

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DIANA BELTRAN	1-1217
2.	SAN JUANITA CANTU	1-1230
3.	JOSE RAMIREZ	1-1495
4.	CINTHIA IZAGUIRRE	1-1597
	COMM. COURT: MARCH 26 ,2019	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1217

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

Upon the application of:

Name: Diana Marilyn Beltran

Address: 6812 Bill Clinton St  
Weslaco, Tx. 78599

Phone: 956-351-1614

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Existing OSS</u>
Date Approved:	<u>/ /</u>	<u>3 / 15 / 19</u>

Water Supplier: NAWS

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

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

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

Lot 184, Puesta del Sol, Hidalgo County, TX

[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 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
--	---	---

T.J. Arredondo, CFM  
Director of Planning

Precinct 0 2 3 4

Application No: 1-1817

**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

Diana Marilyn Beltran \_\_\_\_\_,

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Drivers license 02332972 (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 184, Puesta del Sol, Hidalgo County, Texas \_\_\_\_\_."

[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."

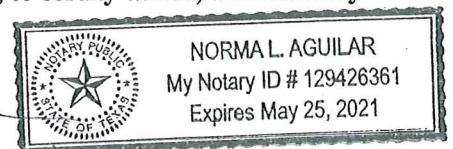
-OR-

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 March 15<sup>th</sup>, 2019, 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.**

**General Warranty Deed**

**Date:** October 6, 2017

**Grantor:** JORGE ALEJANDRO ROBLES and wife, YESENIA AGUILERA ANGUIANO

**Grantor's Mailing Address:**

P.O. Box 561  
Progreso, TX 78579

**Grantee:** DIANA MARILYN BELTRAN

**Grantee's Mailing Address:**

6812 Bill Clinton St.  
Weslaco, TX 78596

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot One Hundred Eighty-four (184), Puesta Del Sol, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 8-A, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Restrictive covenants recorded in Volume 24, Page 8-A, Map Records, Hidalgo County, Texas.
2. Mineral and/or royalty grant and/or reservation in instruments dated November 2, 1943, recorded in Volume 523, Page 141, Volume 1096, Page 117, Deed Records, dated April 19, 1984, recorded in Volume 1968, Page 821, dated February 7, 1986, recorded in Volume 2260, Page 963, Official Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease(s) Volume 364, Page 566, Volume 366, Page 101, Volume 364, Page 425 and in Volume 364, Page 483, Oil and Gas Records, Hidalgo County, Texas.
4. 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.

5. Water Service Agreement dated January 12, 1988, recorded in Volume 2518, Page 535 and refilled in Volume 2546, Page 704, Official Records, Hidalgo County, Texas.
6. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.
7. Ten foot (10') utility and irrigation easement along the rear, as per map or plat thereof recorded in Volume 24, Page 8-A, Map Records, Hidalgo County, Texas.
8. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
9. 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

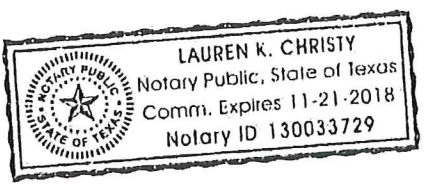
**[Signature page follows.]**

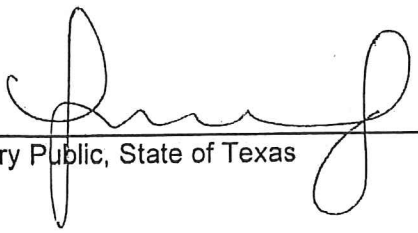
  
\_\_\_\_\_  
YESENIA AGUILERA ANGUIANO

  
\_\_\_\_\_  
JORGE ALEJANDRO ROBLES

STATE OF TEXAS                    )  
COUNTY OF HIDALGO            )

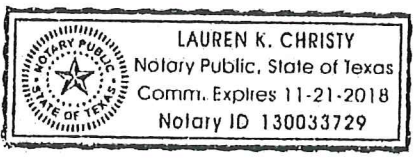
This instrument was acknowledged before me on October 6, 2017, by YESENIA AGUILERA ANGUIANO.

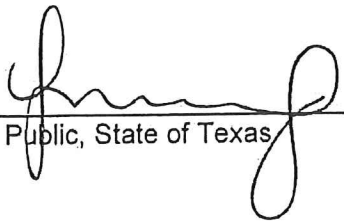


  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS                    )  
COUNTY OF HIDALGO            )

This instrument was acknowledged before me on October   6  , 2017, by JORGE ALEJANDRO ROBLES.



