

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Pedro & Jena Pacheco Jr.	4-880
2.	Cynthia Borrego	4-1278
3.	Silviano Melchor Jr.	4-1196
	COMM. COURT: November 20, 2018	



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: 4-880

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

Upon the application of:

Name: Pedro & Jena Pacheco Jr.

Address: 305 Valcasta S.R.
Edinburg TX 78541

Phone: (956) 330-1106 / (956) 207-8487

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>11/19/18</u>	<u>1 / 1</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 336784-001

Temporary Pole Permanent Service

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

West 114.8 of the East 1064.2 feet of a re-sub division
of the N. 10 acres of the South 20 acres combined Block 2 and Lot 11
Blk 4, M+M subdivision
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 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
--	---	---

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-880

**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

Pedro Pacheco Jr.

Known to me [or proved to me in the oath of ID429655 or through
Texas D.h. (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:
The west 114.8 feet of the east 1004.2 feet of a resubdivision of the N/10ac
of the 20 ac of combined
Block 2 and lot 11, M & M subdivision
Block 4"

[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]

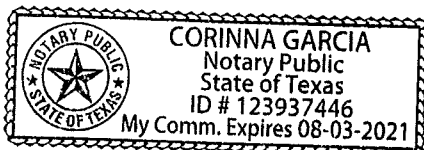
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 9th, 2018, to certify which, witnesses my hand and seal of office.



[Signature]
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 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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 8, 2017

Grantor: Maria Ernestina Rodriguez Sosa, a single person

Grantor's Mailing Address:

209 Bronze Ave.
Edinburg, Texas 78542
Hidalgo County

Grantee: Pedro Pacheco, Jr. and wife, Jena Pacheco

Grantee's Mailing Address:

1013 W. Monte Cristo Rd.
Edinburg, Texas 78541
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Bank of South Texas, in the principal amount of ONE HUNDRED SEVENTY FIVE THOUSAND ONE HUNDRED THIRTY SIX AND NO/100THS DOLLARS (\$175,136.00) of which THIRTY THOUSAND FIVE HUNDRED AND NO/100THS (\$30,500.00) is being advanced towards the purchase price of the property described herein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Bank of South Texas and by a first-lien deed of trust of even date from Grantee to Darryl K. Lemke, Trustee.

Property (including any improvements):

The West 114.8 feet of the East 1064.2 feet of a re-subdivision of the North 10 acres of the South 20 acres of combined Block 2 and Lot 11 Block 4, M and M Subdivision, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Page 20, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right of Way Easement granted to J. Arthur Davis by instrument dated August 22, 1955 from Rio Grande Industries, Inc., recorded in Volume 839, Page 237, Deed Records of Hidalgo County, Texas.
- B. Right of Way Easements as reserved and more particularly described in Deed dated February 27, 1946, from Robert S. Martin, et al to Maynard Dowell, recorded in Volume 576, Page 379, Deed Records of Hidalgo County, Texas.
- C. Right of Way Easement granted to Central Power and Light Company by instrument dated August 12, 1949 executed by J. Arthur Davis, recorded in Volume 669, Page 120, Deed Records of Hidalgo County, Texas.

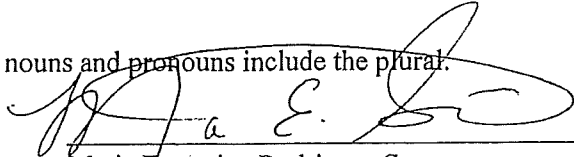
- D. Easement reserved in document recorded in Volume 1667 Page 88, the approximate location(s) of which is(are) shown on the survey prepared by Pena Engineering, Pablo Pena III, Registered Professional Land Surveyor No. 5242, last dated April 20, 2017.
- E. Easements and conditions as shown on the map recorded in Volume 8, Page 20, Map Records of Hidalgo County, Texas.
- F. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.
- G. Easements, or claims of easements, which are not of public record.
- H. Oil, Gas and Mineral Lease dated January 31, 1980 from Dorothy Clare Rogers, et al to J. M. Huber Corporation, recorded in Volume 389, Page 972, Oil, Gas and Mineral Lease Records of Hidalgo County, Texas.
- I. Oil, Gas and Mineral Lease dated January 31, 1980 from V. N. Crow to J. M. Huber Corporation, recorded in Volume 389, Page 975, Oil, Gas and Mineral Lease Records of Hidalgo County, Texas.
- J. All oil, gas and other minerals as previously reserved of record and as reserved in Deeds recorded in Volume 1377, Page 789, Deed Records of Hidalgo County, Texas and Volume 1895, Page 547, Official Records of Hidalgo County, Texas.
- K. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed herein or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- L. Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.
- M. Liens for assessments as may be created for the purpose of maintaining the road access, as more fully described in the Restrictions as shown or referenced in Deeds recorded in Volume 1667, Page 88 Deed Records of Hidalgo County, Texas and Volume 1895, Page 547, Deed Records of Hidalgo County, Texas.
- N. Restrictions as shown and referenced in Deeds recorded in Volume 1667 , Page 88, Deed Records of Hidalgo County, Texas and Volume 1895, Page 547 Official Records of Hidalgo County, Texas; but, omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- O. Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years.

