



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: 1-1042

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

Upon the application of:

Name: Mania E. Lara

Address: 10822 Palmas St
Mercedes Tx 78570

Phone: (956) 472 69 14

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>[Signature]</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing Sewer</u> <u>10 10 31 14</u>

Water Supplier: N.A.W.S

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

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

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

CAPISACO PARK LOT 13 BLK 1

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-1042

**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

Mania E Lara

Known to me [or proved to me in the oath of CONSULAR ID# 200521591 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:

CAPISANO PARK LOT 13 BLK 1"

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

2. "The land described above has been sold or conveyed to me."

AND [~~strike through the statement below that does not apply~~]

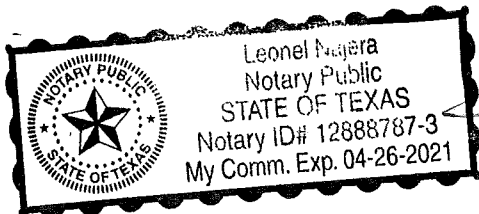
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

X Mania E Lara (Signature)

SUBSCRIBED AND SWORN TO before me on Oct 3rd, 2013, to certify which, witnesses my hand and seal of office.



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 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.

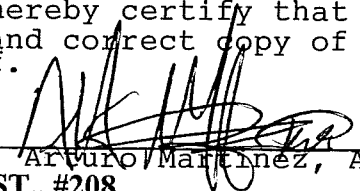
WARRANTY DEED WITH VENDOR'S LIEN

Date: **JULY 24, 2018**

I hereby certify that this is a true and correct copy of the original hereof.

Grantor: **WEALTH BUILDERS CAPITAL, INC**

Grantors' Mailing Address (including county):


Arturo Martinez, Attorney
**4121 N. 10TH ST., #208
MCALLEN, HIDALGO COUNTY, TEXAS 78504**

Grantee: **MARIA EUGENIA LARA FERIA.**

Grantees' Mailing Address (including county):

**10822 PALMAS ST.
MERCEDAS, HIDALGO COUNTRY, TEXAS 78570**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **WEALTH BUILDERS CAPITAL, INC** in the principal amount of **SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00)**. The 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 **ARTURO MARTINEZ**, trustee.

Property (including any improvements):

All of Lot 13, Block 1, CAPISALLO PARK SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 14, Page 26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Exceptions to Conveyance and Warranty:

Dated June 22, 1966, recorded in Volume 1151, Page 624, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons.

- A. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**
- B. Utility easement across the rear as shown on the map of Capisallo Park Subdivision, recorded in Volume 14, Page 26, Map Records of Hidalgo County, Texas.**
- C. Mineral and/or royalty reservation contained in deed dated October 11, 1948, recorded in Volume 646, Page 323 and dated March 17, 1951, recorded in Volume 720, Page 115 and dated June 22, 1966, recorded in Volume 1151, Page 624, Deed Records of Hidalgo County, Texas.**
- D. Rights of parties in possession.**
- E. Visible and apparent easements on or across the property herein described.**
- F. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**
- G. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**

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 when the claim is by, through, or under Grantor but not otherwise, 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.

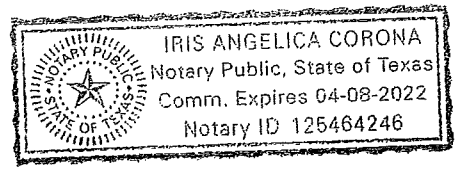
WEALTH BUILDERS CAPITAL, INC.

BY: *Crispina Tan*
CRISPINA TAN, PRESIDENT

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of JULY, 2018 by **CRISPINA TAN, PRESIDENT of WEALTH BUILDERS CAPITAL INC**, A Texas corporation on behalf of said corporation.



Iris Angelica Corona
Notary Public, State of Texas

**After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577**

**Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203/Fax(956) 781-6204**



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-1042
Receipt No.: 004086
C1500-00-001-0013-00

FERIA MARIA E. LARA
10822 PALM ST.
MERCEDDES , TX 78570
(956) 472-6914
(956) 472-6914

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 208Sq.Ft.
- [5] Legal Description: CAPISALLO PARK LOT 13 BLK 1
- [6] Location: ML 1 & ML 9 1/2
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$0
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1042
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: alyssa.ufoa
Inspector: gilbert.mata
Receipt: leo.najera

Cashier

Date

8/22/18

Property ID# 132397

[NOTICE]