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

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
  
Lauren K. Christy  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Blvd., Suite 300  
Weslaco, Texas 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089



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

10/23/2018 12:04:27 PM

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 1-1217  
Receipt No.: 004841  
P9350-00-000-0184-00

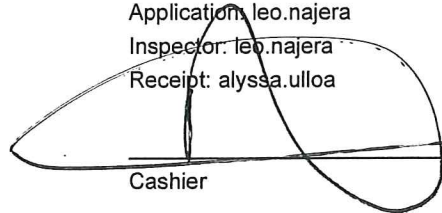
BELTRAN DIANA M.  
6812 BILL CLINTON ST.  
WESLACO, TX 78599  
(956) 351-1614  
(956) 351-1614

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1040Sq.Ft.
- [5] Legal Description: PUESTA DEL SOL LOT 184
- [6] Location: MILE 12 & MILE 3 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGUALTIONS  
Description: Permit 1-1217  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 1010  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
Cashier  
Date 10/23/18

Property ID# 263926

[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

10-23-18  
Date

APPROVED FOR RECORDING  
 BY  
 COMMISSIONER'S COURT  
 This the 10 day of April 1984  
 J. ESCOBAR RIVERA County Clerk  
 County of Hidalgo  
 By *Clayton A. Williams* Deputy



**PUESTA DEL SOL**  
 HIDALGO COUNTY, TEXAS

BEING A SUBDIVISION CONTAINING 42.83 ACRES AND BEING THE WEST 9.39 ACRES OF LOT 3, BLOCK 131 AND THE SOUTHWEST 33.54 ACRES OF BLOCK 131 OF FARM TRACT 274, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, BRAMS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
 OWNER  
 4/4/84  
 DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN THIS PLAT.



*[Signature]*  
 REGISTERED ENGINEER IN AND FOR  
 HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN THIS PLAT.

4/4/84  
 DATE  
*[Signature]*  
 REGISTERED ENGINEER IN AND FOR  
 HIDALGO COUNTY, TEXAS.

CHECKED FOR DRAINAGE  
 BY: *[Signature]*



EAST	MILE 12 NORTH ROAD										MILE 13 WEST ROAD																																																																																																																												
	28	29	30	31	32	33	34	35	36	37	138	139	140	141	142	143	144	145	146	147																																																																																																																			
65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

APPROVED FOR RECORDING  
 By *[Signature]*  
 Date April 16 1984

LEGEND:  
 I.E. - IRRIGATION EASEMENT  
 U.E. - UTILITY EASEMENT  
 ANTICIPATED 100 YEAR FLOOD ELEVATION = 64.00  
 FINISHED FLOOR ELEVATIONS ARE SHOWN ON EACH LOT. SYMBOLS ARE AS SHOWN BELOW.

Scale: 1"=100'



# 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 1234

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1230

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

Upon the application of:

Name: SAN JUDITA CANTO

Address: 22392

Jesus Flores Rd.  
Edcouch TX 78538

Phone: 956-827 0162

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing Septic</u>
Date Approved:	<u>/ /</u>	<u>03/11/19</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: 10032789475-778721

Temporary Pole  Permanent Service

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

mo-tex lot 12 B2K86

(A 3.36 AC Tract)

[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

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1230

### 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

San Juanita Cantu

Known to me [or proved to me in the oath of TX DL# 13 425870 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:

(A 3.36 ACRE) No. 12 Blk 86."

[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 San Juanita Cantu (Signature)

SUBSCRIBED AND SWORN TO before me on March 11<sup>th</sup>, 2018, to certify which, witnesses my hand and seal of office.



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

## WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: August 15, 2018

Grantor: EMETERIA S. FARIAS a/k/a EMETERIA SANCHEZ FARIAS AND HUSBAND, GABRIEL FARIAS, JR.

Grantor's Mailing Address: 8503 E. Monte Cristo Rd.  
Edinburg, Texas 78542

Grantee: PEDRO CANTU AND WIFE, SAN JUANITA CANTU

Grantee's Mailing Address: 112 N. Alvarado St.  
Alton, Texas 78573

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): A 3.36 acre tract of land being a portion of Lot 12, Block 86, MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, as recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, also being those certain tracts described in Gift Deed recorded in Document #1643224, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set sixty-penny nail (60d) on the centerline of Jesus Flores Road also being West line of said Lot 12, Block 86, being the Southwest corner of that certain Tract 11 described in Special Warranty Deed recorded in Document #2904001, Official Records, Hidalgo County, Texas, for the Northwest corner of herein described tract. Said point bears South 09 degrees 20 minutes 00 seconds West 458.33 feet from the Northwest corner of said Lot 12, Block 86. Said point also bears North 09 degrees 20 minutes 00 seconds East 2,181.67 feet from a found five-eighths inch iron rod being the Southwest corner of Lot 13, Block 86, of said Missouri Texas Land and Irrigation Company's Subdivision.

