

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Leslie Lopez	4-1609
2.	David Ruiz & Lorena Trevino	4-608
3.	Baudel Reyes Garcia	4-565
	COMM. COURT: March 26, 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. 4-1609

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

Upon the application of:

Name: Leslie Lopez

Address: 2403 East  
Ramseyer Rd  
Edinburg TX 78542

Phone: 956-638-2046

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

Water Supplier: North Alamo

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

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

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

Santa Cruz Gardens #2 Lot 10 and Lot 11 BLK 35  
on Ramseyer and Gwin (2 AC more or Less)

[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

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1304 South 25<sup>th</sup> Street  
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956-205-7045  
956-205-7049

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1609

### 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

Leslie Lopez

Known to me [or proved to me in the oath of TX state ID or through  
DL: 35141074 (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:

2403 East Ramseyer Rd Edinburg TX 78542  
Santa Cruz Gardens #2 lot #11 + 12 BIK #35  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] 2 Acres More or Less

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

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

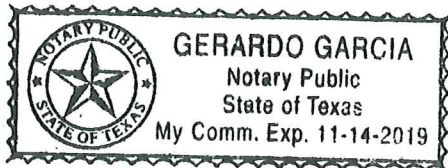
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Leslie Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on March 13<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



Gerardo Garcia  
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.

## SPECIAL WARRANTY GIFT DEED

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

THAT WE, **ESTHER M. LOPEZ** and **JOSE LOPEZ** ("Grantors"), with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, have GIVEN, GRANTED, and CONVEYED, and by these presents do GIVE, GRANT, and CONVEY to our daughter, **LESLIE LOPEZ**, as her sole and separate property, ("Grantee"), the real property described as follows:

A tract of land out of Lots 10 and 11, Block 35, **SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2**, Hidalgo County, Texas according to the map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas; said tract being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a point on the South line of said Lot 10, for the Southeast corner of the following described tract of land. Said point being in 60.0 foot Ramseyer Road and located North 81 degrees 37 minutes West, 150.0 feet from the Southeast corner of Lot 10;

**THENCE**, with the South line of Lots 10 and 11, in Ramseyer Road; north 81 degrees 37 minutes West, at 90.0 feet past the common South corner between Lots 10 and 11 and at 150.0 feet a point for Southwest corner hereof;

**THENCE**, parallel to the East line of Lots 10 and 11; North 8 degrees 23 minutes East, at 30.0 feet pass an iron pin on the North line of Ramseyer road, and at 580.8 feet an iron pin for the northwest corner hereof;

**THENCE**, parallel to the South line of Lots 10 and 11; South 81 degrees 37 minutes East, at 60.0 feet pass the division line between Lots 10 and 11; and at 150.0 feet an iron pin for the Northeast corner hereof;

**NCE**, parallel to the East line of Lots 10 and 11; South 8 degrees 23 minutes West, at 550.8 feet pass an iron pin on the North line of Ramseyer road and at 580.8 feet the **PLACE OF BEGINNING**, Containing 2.00 acres of land, more or less.

**SUBJECT** to all prior easements, restrictions, reservations of record, oil, gas, and other minerals, all exceptions, leases, easements, rights, uses, and regulations, liens, visible or of record, and taxes.

EXCEPT AS OTHERWISE PROVIDED IN THIS PARAGRAPH, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THE DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, SPECIFICALLY, BUT WITHOUT LIMITATION, (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, © THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USES LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS MATERIALS OR CONDITIONS AFFECTED BY ENVIRONMENTAL LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE INSPECTION PERIOD. GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED, OR TO BE PROVIDED, BY GRANTOR EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FOR A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE AGREES TO ACCEPT THE PROPERTY AND HEREBY WAIVES AND RELEASES GRANTOR FROM ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON

THE PROPERTY, WHETHER BY CONTRACT, UNDER LAND, UNDER ANY RIGHT OF CONTRIBUTION, OR OTHERWISE, UNLESS GRANTOR WAS SOLELY, AND DIRECTLY, RESPONSIBLE THEREFOR.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OR SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY AN VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN NEGOTIATED BASED ON THE FACT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. GRANTEE'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEE'S RECORDING OF THIS WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

If any of Grantor's warranties or representations above is discovered by Grantee prior to Closing, to be misrepresented or inaccurate, Grantee shall notify Grantor promptly in writing, and Grantor shall have the opportunity to correct or remedy such misrepresentation or inaccuracy.