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.

Bank of South Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Bank of South Texas and are transferred to Bank of South Texas without recourse against Grantor.

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

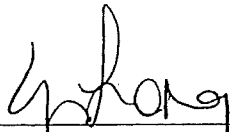


Maria Ernestina Rodriguez Sosa

STATE OF TEXAS)

COUNTY OF HIDALGO)

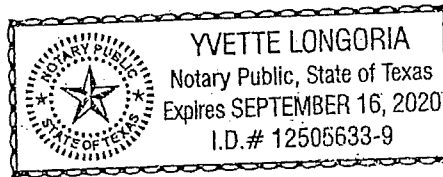
This instrument was acknowledged before me on June 8, 2017, by Maria Ernestina Rodriguez Sosa.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#202215 YL
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\202215-WDVLaag)



AFTER RECORDING RETURN TO:

Pedro Pacheco, Jr.
Jena Pacheco
310 W. Fay St.
Edinburg, Texas 78539



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

6/26/2018 3:31:13 PM

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 4-880
Receipt No.: 003353
M0100-00-000-0000-19

PACHECO PEDRO & JENA
1013 W MONTE CRISTO RD
EDINBURG, TX 78541
(956) 961-6588
(956) 961-6588

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-880
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antonis

Inspector: aaron.hernandez

Receipt: alex.antonis

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2715Sq.Ft.
- [5] Legal Description: M & M W114.8'-E1064.2'-S251.8'-N1706.9'
OF BLK 2 0.66AC
- [6] Location: ROOTH RD & MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$185920
- [10] Flood Zone: Zone X

Prop. ID# 224760

[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

6/26/18
Date

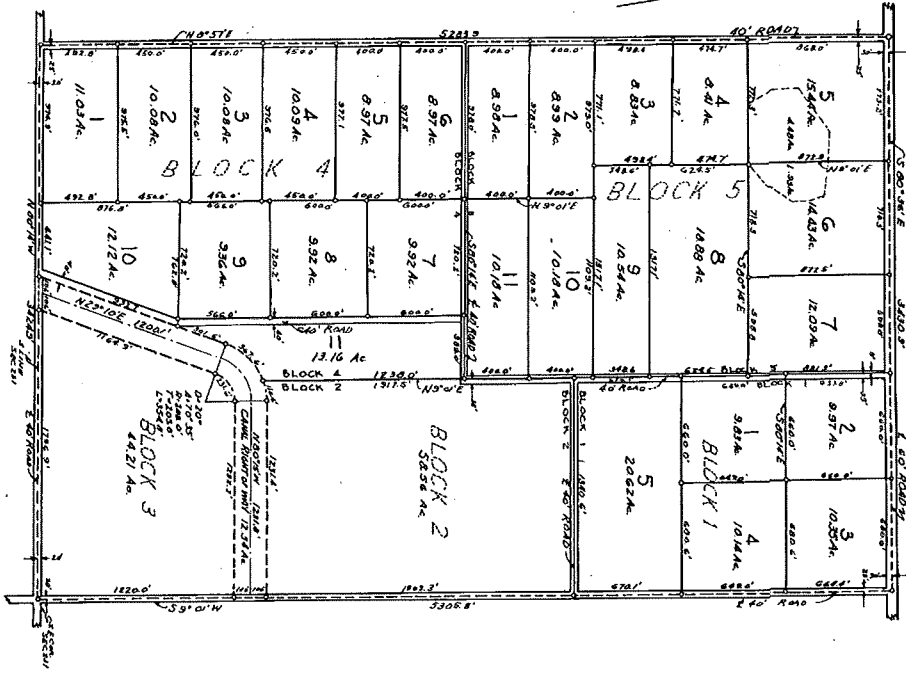
Filed Mar 5, 1946 11:35 AM

State of Texas
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared R. S. Martin and J. A. Morgan in the capacity of owners, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of office this 28th day of Feb., A. D. 1946

