

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Maria Mendoza	2-63
2.	Rolando Castaneda	4-1080
	COMM. COURT: January 8, 2019	



# 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: 4-1080

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

Upon the application of:

Name: Rolando Castaneda

Address: 35706 Longham Dr.  
Edinburg, TX 78542

Phone: 956-900-1746

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R Rio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Fruitales</u>
		<u>12 126118</u>

Water Supplier: N/A

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

Account/ESI No.: 334010-001  
[ ] Temporary Pole  Permanent Service

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

Fresh Water Farms NO. 3

Lot # 12 Block # 10

[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

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-1080

### 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

Rolando Castaneda

Known to me [or proved to me in the oath of <sup>DL#</sup> Rolando Castaneda or through DL# 42630103 (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:

Fresh Water Farms #3 Lot 12 BIK 10."

[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]

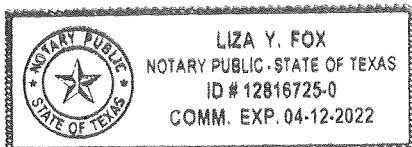
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 December 26, 2018, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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

8/21/2018 3:17:12 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 4-1080  
Receipt No.: 004072  
F7050-03-010-0012-10

CASTANEDA ROLANDO & TONY  
1619 NORMA LANE APT #1  
EDINBURG, TX 78539  
(956) 900-1732  
(956) 451-7162

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2100Sq.Ft.
- [5] Legal Description: FRESHWATER FARMS #3 LOT 12 BLK 10  
10.00AC GR 9.79AC NET
- [6] Location: longhorn drive
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$92400
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
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 4-1080  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1784  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex. antons  
Inspector: danny sanchez  
Receipt: leo najera

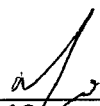
  
Cashier

8/21/18  
Date

*PROP. ID# 646072*

[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

8-29-2018  
Date

CHARGE: VLTC  
GF#156660/TS

## WARRANTY DEED WITH VENDOR'S LIEN

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: August 3, 2018

Grantor: JOHN F. PEREZ AND WIFE, EDNA A. PEREZ

Grantor's Mailing Address: 35130 North Expressway 281  
Edinburg, Hidalgo County, Texas 78542

Grantee: ROLANDO CASTANEDA AND WIFE, TONYA R. CASTANEDA

Grantee's Mailing Address: 1619 Norma Ln, Apt. 1  
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED TEN THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$210,360.00) of which EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00) was advanced in part payment of the purchase price of the herein described property. 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 DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 12, Block 10, FRESH WATER FARMS SUBDIVISION NO. 3, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated October 16, 2002, filed October 16, 2002 under Document Number 1131746, Official Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 16, 2002, filed October 16, 2002 under Document Number 1131746, Official Records, Hidalgo County, Texas.
3. Roadways and reservations as shown on the map of Fresh Water Farms Subdivision No. 3, recorded in Volume 9, Page 55, Map Records of Hidalgo County, Texas.
4. Blanket Right of way easement in favor of Southwestern Bell Telephone Co. as shown by instrument dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records of Hidalgo County, Texas.
5. Blanket Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument dated March 24, 1947, recorded in Volume 610, Page 610, Deed Records of Hidalgo County, Texas.
6. Easements for roadways, canal rights of way and drainage ditches as shown by instrument dated March 9, 1953, recorded in Volume 768, Page 429, Deed Records of Hidalgo County, Texas.
7. Conveyance of underground water, together with easements for canals, reservoirs, pipe lines, etc. as shown by instrument dated July 22, 1949, recorded in Volume 672, Page 522, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated June 27, 1952, recorded in Volume 751, Page 90, Deed Records and dated July 1, 2002, filed July 15, 2002 under Document Number 1102015, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, by and between Henrietta M. King, Estate and Robert J. Kleberg Estate, as Lessor, and Humble Oil & Refining Co., as Lessee, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated September 1, 1990, recorded in Volume 2996, Page 128; executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated September 1, 1990; recorded in Volume 2996, Page 137; executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated September 1, 1993, filed February 16, 1994 under Document Number 369918; executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated September 1, 1993, filed February 16, 1994 under Document Number 369919; executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated September 1, 1994, filed September 27, 1994 under Document Number 411030; executed by CNG Producing Company, a Delaware Corporation to Genesis Producing Company, dated

September 1, 1994, filed September 27, 1994 under Document Number 411032, Official Records of Hidalgo County, Texas.