THENCE South 80 degrees 40 minutes 00 seconds East parallel to the North line of said Lot 12, Block 86, pass at 20.00 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being the East Right-of-Way line of said Jesus Flores Road and continuing for a total distance of 1,320.00 feet to a set one-half inch iron rod with a cap labeled "RPLS 4204" on the East line of said Lot 12, Block 86, being the Southeast corner of that certain tract described in Warranty Deed recorded in Document #1850463, Official Records, Hidalgo County, Texas for the Northeast corner of herein described tract.

THENCE South 09 degrees 20 minutes 00 seconds West 110.93 feet along said East line of said Lot 12, Block 86, to a set one-half inch iron rod with a cap labeled "RPLS 4204" for the Southeast corner of herein described tract.

THENCE North 80 degrees 40 minutes 00 seconds West parallel to the North line of said Lot 12, Block 86, pass at 1,300.00 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being the East Right-of-Way line of said Jesus Flores Road and continuing for a total distance of 1,320.00 feet to a set sixty penny nail (60d) on the centerline of said Jesus Flores Road also being West line of said Lot 12, Block 86, for the Southwest corner of herein described tract.

THENCE North 09 degrees 20 minutes 00 seconds East 110.93 feet along said centerline of Jesus Flores Road also being West line of said Lot 12, Block 86, to the point of beginning and containing 3.36 acres of land, more or less.

Reservations from Conveyance: NONE

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

1. Statutory easements, rules, regulations and rights in favor of Delta Irrigation District.
2. Roads, easements and reservations as may appear on the map and dedication of Missouri Texas Land and Irrigation Company Subdivision, recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.
3. Subject to any portion of subject property described herein lying in canal right of way.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 20, 1948, in favor of Western Natural Gas Co., as Lessee, recorded in Volume 75, Page 482, Oil and Gas Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 2, 1965, in favor of G.A. Gacke, as Lessee, recorded in Volume 298, Page 211, Oil and Gas Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deeds dated July 31, 1968, recorded in Volume 1216, Page 192, Deed Records, dated November 21, 1989, recorded in Volume 2841, Page 122 and dated September 30, 1989, recorded in Volume 2846, Page 426, both Official Records of Hidalgo County, Texas.

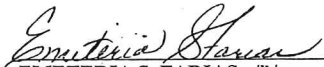
Mineral and/or royalty reservation contained in deed dated July 18, 2006, filed July 25, 2006 under Document Number 2006-1643224, Official Records of Hidalgo County, Texas.

- 8. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- 9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 10. 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.
- 11. 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, 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.

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

  
 EMETERIA S. FARIAS a/k/a  
 EMETERIA SANCHEZ FARIAS

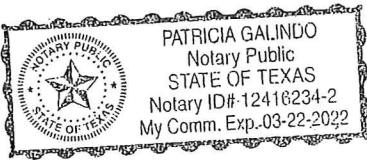
GABRIEL FARIAS, JR.

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on August 17<sup>th</sup>, 2018 by EMETERIA S. FARIAS a/k/a EMETERIA SANCHEZ FARIAS.



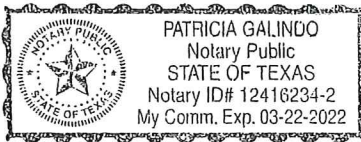
  
 NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on August 17<sup>th</sup>, 2018 by GABRIEL FARIAS, JR.



  
 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
 PEDRO CANTU &  
 SAN JUANITA CANTU  
 112 N. Alvarado St.  
 Alton, Texas 78573

PREPARED IN THE LAW OFFICE OF:  
 L.G. "JERRY" CANALES  
 6013 N. 10<sup>th</sup> Street  
 McAllen, Texas 78504  
 File No. 157390

P-5

File No.