[Signature]
Notary Public in and for
Hidalgo County, Texas
My Commission Expires June, 1947



MAP
OF
M. AND M. SUBDIVISION
BEING A SUBDIVISION OF
THE EAST 416.67 ACRES
OF
TEX-MEX RAILWAY SURVEY N231
HIDALGO COUNTY, TEXAS

Scale: 1" = 400'
PREPARED BY
H. E. SNOW ENGINEERING CO.
MC ALLEN, TEXAS
Date: 1-25-46

State of Texas
County of Hidalgo:

I, H. E. Snow, a Civil Engineer, do hereby certify that the foregoing map of the M. and M. Subdivision is a true and correct plat of a subdivision of the East 416.67 Acres of the Tex-Mex Railway Survey No. 231, Hidalgo County, Texas, as surveyed by me on the 27th day of February, A. D. 1946.

[Signature]
H. E. Snow, Civil Engineer

State of Texas
County of Hidalgo:

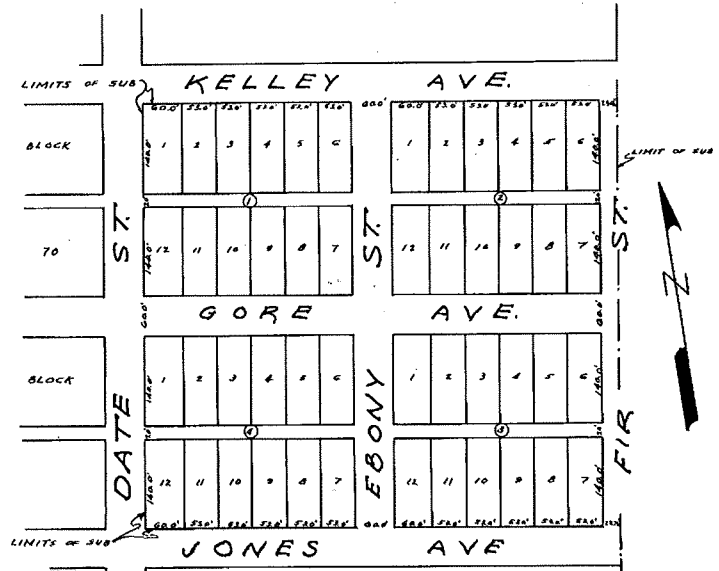
Subscribed and sworn to before me this 28th day of Feb., A. D. 1946.

[Signature]
Notary Public in and for
Hidalgo County, Texas
My Commission Expires June, 1947

State of Texas
County of Hidalgo:

Know all men by these presents that we, R. S. Martin and J. A. Morgan, owners of the property herein described, and designated as the M. and M. Subdivision and being a subdivision of the East 416.67 Acres of the Tex-Mex Railway Survey No. 231, Hidalgo County, Texas, do hereby convey, sell and assign to the public the right to erect, occupy, construct and maintain over, across, and under said roads, at all times effective hereafter, easements, rights, easements, franchises and other such rights in and upon the same as may be necessary for the use and enjoyment of said roads.

[Signature]
R. S. Martin
J. A. Morgan



MAP
OF
DAVIS SUB-DIVISION
BEING A RE-SUB-DIVISION OF OUT LOT 'O'
PHARR TOWNSHIP, HIDALGO COUNTY, TEXAS
SCALE: 1" = 100'

THE STATE OF TEXAS,
COUNTY OF HIDALGO:

I, M. B. Gore, a Civil Engineer & Surveyor, do hereby certify that the accompanying Map is a true and correct representation of a survey made by me on the ground for J. W. Davis, owner, on the 26th day of February, A. D. 1946.

[Signature]
M. B. Gore, Civil Engineer

Subscribed & sworn to by M. B. Gore before me, under signed on this the 28th day of February, A. D. 1946.