- 11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 12. 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.
- 13. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.


Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

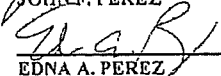
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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' lien against the 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.

  
 \_\_\_\_\_  
 JOHN F. PEREZ

  
 \_\_\_\_\_  
 EDNA A. PEREZ

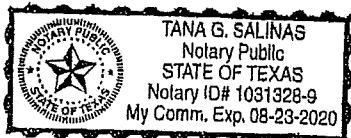
(Acknowledgement)

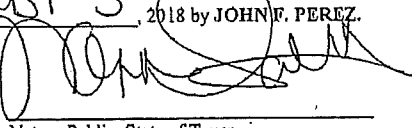
STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on

August 30, 2018 by JOHN F. PEREZ.



  
 \_\_\_\_\_  
 Notary Public, State of Texas

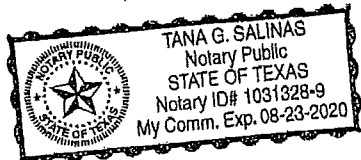
(Acknowledgement)

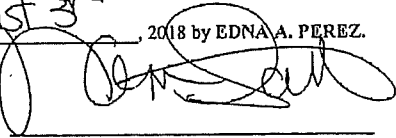
STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on

August 30, 2018 by EDNA A. PEREZ.