WARRANTY DEED

THE STATE OF TEXAS \*  
\* KNOW ALL MEN BY THESE PRESENTS:  
\*  
COUNTY OF HIDALGO \*

That WE, CLAUD E. LOOKINGBILL, AND JESUS CASARES, out of our sole and separate property and not joined by our spouses as this property forms no part of any homestead property; and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

JOSE A. SANCHEZ AND WIFE, CRISTINA V. SANCHEZ  
P.O. BOX 954  
ELSA, TEXAS 78543

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

1.36 acres of land, more or less, out of Lot twelve (12), in Block 86, of the Missouri-Texas Land and Irrigation Company Subdivision of land in Las Mestenas Grant of lands in Hidalgo County, Texas, said tract being described as follows, to-wit:

BEGINNING at the Southwest corner of said Lot 12; THENCE, North along the West line of said Lot 12, a distance of 750.75 feet to a point; THENCE, East on a line parallel to South boundary line a distance of 785.36 to a point for the point of beginning for the described tract, and being the Southwest corner thereof; THENCE, continuing East parallel to the South boundary line of said Lot 12, a distance of 534 feet to a point in the East boundary line of said Lot 12, and the Southeast corner hereof; THENCE, North along the East boundary line of said Lot 12, a distance of 110.03 feet to a point for the Northeast corner hereof; THENCE, West parallel to the South boundary line a distance of 534 feet to a point for the Northwest corner hereof; THENCE, South parallel to the West boundary line of said Lot 12, a distance of 110.93 feet to the point of beginning, and containing 1.36 acres of land, more or less, SAVE AND EXCEPT any of the oil, gas and other minerals in and under said land as heretofore reserved.

SUBJECT TO THE FOLLOWING:

1. All of the Oil, Gas and other Minerals lying in on, and under said property which were expressly reserved by prior Grantors.
2. Easements, rules, regulations, rights and liens in favor of Delta Irrigation District No. 15.
3. Easements in favor of any water supply corporation affecting said land.
4. The property is subject to the Subdivision regulations of the County of Hidalgo, Texas, or any duly constituted authority relating to building permits, septic tanks, building restrictions or other ordinances which may pertain to said property.

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 grantees, their heirs and assigns forever; and do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 21st day of November, A.D., 1989.

Claud E. Lookingbill  
CLAUD E. LOOKINGBILL

Jesus Casares  
JESUS CASARES

STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21ST day of November, 1989 by  
CLAUD E. LOOKINGBILL and JESUS CASARES.



TERESITA M. GARCIA  
Notary Public  
STATE OF TEXAS

My Commission Expires 11-21-89

Notary Public, State of TEXAS  
Notary's Printed Name  
TERESITA M. GARCIA  
My Commission expires: 11-21-89

ex. # 4152

AFTER RECORDING RETURN TO:  
JOSE A. SANCHEZ  
P.O. BOX 954  
Elsa, Texas 78543

PREPARED IN THE LAW OFFICE  
JOE I. CARDENAS  
P. O. Box 8456  
Weslaco, Texas 78596

139900

FILED FOR RECORD

NOV 30 PM 3 18

WILLIAM LEO  
LEAK  
TY TEXAS



which is hereby acknowledged.

b) The balance Ten Thousand Two Hundred and No/100s (\$10,200.00) Dollars, principal and interest shall be due in equal consecutive monthly installments of One Hundred and No/100 (\$100.00) Dollars each, payable on or before the 15th day of each and every calendar month, beginning February 15, 1986, and continuing regularly thereafter until the whole of said sum, with interest, has been duly paid, interest being calculated on the unpaid principal to the date of each installment paid and the payment made credited first to the discharge of the interest accrued and the balance to the reduction of the principal. Second Party hereunder reserves the right to prepay this indebtedness, all or any part thereof without penalty, prior to the maturity of said indebtedness. The interest on said sum shall be at the rate of ten (10%) per cent per annum from date until maturity, matured unpaid principal and interest shall bear interest at the rate of twelve (12%) per cent per annum until paid.

3.

When Second Party has paid the full amount of the purchase price in accordance with the terms hereof, First Party agrees to convey the above described property to Second Party by General Warranty Deed, and furnish to Second Party an Owner's Title Insurance Policy in the amount of the purchase price, subject only to the following items, to-wit:

1. Easements, regulations, rights and liens in favor of Delta Lake Irrigation District.
2. Oil, Gas and Mineral Leases of record.
3. Prior reservation of record of any of the oil, gas and other mineral in and under said land.
4. Taxes for the year 1986, and subsequent years. Buyer expressly assumes and agrees to pay any Roll-Back Taxes which may accrue as a result of the change of usage or ownership of the hereinabove described property.
5. Easements shown on the Subdivision plat and all visible

easements.

4.

In the event that Second Party fails to make any of the payments required hereunder as the same is due under the terms of this Contract, then the following paragraphs shall be applicable:

a) If the above described property is used or is to be used as Buyer's residence, then and only in such event it is agreed between First Party and Second Party that in the event of default hereunder by Second Party, First Party shall give written notice to Second Party of First Party's intention to enforce the forfeiture and acceleration herein provided for and will not enforce same until after the expiration of the following applicable period:

1) When Second Party has paid less than 10% of the purchase price, 15 days from the date notice is given.