[Signature]
Notary Public in and for
Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF HIDALGO:

I, J. W. Davis, of Hidalgo County, Texas, owner of Out Lot 'O' in the City of Pharr, Hidalgo County, Texas, having caused same to be subdivided, do hereby approve, accept & adopt the accompanying Map of said subdivision of said Lot 'O' do hereby grant to the public the use of it as an easement over the Alley shown thereon for all public purposes & especially to the City of Pharr, a municipal corporation, as it is now within the boundaries of said City. There is reserved over & across the Lots & Alleys shown thereon, easements for water lines, gas lines, telephone & telegraph lines, electric lines & other utilities. Such easements to be for the benefit of Pharr & those who may, at the time, have franchise under it.

IN TESTIMONY WHEREOF, Witness my hand this 28th day of February, A. D. 1946.

[Signature]
J. W. Davis, owner

Approved by the City Commission of Pharr, Texas on this the 28th day of February, A. D. 1946.

Attest: *[Signature]*
City Secretary



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 4-1278

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

Upon the application of:

Name: CYNTHIA B. BOUIGO

Address: 1409 S 3rd Ave
Edinburg, TX 78539

Phone: (956) 207-4847

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

Water Supplier: North Alamo

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

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

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

EL Charro No. 2 Blk 15 Lot 15
Edinburg, Texas 78542

[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]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1278

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

CYNTHIA E Burrego

Known to me [or proved to me in the oath of Drivers license # 10034976 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:

EL Charro No. 2 B1K15 Lot 15

[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]

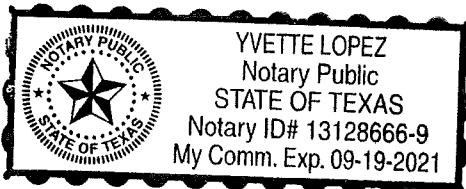
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Cynthia E Burrego (Signature)

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



Yvette Lopez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

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 SCURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

DATE: MARCH 3, 2017.

**GRANTOR: JOSE BLAS VARGAS JR AND JOANNA NATALIE RODRIGUEZ (H&W)
GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):**

**6720 ARGENTINE RD. EDINBURG, TEXAS 78542
HIDALGO, COUNTY, TEXAS**

**GRANTEE: CYNTHIA E. BORREGO
GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):**

**1409 S 3RD ST. EDINBURG TEXAS 78542
HIDALGO, COUNTY, TEXAS**

**CONSIDERATION: TEN AND /100 AND OTHER GOODS AND VALUABLE
CONSIERATION.**

PROPERTY (INCLUDING ANY IMPROVEMENTS):

**LOT 15, BLOCK 15, EL CHARRO SUBDIVISION UNIT NO 2, HIDALGO COUNTY
TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 61,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

RESERVATIONS FROM THE EXCEPTIONS TO CONVEYANCE AND WARRANTY:

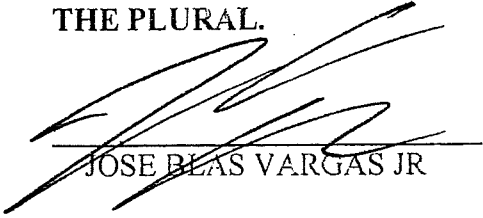
- 1: SUBJECT TO ALL MINERAL RESERVATIONS, IF ANY, OF RECORD;**
- 2: SUBJECT TO OIL AND GAS LEASES, IF ANY, OF RECORD;**
- 3: SUBJECT TO EASEMENTS AND BUILDING RESTRICTIONS AND
CONDITIONS, IF ANY, OF RECORD.**
- 4: SUBJECT TO ALL EASEMENTS, RULES, REGULATIONS AND RIGHTS IN
FAVOR OF WATER IMPOVEMENT DISTRICT IF ANY, OF RECORD.**
- 5: SUBJECT TO ALL VISIBLE EASEMENTS, IF ANY.**

**SAVE AND EXCEPT: SELLER RESERVES ALL OIL GAS AND OTHER MINERALS
IN, UNDER AND THAT THEY MAY BE ED PRODUCED FROM SAID PROPERTY
AND NOT HERETOFORE RESERVED OR CONVEYED BY PREVIOUS GRANTORS
EASEMENTS, RIGHTS OF WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF
RECORD OR NOT; ALL PRESENTLY RECORDED INSTRUMENTS, OTHER THAN
LIENS AND CONVEYANCES, THAT AFFECT THE PROPERTY**

COUNTY OF HIDALGO

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANTS, SELLS, AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER TO ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLDING TO GRANTEE, GRANTEE HEIRS, EXECUTORS, ADMINISTRATORS SUCCESSORS, OR ASSIGNS FOREVER. GRANTOR BINDS GRANTOR AND GRANTORS HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTOR, 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 THE EXCEPTIONS TO CONVEYANCE THE WARRANTY.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