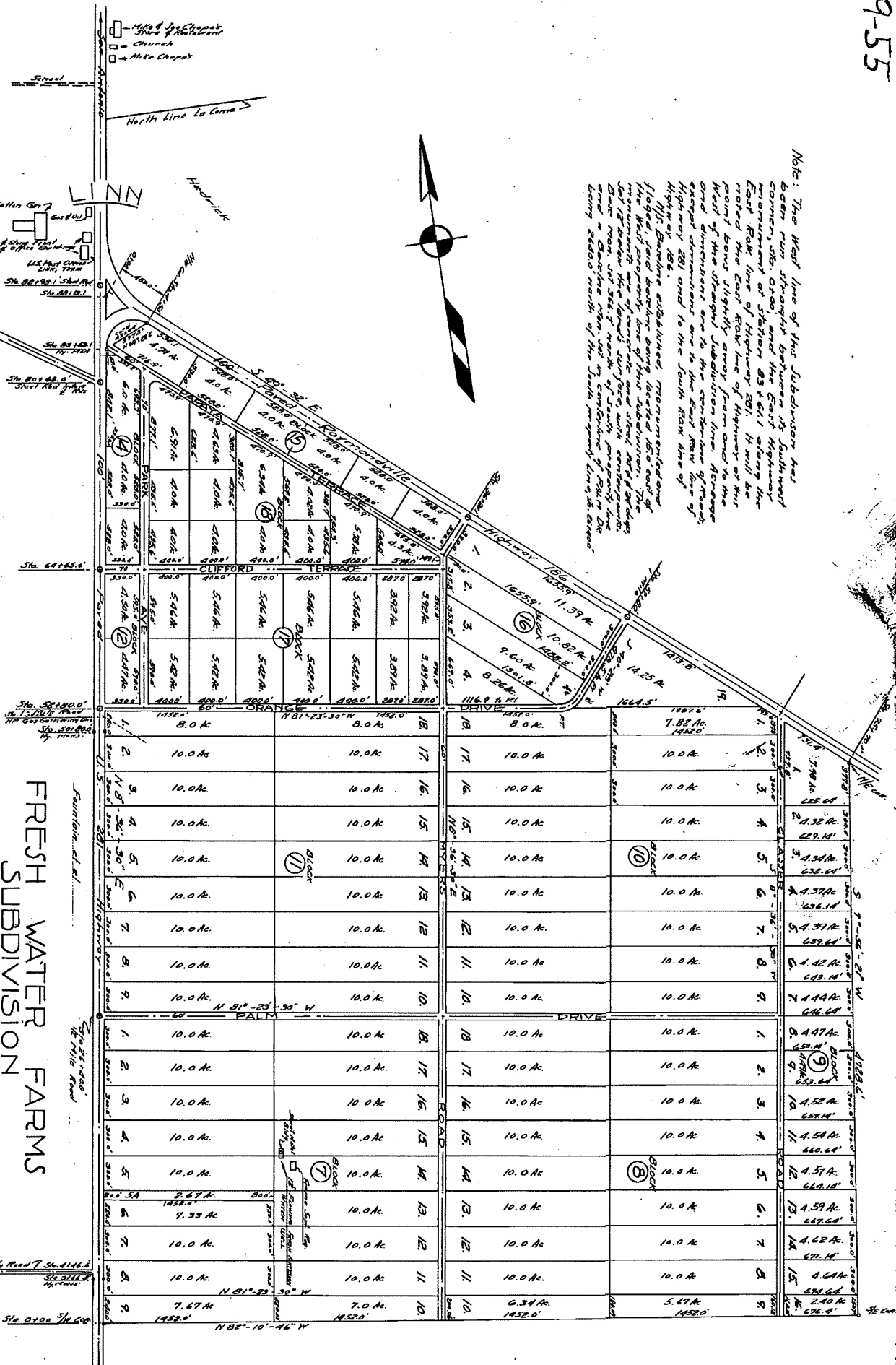
  
 \_\_\_\_\_  
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
 ROLANDO CASTANEDA &  
 TONYA R. CASTANEDA  
 1619 Norma Ln, Apt. 1  
 Edinburg, Texas 78539

PREPARED IN THE OFFICE OF:  
 LAW OFFICE OF RICHARD A. CANTU, P.C.  
 6013 N. 10<sup>th</sup> Street  
 McAllen, Texas 78504  
 Telephone (956) 687-7763  
 GR#156660/File No. 9911-18

Note: The West line of this subdivision has been run straight between its Southwest corner, Sta. 0+00, and the East Highway monument of Station 83+61.1 along the East Rock line of Highway 281. It will be noted that this East Rock line of Highway 281 runs slightly away from and to the West of the straight subdivision line. Accurate and dimensions are to the centerline of Highway 281 and to the South Rock line of Highway 281.

This boundary established monumentation line was run straight between its Southwest corner, Sta. 0+00, and the East Highway monument of Station 83+61.1 along the East Rock line of Highway 281. It will be noted that this East Rock line of Highway 281 runs slightly away from and to the West of the straight subdivision line. Accurate and dimensions are to the centerline of Highway 281 and to the South Rock line of Highway 281.



**FRESH WATER FARMS**  
**WATER SUBDIVISION**  
**NO. 3**

Scale 1"=400'

Being a tract of 1000.0 acres, more or less, out of a larger tract of 16,056.6 acres in Van Jolador del Tule Grant, Hidalgo County, Texas, of which 893.0 acres, more or less, are in and from Tract 91, and 893 acres forming the South Rock line of Highway 281 and the East Rock line of U.S. 281 Highway, and 107.0 acres, more or less, in and from Tract 93, being adjacent to and south of above described 893 acre tract.

I, C. R. Rankin, Surveyor, do hereby certify that the above is a true and accurate plat of the lands so surveyed and subdivided by me.