2) When Second Party has paid 10%, but less than 20% of the purchase price, 30 days from the date notice is given.

3) When Second Party has paid 20%, or more, of the purchase price, 60 days from the date notice is given.

b) Notwithstanding anything herein contained to the contrary, it is agreed that if the herein described real property is used or to be used as the Buyer's residence, notice of First Party's intention to enforce the forfeiture and/or acceleration shall be in accordance with Article 1301b of the Revised Civil Statutes of Texas, if in effect at the time of such notice of forfeiture and/or acceleration.

c) After all proper notice has been given in accordance with the foregoing, then and in such event all payments heretofore made by Second Party to First Party may be forfeited to First Party as liquidated damages and rental of said premises, and First Party shall be entitled to immediate possession of the above described property, or First Party, at her option, may enforce this Contract by specific performance.

5.

First Party is to pay taxes to January 1, 1986, and

Second Party agrees to pay when due all taxes and assessments of every nature and kind, inclusive of State, County, City, and School Taxes, that fall due on said property after the date of this Contract, before the same become delinquent. Second Party will deliver to First Party receipts showing payment of such taxes before the same become delinquent.

6.

This Contract shall be binding on the heirs, assigns, executors and successors of the Parties hereto.

WITNESS OUR HANDS IN DUPLICATE ORIGINALS, on the day and year first above written.

Loretta Risica  
LORETTA RISICA First Party

Jose A. Sanchez  
JOSE A. SANCHEZ

Cristina V. Sanchez  
CRISTINA V. SANCHEZ  
Second Party

THE STATE OF TEXAS :  
COUNTY OF HIDALGO :

17<sup>th</sup> THIS instrument was acknowledged before me on this the 17<sup>th</sup> day of January, A. D. 1986, by LORETTA RISICA, and in the capacity therein stated.

BR Stewart  
Notary Public, Hidalgo County,  
T E X A S

Notary's Printed Name: BR Stewart  
My commission expires: 3-31-89

THE STATE OF TEXAS :  
COUNTY OF HIDALGO :

17<sup>th</sup> THIS instrument was acknowledged before me on this the 17<sup>th</sup> day of January, A. D. 1986, by JOSE A. SANCHEZ and CRISTINA V. SANCHEZ.

BR Stewart  
Notary Public, Hidalgo County,  
T E X A S

Notary's Printed Name: BR Stewart  
My commission expires: 3-31-89

148663

VOL 2240 PAGE 07

FILED FOR RECORD  
'85 JAN 24 AM 10 20  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

#1437

Miss A. Sanchez  
P.O. BOX 954  
Albarran, TX 78413

APR 5 1985



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

10/30/2018 9:05:26 AM

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 1-1230  
Receipt No.: 004910  
M0150-00-086-0012-03

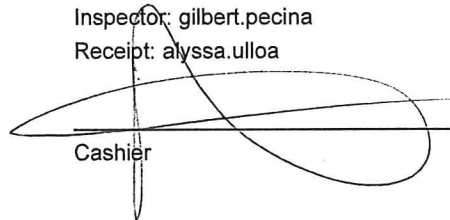
CANTU PEDRO & SAN JUANITA  
112 N. ALVARADO ST.  
ALTON, TX 78573  
(956) 827-0162  
(956) 827-0162

Community Panel Number: 4803340350C  
Precinct: 1  
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 1-1230  
Price: \$30.00

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: M T L & I N110.93'-S861.68'-W1319.36' LOT  
12 BLK 86 TR 3 3.36AC GR 3.30AC NET
- [6] Location: JESUS FLORES & MILE 20 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone AE

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

10/30/18  
Date

Property # 207052

[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

Oct-30-2018  
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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1495

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

Upon the application of:

Name: JOSE A. RAMIREZ

Address: 732 CHRISTINA ST.  
DONNA TEXAS  
78537

Phone: (956) 375-3162

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>3 18 19</u>

Water Supplier: NORTH ALAMO WATER

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 180506-003  
 Temporary Pole     Permanent Service

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

JOSE ALEJANDRO RAMIREZ  
PIQUITO DE ORO SUBDIVISION LOT 96

[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

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1495

### 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

Jose A Ramirez

Known to me [or proved to me in the oath of Jose A Ramirez or through  
TX ID 01954768 (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:

PIQUITO DE ORO SUBDIVISION LOT 76."