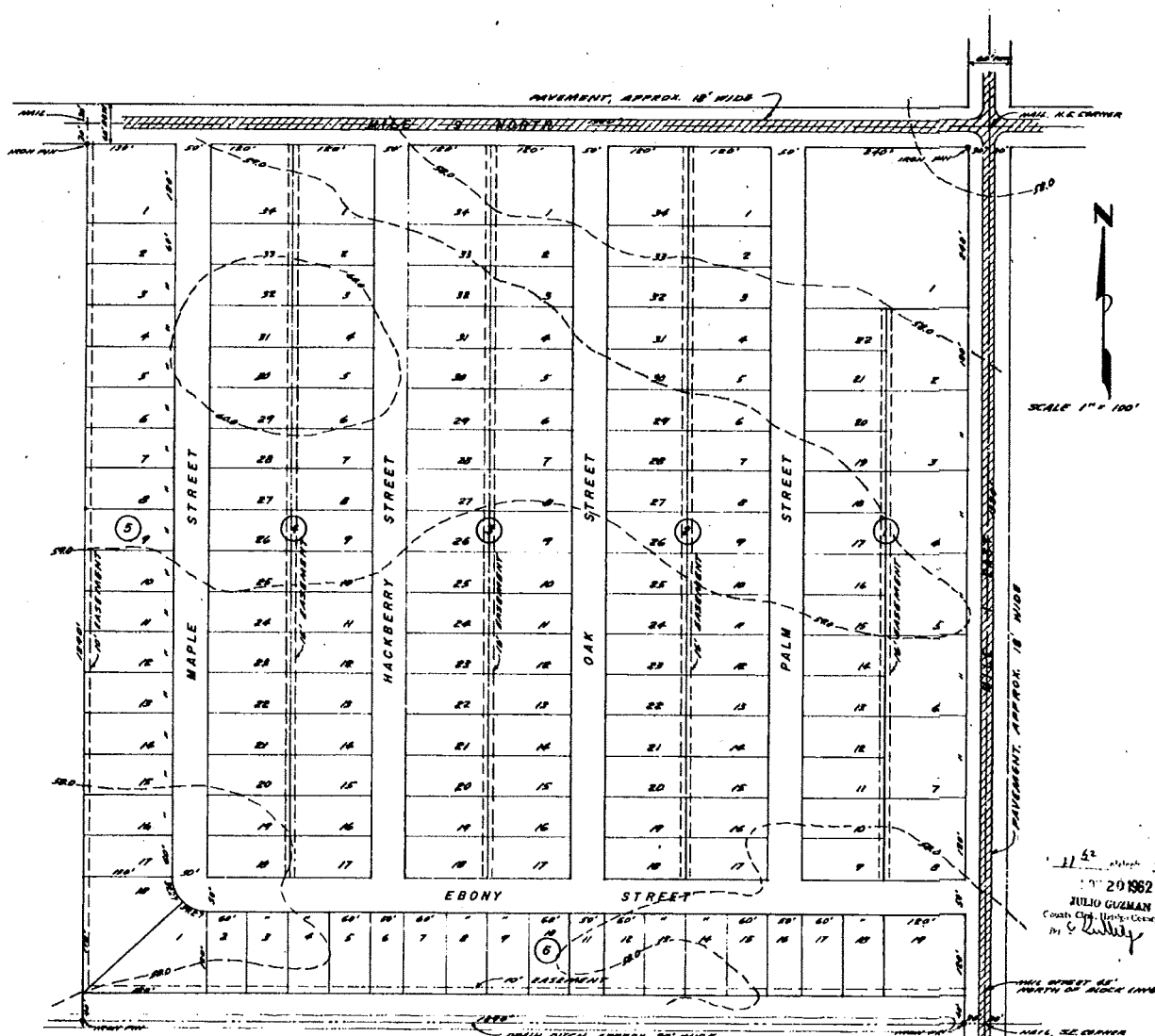
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

Maria E. Lara
Signature of Owner or Applicant

8-22-18
Date

VUL

CAPISALLO PARK SUBDIVISION



SURVEY PLAT

APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 JULIO GUZMAN, County Clerk
 By: *[Signature]* Deputy

SHOWING THE CAPISALLO PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 1, BLOCK 64 OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, Charles A. Greenwood, Civil Engineer, do hereby certify that the above is a true and correct plat of the CAPISALLO PARK SUBDIVISION as prepared by me from surveys made by me upon the ground.

Witness my hand and seal the 13th day July, 1962.

[Signature]
 Charles A. Greenwood, Reg. No. 12630
 Notary Public, Hidalgo County, Texas
 EYDL G. ERWIN
 Notary Public, Hidalgo County, Texas

Subscribed and sworn to before me by the said Charles A. Greenwood on this 13th day of July, 1962.

STATE OF ~~Texas~~ *Oregon*
 COUNTY OF ~~HIDALGO~~ *Lake*

I, L. J. McDaniel, owner of the property hereon described, do hereby adopt, dedicate and confirm the foregoing plat and do hereby dedicate to the public the streets and alleys as hereon shown.

[Signature]
 L. J. McDaniel, Owner

STATE OF ~~Texas~~ *Oregon*
 COUNTY OF ~~HIDALGO~~ *Lake*

Subscribed and sworn to before me, the undersigned authority, on this 24th day of July, 1962.

Approved by the Mercedes Zoning and Planning Board the 11th day of September, 1962, by *[Signature]* Chairman
 Approved by the City Commission of the City of Mercedes, Texas on the 24th day of September, 1962.
 By: *[Signature]* City Secretary
 By: *[Signature]* Mayor of Mercedes, Texas