C. R. Rankin, Surveyor

Subscribed and sworn to before me this 28th day of June, 1949

Notary Public in and for Hidalgo County, Texas

FILED FOR RECORD JUNE 23, 1949



# 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  
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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: 2-63

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

Upon the application of:

Name: Maria Mendea

Address: 212 Rancho Blanco Rd  
Alamo, TX 78516

Phone: 956 310-9217

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>R. Rios</u>	
Inspection/Permit No:	<u>SEWER</u>	
Date Approved:	<u>12/13/18</u>	<u>1 1</u>

Water Supplier: MHWSC

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

Account/ESI No.: 10032789422464004  
 Temporary Pole  Permanent Service

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

Lot #176 South Tower Estates

[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

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 1②3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 2-63

**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

María B. Mendoza TX DL# 29491894,

Known to me [or proved to me in the oath of Valid Identification 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:

Lot #176 South Tower Estates."

[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~~]

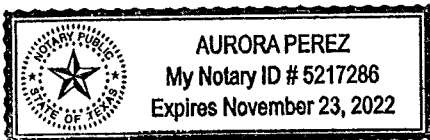
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria Mendoza (Signature)

SUBSCRIBED AND SWORN TO before me on 12 Dec., 2018, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

11/27/2018 1:58:07 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 2-63  
Receipt No.: 005256  
S4770-00-000-0176-00


MENDOZA JOSE & MARIA B  
212 RANCHO BLANCO RD  
ALAMO, TX 78516  
(956) 781-1457  
(956) 310-9217

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: SOUTH TOWER ESTATES LOT 176
- [6] Location: tower rd and rancho blanco
- [7] Sewage: Military WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$45000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 2  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 12', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 2-63  
Price: \$30.00

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

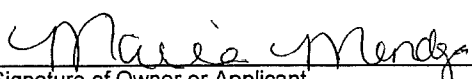
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: danny.sanchez  
Receipt: alex.antonis

  
\_\_\_\_\_  
Cashier

11/27/18  
\_\_\_\_\_  
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.

  
\_\_\_\_\_  
Signature of Owner or Applicant

11-27-18  
\_\_\_\_\_  
Date

Official Receipt for Recording in:

Hidalgo County Clerk  
PO Box 58

Edinburg Texas 78540 (956)318-2137

Issued To:

JOSE MENDOZA  
212 W. RANCHO BLANCO  
ALAMO TX 78516

Know All Men by These Presents:

737741

ADDRESS IS P.O. BOX 4259, MCALLEN

State of TEXAS for and in consideration

DOLLARS

Recording Fees  
Document Recording

MENDOZA & MARIA B. MENDOZA

CONSIDERATION FOR THIS AGREEMENT, GRANTOR as follows:  
GRANTEES ARE TAKING THE PROPERTY "AS IS" WITH  
WITHOUT DEFECTS AND THAT THERE IS NO WARRANTY BY  
NOT RELYING UPON ANY REPRESENTATION, STATEMENT  
RESPECT TO THE PROPERTY CONDITION, BUT IS RELYING  
ON THE PROPERTY. GRANTEES TAKE THE PROPERTY  
(EXCEPT FOR LIMITED WARRANTIES  
DOCUMENTS).

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
JOSE MENDOZA & MARIA B. MENDOZA

whose mailing address is 212 W. RANCHO BLANCO ALAMO,  
of the County of HIDALGO State of TEXAS all that certain

LOT #176 SOUTH TOWER ESTATES SUBDIVISION  
HIDALGO COUNTY, TEXAS, SUBJECT TO ALL RESERVATIONS, EXCEPTIONS,  
LEASES, EASEMENTS, RESTRICTIONS USE, RIGHTS, APPLICABLE RULE,  
REGULATIONS OF RECORD OR VISIBLE AND ALL TAXES FOR 1988 AND  
SUBSEQUENT YEARS, AND ANY LIENS. THIS DEED IS GIVEN IN CONFORMANCE  
TO AND IN SATISFACTION OF A CONTRACT DATED IN 1988.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging unto the said JOSE MENDOZA & MARIA B. MENDOZA

heirs and assigns forever and do hereby bind  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said  
JOSE MENDOZA & MARIA B. MENDOZA