[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]

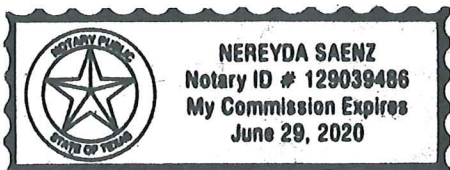
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose A Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on March 8<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



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

## General Warranty Deed

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: December 4, 2018

Grantor: BENIGNO GARZA CISNEROS, a single person

Grantor's Mailing Address: 4625 Hernandez Dr.  
Donna, Texas 78537-4401  
Hidalgo County

Grantee: JOSE ALEJANDRO RAMIREZ CHINUAHA

Grantee's Mailing Address: 4401 Wisteria Ave.  
McAllen, Texas 78504  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
Lots 96 PIQUITO DE ORO, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

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.

All ad valorem taxes for the year 2019 and all 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.

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



BENIGNO GARZA CISNEROS

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22 day of December,  
2018, by **BENIGNO GARZA CISNEROS**.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JOSE ALEJANDRO RAMIREZ  
4401 Wisteria Ave.  
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#GARZA;MC/ch



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

2/6/2019 11:41:36 AM

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 1-1495  
 Receipt No.: 006030  
 P6960-00-000-0096-00

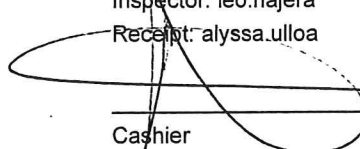
CHINUAHA JOSE A. RAMIREZ  
 4401 WISTERIA AVE.  
 MCALLEN , TX 78504  
 (956) 375-3162  
 (956) 960-4337

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1739Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 96
- [6] Location: SIOUX & HUTTO
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
 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 & REGULATIONS  
 Description: Permit 1-1495  
 Price: \$30.00

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

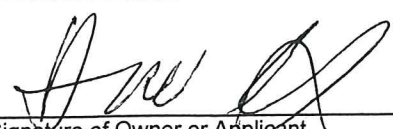
Method of Payment: Check  
 Check/M.O.#: 1916  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alyssa.ulloa  
 Inspector: leo.najera  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

