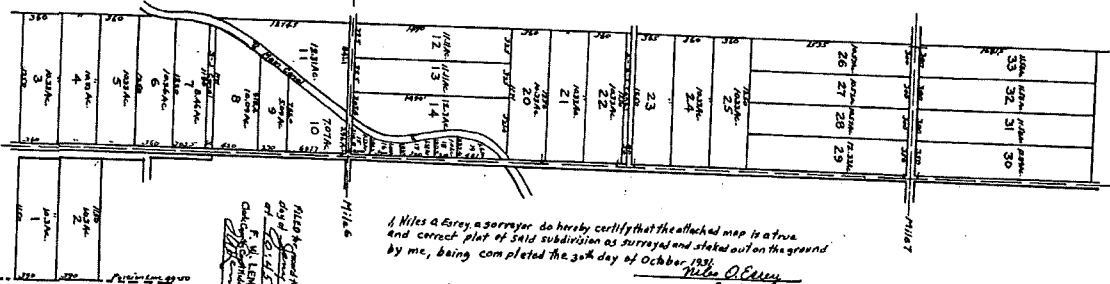
Seal

FILED for public 20th
day of July 1931
at 10:45 A.M.
F. W. LEMBURG
Clerk of County
by C. P. ...

Recorded July 20th
1931 at 3 o'clock P.M.

OCTOBER 1931

MAP
OF
THE NICK DOFFING CO
SUBDIVISION No. 4
BEING
ALL OF THE WEST HALF AND THE SOUTH 20.6 ACRES OF
THE EAST HALF OF SHARPE No. 9 OF THE AGREED
PARTITION OF PORCION 49
IN
HIDALGO COUNTY TEXAS



Miles & Carey, a surveyor, do hereby certify that the attached map is a true and correct plat of said subdivision as surveyed and staked out on the ground by me, being completed the 30th day of October, 1931.

Subscribed and sworn to before me, this 2nd day of November, 1931.

Notary Public in and for Hidalgo County, Texas

Seal

Recorded Jan. 15, 1932
at 10 o'clock A.M. in Book
of Maps, Page 41
A. M. ...
County Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ALL MEN BY THESE PRESENTS: That ...
I, the undersigned authority, on this day personally appeared ...
and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of ...
Notary Public in and for Hidalgo County, Texas

Notary Public in and for Hidalgo County, Texas

Seal