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand at  
this day 19  
Witness at Request of Grantor:

*Jose Mendoza*

*Bertha Mendoza*

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 17th day of July, 1988,

by

My commission expires:

6-30-2000

*Lyndon S. Benton*

Notary Public, State of Texas  
Notary's printed name:

TEXAS STANDARD FORM

THE UNDERSIGNED GRANTEE HEREBY ACCEPTS AND CONFERS TO THE ATTACHED HERE IS INCLUDING, BUT NOT LIMITED TO, THE PROVISION CONCERNING TITLE EXCEPTIONS CONTAINED THEREIN, AND ACKNOWLEDGES THAT SAME IS IN CONFORMITY WITH GRANTEE'S INTENT, ANY AGREEMENTS AND REPRESENTATIONS MADE TO GRANTEE OR, IF NOT, GRANTEE HEREBY AMENDS ANY AGREEMENTS AND REPRESENTATIONS TO CONFORM TO THIS DEED, AND THE TERMS AND PROVISIONS OF SAME SHALL CONTROL IN THE EVENT OF ANY CONFLICT, AND GRANTEE ACKNOWLEDGES THIS DEED CONSTITUTES COMPLETE COMPLIANCE TO ALL AGREEMENTS AND REPRESENTATION IF ANY, OF GRANTORS TO THE COMPLETE SATISFACTION OF GRANTEE REGARDING THE PROPERTY.

STATE OF TEXAS } (Acknowledgment)  
 COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

STATE OF TEXAS } (Acknowledgment)  
 COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

STATE OF TEXAS } (Acknowledgement)  
 COUNTY OF }

Filed for Record in:  
 Hidalgo County, Texas  
 by Juan D. Salinas III  
 County Clerk

On: Jan 07, 1999 at 09:46A

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 As a Recording

My commission expires: \_\_\_\_\_

Document Number: 737741  
 Total Fees: 11.00

Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

Receipt Number - 192770  
 MaryLou Cantu

126

**Warranty Deed**

FROM  
 X-AS, INC.