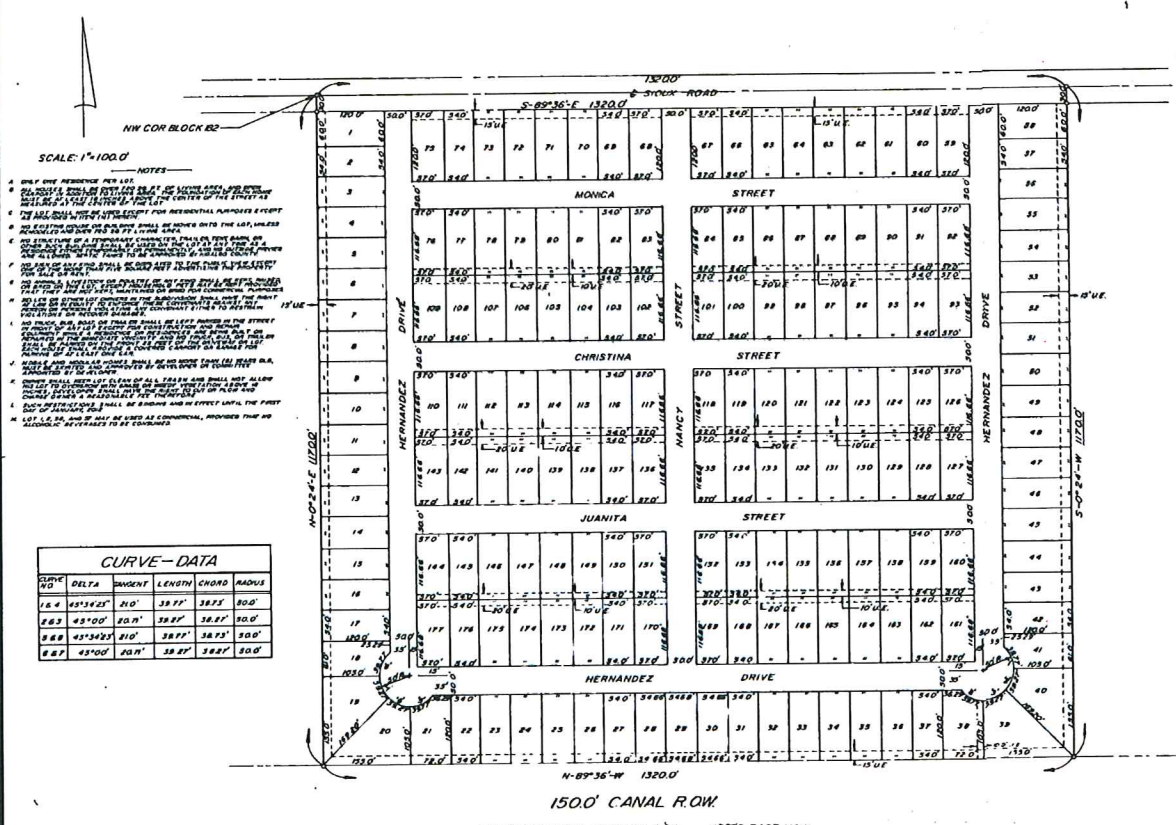
2/6/19  
 \_\_\_\_\_  
 Date

[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

2/6/19  
 \_\_\_\_\_  
 Date



SCALE: 1"=100.0'

- NOTES
1. ONLY ONE RESIDENCE PER LOT.
  2. THE 150.0' CANAL R.O.W. SHALL BE MAINTAINED AS SUCH AND SHALL BE SUBJECT TO THE CONTROL OF THE DISTRICT OF THIS TRACT.
  3. THE 150.0' CANAL R.O.W. SHALL BE MAINTAINED FOR RECREATIONAL PURPOSES EXCEPT AS OTHERWISE PROVIDED HEREON.
  4. NO ERECTION OR USE OF STRUCTURE SHALL BE MADE ON THE LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  5. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  6. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  7. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  8. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  9. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  10. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  11. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  12. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  13. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  14. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  15. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  16. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  17. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  18. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  19. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.
  20. THE DISTRICT OF THIS TRACT SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRUCTURE OR USE OF STRUCTURE ON ANY LOT, UNLESS APPROVED BY THE DISTRICT OF THIS TRACT.

CHORD	DELTA	ANGLES	LENGTH	CHORD	RADIUS
16.4	43°34'25"	20"	38.77'	38.77'	300.0'
8.3	43°00'	20"	38.77'	38.77'	300.0'
8.8	43°34'25"	20"	38.77'	38.77'	300.0'
8.87	43°00'	20"	38.77'	38.77'	300.0'

21757  
 FILED FOR RECORD THIS DATE  
 JUN 9 1982  
 COUNTY CLERK  
 MIDALGO COUNTY, TEXAS

PLAT OF  
**PIQUITO DE ORO**  
 33.46 ACRE TRACT  
 OUT OF  
 BLOCK 182 OF THE H.L. HALBERT TRACT  
 22 GATO AND LA BLANCA GRANTS  
 MIDALGO COUNTY, TEXAS

APPROVED  
 FOR RECORDING  
 BY: *[Signature]*  
 COUNTY CLERK  
 MIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
 IN  
 COMMISSIONERS' COURT  
 THIS 15 DAY OF MARCH 1982  
 BY: *[Signature]*  
 COUNTY CLERK  
 MIDALGO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF MIDALGO  
 KNOW TO ALL PERSONS BY THESE PRESENTS:  
 THAT **JOSE A. HERNANDEZ**, UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADAPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

OWNER *Jose A. Hernandez*

STATE OF TEXAS  
 COUNTY OF MIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE A. HERNANDEZ**, 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 STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF MARCH 1982.

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT MIDALGO COUNTY NO. 1 ON THIS THE 7 DAY OF April A.D. 1982.

NOTARY PUBLIC *[Signature]*  
 SECRETARY *[Signature]*  
 RESIDENT *[Signature]*

STATE OF TEXAS  
 COUNTY OF MIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE  
 BY: *[Signature]*

REGISTERED PROFESSIONAL ENGINEER  
*Samuel H. Jones*  
 3118  
 MIDALGO COUNTY, TEXAS

DATE 7-23-82  
 REVISED  
 SCALE 1"=100.0'  
 JOB NO. E-82-103  
 CHECKED BY  
 DRAWN BY JLM

**Phase II ENGINEERING**  
 PHONE (817) 781-9887  
 P.O. BOX 808 PHARR, TEXAS

**PIQUITO DE ORO**



# 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: 1-1597

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

Upon the application of:

Name: Cynthia Izaguirre

Address: 5509 Wassell Cir.  
Edinburg Tx 78542

Phone: 956-540-1275

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>T-Pole</u>	_____
Date Approved:	<u>3 / 8 / 19</u>	<u> / /</u>

Water Supplier: M.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:

Chapa # 2 LOT 37

[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

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1597

### 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

Cinthia Y. Izaguirre

Known to me [or proved to me in the oath of TXID # 39454800 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:

Chapa 2 lot 37"

[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 March 8<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**WARRANTY DEED**

THE STATE OF TEXAS     X  
COUNTY OF HARRIS     X

KNOWN ALL MEN BY THESE PRESENTS:

That FRANCISCO SANCHEZ AND MARIA SANCHEZ of the County of HARRIS and State of Texas for and in consideration of the sum of TEN AND 00/100 DOLLARS and the valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CINTHIA Y. IZAGUIRRE MEJIA County of Hidalgo and State of Texas all of the following described real property located at Mercedes St., Hidalgo County also described as:

Chapa No. 2  
Lot 37  
Hidalgo County

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyways belonging, unto the said grantee, her heirs and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 2 day of October A.D. 2018.