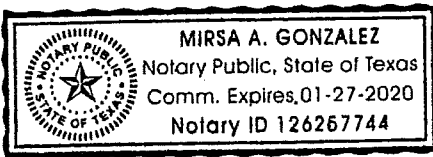

JOSE BLAS VARGAS JR



JOANNA NATALIE RODRIGUEZ

Certificate of acknowledgment

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, MIRSA A. GONZALEZ A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED: JOSE BLAS VARGAS JR AND JOANNA NATALIE RODRIGUEZ, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF DRIVER LIC. THROUGH DESCRIPTION OF IDENTITY CARD OR OTHER DOCUMENT) TO BE THE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESSED.




MIRSA A. GONZALEZ
Notary Public - State Of Texas

My Commission Expires 01-27-2020

COUNTY OF HIDALGO



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1278
Receipt No.: 004914
E4050-02-015-0015-00

BORREGO CYNTHIA E
1409 S 3RD ST
EDINBURG, TX 78542
(956) 207-4847
(956) 207-4847

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 1800Sq.Ft.
[5] Legal Description: EL CHARRO NO. 2 BLK 15 LOT 15
[6] Location: tower rd and brazil
[7] Sewage: North Alamo WSC
[8] Construction Type: Metal
[9] Est. Cost of Construction: \$12000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1278
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: maria.cerda

Cashier [Signature] Date 10/30/18

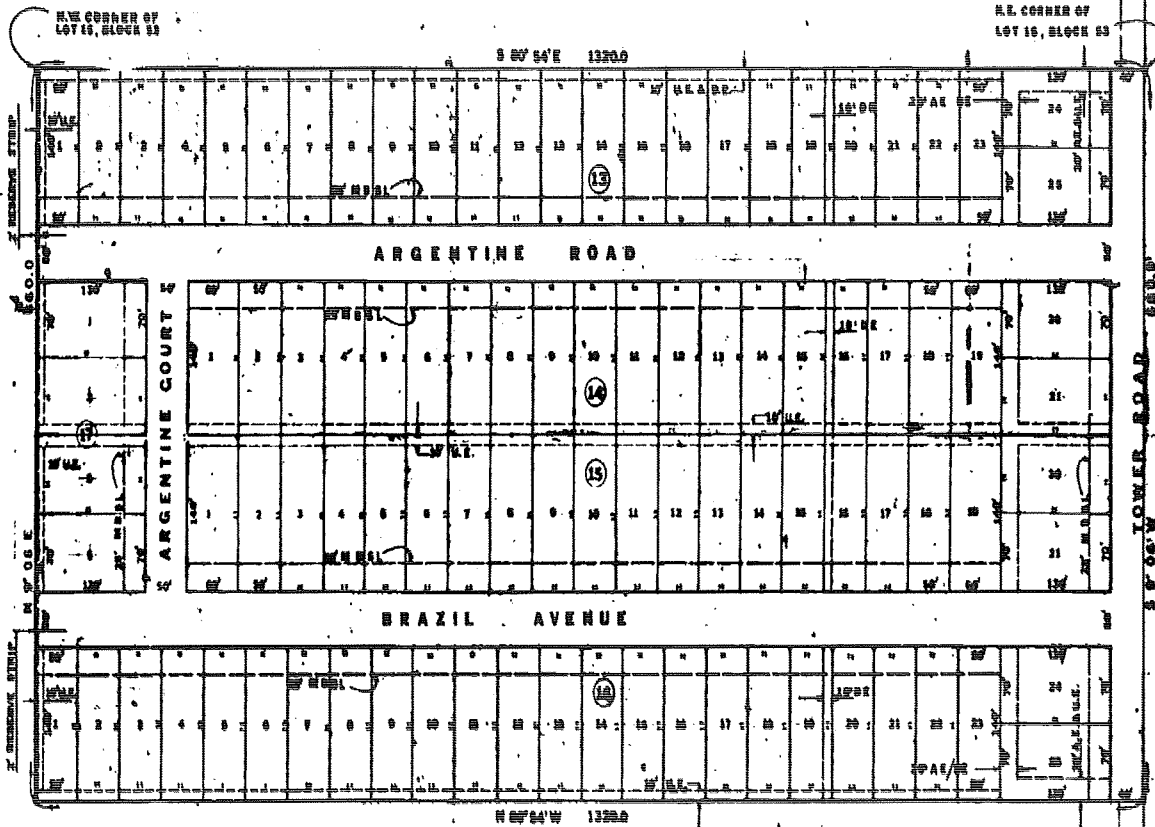
[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