TO  
 JOSE MENDOZA

MARIA B. MENDOZA

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk

By \_\_\_\_\_ Deputy

RECORDED

In \_\_\_\_\_ 19\_\_\_\_  
 County Records

In Book \_\_\_\_\_ on Page \_\_\_\_\_

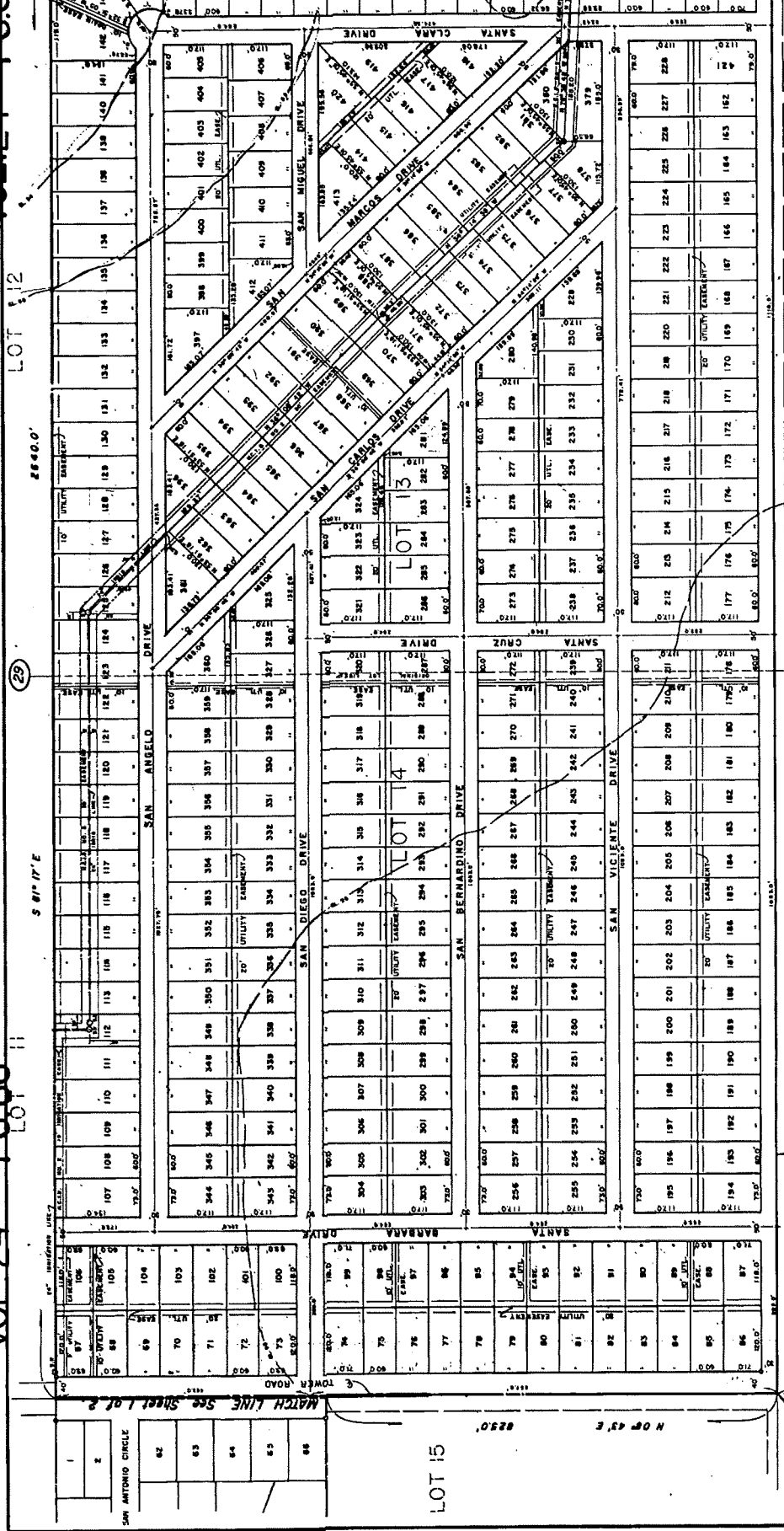
County Clerk

By \_\_\_\_\_ Deputy

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with the County Clerk for record.  
 WHEN RECORDED RETURN TO:

THE ODEE COMPANY, Publishers, Dallas



APPROVED FOR RECORDING  
 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

LOT 4

LOT 3

LOT 4

LOT 3

LOT 4

LOT 3

LOT 4

LOT 3

MAP OF  
**SOUTH TOWER ESTATES SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

SHEET 2 OF 2  
 NO. OF LOTS THIS SHEET = 332  
 TOTAL NO. OF LOTS = 1,321

13, 14, AND THE SOUTHWEST CORNER OF LOT 15, BLOCK 29, ALAMO LAND AND HOME COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

- NOTES:
1. MINIMUM PER ALL BUILDING SHALL BE 15' UNLESS OTHERWISE SHOWN.
  2. ANTICIPATED THIS SUBDIVISION SHALL BE PLACED IN THE PUBLIC RECORDS OF THE COUNTY OF HIDALGO, TEXAS.
  3. BEARINGS AND DISTANCES FOR THE BOUNDARIES OF THE TRACT ARE AS SHOWN ON THIS MAP.
  4. 2 BOUNDARIES WITH WHICH OF THE TRACT

APPROVED FOR RECORDING  
 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, H. 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 land herein described as shown and submitted under my supervision.

APPROVED FOR RECORDING  
 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

COMMISSIONER'S COURT  
 For the 38th day of Dec. 19 84  
 County of Hidalgo, Texas  
 H. L. Smith, Surveyor

APPROVED FOR RECORDING  
 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

APPROVED FOR RECORDING  
 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

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 H. L. Smith, Surveyor  
 Date: Dec. 23, 1984