Francisco Sanchez  
FRANCISCO SANCHEZ

Maria Sanchez  
MARIA SANCHEZ

STATE OF TEXAS     X  
COUNTY OF         X

This instrument was acknowledged before me on the 2 day of October, 2018 by FRANCISCO SANCHEZ AND MARIA SANCHEZ.

Maria Esther Munoz  
Notary Public, State of Texas  
Notary's Name (printed):  
Maria Esther Munoz  
Notary's Commission Expires:



Chapter 232, Texas Local Government Code

3/8/2019 1:41:34 PM

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 1-1597  
Receipt No.: 006439  
C2950-02-000-0037-00

IZAGUIRRE CINTHIA Y MEJIA

5509 WASELL CIR  
EDINBURG, TX 78542

(956) 540-1275  
(956) 540-1275

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 256Sq.Ft.
- [5] Legal Description: CHAPA NO. 2 LOT 37
- [6] Location: mile 4 1/2 & mile 11
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C

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 & regulations

Description: Permit 1-1597

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

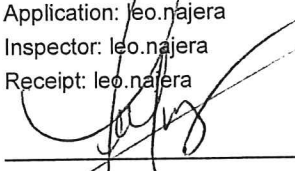
Payment: \$50.00

Change Due: \$20.00

Application: leo.najera

Inspector: leo.najera


Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

3/8/19  
Date

[NOTICE]

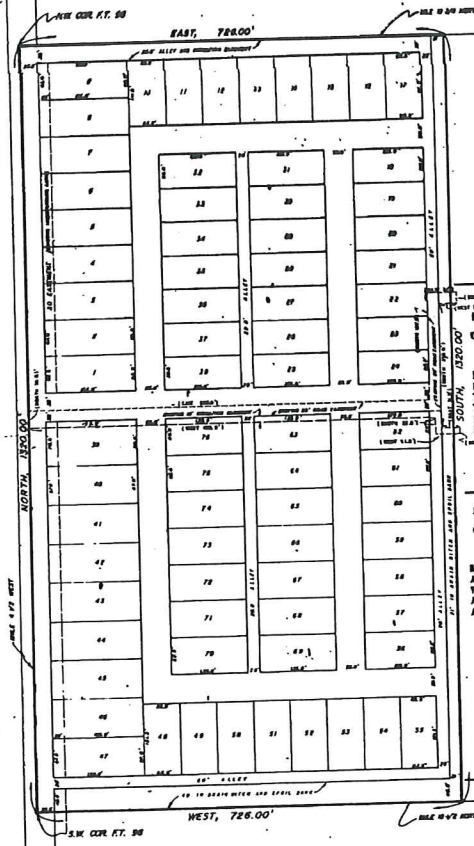
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

\_\_\_\_\_  
Date

Recorded in Book 20 Page 75  
 of the city records of Hidalgo  
 County, Texas  
 Certified by the  
 County Registrar

**CHAPA SUBDIVISION**  
 NO. 2  
 BEING A SUBDIVISION OF  
 THE WEST 23.00 ACRES OF  
 TRACT 99, BLOCK 144,  
 WEST TRACT 5, DIVISION, LLAND GRANDE GRANT,  
 HIDALGO COUNTY, TEXAS.



STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS THE CHAPA SUBDIVISION NO. 2 IN HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, BRAMS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

*Camacho Chapa*  
 CAMACHO CHAPA - OWNER

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Camacho Chapa* 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
 THIS 2nd DAY OF February, 1928.  
*Virginia Bone*  
 NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS



APPROVED  
 FOR RECORDING  
 By *John A.*  
 Date 2-2-28

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



1-12-28  
 DATE *E. P. Johnson*  
 A. M. S. PROFESSIONAL ENGINEER 002564

APPROVED FOR RECORDING  
 BY  
*3-14-28*  
 FEB 29 1928  
 MARTEL SHERIDAN, County Clerk  
 Hidalgo County, Texas  
*Shengauer*