[Signature]
Signature of Owner or Applicant

10/30/18
Date

LEGEND
 U2 - UTILITY EASEMENT
 S2 - DRAINAGE EASEMENT
 S3 - ACCESS EASEMENT
 S4 - EASEMENT FOR ERECTION OF BUILDING



EL CHARRO SUBDIVISION
 No. 2

BEING THE SOUTH EAST CORNER OF LOT 14,
 BLOCK 10, BLAND LAND AND TRACT
 SUBDIVISION, HALL COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HALL

KNOW ALL MEN BY THESE PRESENTS,
 THAT "TROPIC VALLEY CORPORATION", OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT,
 DEDICATE, AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS,
 ALLEYS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES
 AND CONSIDERATION THEREIN EXPRESSED.

Witness my hand and seal of office, this 14th day of January, A.D., 1900.
 Robert F. Hill, President

APPROVED
 FOR RECORDING
 H. J. G. Co., Reg. of Way Dept.
 By None Walker
 Date 1-28-00

STATE OF TEXAS
 COUNTY OF HALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT F. HILL III
 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 14th DAY OF January, A.D., 1900.

None Walker
 Notary Public

1-28-00

147 J 3 100

Recorded in Book 24 Page 61





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: 4-11960

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

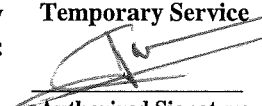
Upon the application of:

Name: Silviano Mekhor, Jr.

Address: 1312 Beech Ave

McAllen, TX 78501

Phone: 956-457-8647

Approved by Environmental Health:	Temporary Service	Final Service
		
Inspection/Permit No:	<u>TEMP</u>	
Date Approved:	<u>10/31/18</u>	<u> / /</u>
	Authorized Signature	Authorized Signature

Water Supplier: N. Alamo Water Supply

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:

Teyner Survey Lot #10

.2725 AC of the N. S. 26 AC of the W. 18 AC of the N. 27 AC of Lot #10 Sect. 249 Texas Mexican Railway CO.
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

-OR-

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


Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 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
--	---	---

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1196

**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

Silviano Melchor, Jr.

Known to me [or proved to me in the oath of 17191345 or through Texas Driver License (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:

6200 E Mile 17 N, Edinburg, TX 78542."
 2725 AC of the N. S. 26 AC of the W. 18 AC of the N. 27 AC of
 [Insert the lot and block number in recorded subdivision, address, or description in deed, etc]
 lot #10 Sect. 249 Texas Mexican Railway Co.

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."

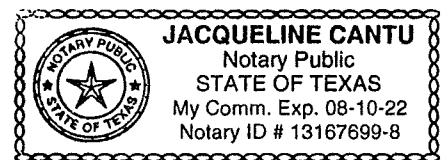
-OR-

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 October 30, 2018, to certify which, witnesses my hand and seal of office.

Jacqueline 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 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.

Warranty Deed with Vendor's Lien

Date: OCTOBER 16, 2018

Grantor: AGUSTIN HERNANDEZ DBA JEWEL HOMES.

Grantor's Mailing Address: 213 W. EXPRESSWAY 83
PHARR, TEXAS 78577
HIDALGO COUNTY

Grantee: SILVIANO MELCHOR, JR., a single person

Grantee's Mailing Address: 6200 EAST MILE 17N
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES in the principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$127,775.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES and by a first-lien deed of trust of even date from Grantee to RICHARD A. RAMIREZ, Trustee.

Property (including any improvements):

0.2725 acres of the North 5.26 acres of the West 18 acres of the North 27 acres of Lot Ten (10), Section Two Hundred Forty Nine (249), TEXAS MEXICAN RAILWAY COMPANY'S, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes, more particularly described by metes and bounds as follows to-wit:

BEGINNING at a point that bears East 313.07 feet and South 30.0 feet from the Northwest corner of Lot 10, Section 249, of the above said subdivision;

THENCE, South 230.37 feet to a point;

THENCE, East 51.54 feet to a point;

THENCE, North 230.37 feet to a point;

THENCE, West 51.54 feet to the POINT OF BEGINNING, containing 0.2725 acres.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

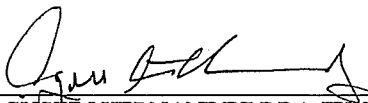
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas.
- f. Right of Way Easement dated December 10, 1998, in favor of North Alamo Water Supply, recorded under Document No. 741386, Official Records of Hidalgo County, Texas.
- g. Water Contract between Edinburg Irrigation Company and Stewart Farm Mortgage Company, dated April 1, 1921, filed on April 20, 1921, recorded in Volume 126, Page 463, under Document No. 3392, Deed Records, Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 31, 1951, by and between W. H. Smythe Jr. and wife, Mary T. Smythe, as Lessor, and Union Producing Company, as Lessee, recorded October 9, 1951 recorded in Volume 119, Page 460 and correction in Volume 165, Page 15 and unitized in Volume 174, Page 373, of the Oil and Gas Records of Hidalgo County, Texas.
- i. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES and are transferred to AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES without recourse against Grantor.

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



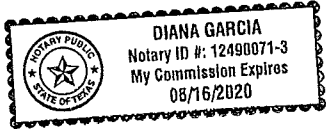
 AGUSTIN HERNANDEZ DBA JEWEL HOMES.

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 17th day of October, 2018, by AGUSTIN HERNANDEZ DBA JEWEL HOMES.



Diana Garcia
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF# 182434372

AFTER RECORDING, RETURN TO:
SILVIANO MELCHOR, JR.
6200 EAST MILE 17N
EDINBURG, TEXAS 78542

QUITCLAIM DEED 376944

Date: March 14, 1994

Grantor: HAZEL WHEAT

Grantor's Mailing Address (including county): Rt. 5, Box 823-A
Edinburg, Hidalgo County, Texas 78539

Grantee: AGUSTIN HERNANDEZ, MANUEL HERNANDEZ
and MODESTO HERNANDEZ

Grantee's Mailing Address (including county): 211 W. Bailey
Pharr, Hidalgo County, Texas 78577

Consideration:

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

Property (including any improvements):

0.2725 acres out of the North 5.26 acres of the West 18 acres
of the North 27 acres of Lot 10, Section 249, Texas-Mexican
Railway Company's Survey, Hidalgo County, Texas, more
particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point that bears East 313.07 feet and South 30.0
feet from the Northwest corner of Lot 10, Section 249, of the
above said Subdivision;
THENCE South 230.37 feet to a point;
THENCE East 51.54 feet to a point;
THENCE North 230.37 feet to a point;
THENCE West 51.54 feet to the POINT OF BEGINNING, containing
0.2725 acres.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

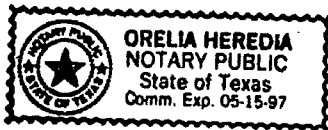
When the context requires, singular nouns and pronouns include the plural.

Hazel Wheat
HAZEL WHEAT

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of March, 19 94, by Hazel Wheat.



Orelia Heredia
Notary Public, State of Texas
Notary's name (printed): Orelia Heredia
Notary's commission expires: 5-15-97

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

A & M Construction Co.
211 W. Bailey
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:

THOMAS MENDEL
P.O. Box 366
Elsa, Texas 78543

FILED FOR RECORD
DOC# 376944 \$11
03-28-1994 01:01:36
WILLIAM (BILLY) LEO
HIDALGO COUNTY



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 4-1196
Receipt No.: 004565
T2100-00-249-0010-25

- ~~HERNANDEZ AGUSTIN DBA JEWEL HOMES~~
 213 W. EXPWY 83 *New Owner*
 PHARR, TX 78577
 (956) 904-7175
 (956) 904-7175
 [1] Contractor: SELF
 [2] Water System: North Alamo WSC
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 1772Sq.Ft.
 [5] Legal Description: TEX-MEX SURVEY E51.54'-W364.61'-
N260.37' LOT 10 SEC 249 0.31AC GR 0.27AC NET
 [6] Location: TERRY & MILE17
 [7] Sewage: N/A
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$100000
 [10] Flood Zone: Zone X

Silvano Melchor Jr.
1312 Beech Ave.
McAllen, Tx. 78501

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-1196
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda

[Signature]
Cashier
Date *10/01/18*

PROP. ID# 554300

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

[Signature]
Signature of Owner or Applicant
Date *10-1-18*