Anything to the contrary herein notwithstanding, Grantor shall have no liability to the Grantee with respect to the breach of any of the representations or warranties contained herein unless (i) written notice or demand with respect to the breach or alleged breach is given within one (1) years after the date hereof and (ii) suit is filed with respect to the breach or alleged breach of representation with one (1) year of the hereof.

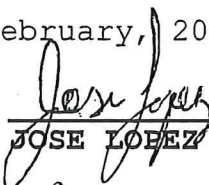
By accepting this deed, Grantee does not agree to become personally liable for any Exception to Warranty because of a "subject to" provision. As used in this Deed, the words "subject to" are intended to be words of limitation and qualification. Further, the words "subject to" are not intended to be contractual, are not intended to create rights that do not otherwise exist, and are not intended to created any affirmative

rights whatsoever. By using the phrase "subject to", Grantor and Grantee are merely expressing that Grantor has given notice of a potential title defect, which is acknowledged by Grantee; this conveyance does not operate as an acknowledgment of the validity of any such potential defect. The Exceptions to Warranty are warranty exceptions only; they are not exceptions to conveyance. Consequently, regarding third parties, Grantee is free to challenge the subject defect, but Grantor does not warrant the results of any such challenge, nor any other aspect of the Exceptions to Warranty.

This Deed divests Grantor of any and all right, title, and interest in or to the Property (including improvements) whatsoever. Grantor, therefore, hereby disclaims and disavows any reversion of rights regarding the Exceptions to Warranty. Grantor and Grantee hereby adopt the After-Acquired-Title Doctrine, so that any rights to the Property which may accrue after the execution of this Deed will vest in Grantee, not Grantor except for the reservations from Conveyance. Grantor quitclaims to Grantee all of Grantor's rights, titles, and interests in and to the Exceptions to Warranty, if any, to have and to hold, to Grantee and Grantee's successors and assigns forever. Also, neither Grantor nor Grantor's successors or assigns will have, claim, or demand any right, title, or interest in or to the Exceptions to Warranty or any part of them.

TO HAVE AND TO HOLD the above-described Property, together with all the rights and appurtenances lawfully accompanying the Property, subject to the provisions stated above, to Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said Property unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this 22nd day of February, 2017.

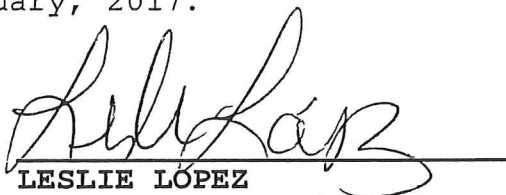
  
\_\_\_\_\_  
JOSE LOPEZ

  
\_\_\_\_\_  
ESTER M. LOPEZ



The undersigned **GRANTEE** hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein and acknowledge that same is in conformity with **GRANTEE'S** intent, any agreements and representations made to **GRANTEE** or, if not **GRANTEE** hereby amends any agreement and representations to conform to this Deed, and the terms and provision 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 described in the attached deed.

**DATED** this the 21th day of February, 2017.

  
**LESLIE LOPEZ**

**PREPARED IN THE LAW OFFICE OF:**

Law Office of Hollis Rankin, III, PLLC  
920-B South McColl Rd.  
Edinburg, Texas 78539  
Telephone No.: 956-287-8400

**AFTER RECORDING RETURN TO:**

Law Office of Hollis Rankin, III, PLLC  
920-B South McColl Rd.  
Edinburg, Texas 78539

F/N:  
HHR/dv

XO: gb  
95-362

WARRANTY DEED 479515

Date: October 4, 1995

Grantor: DANIEL MATA and wife, SAN JUANITA G. MATA

Grantor's Mailing Address (including county): Rt 12 Box 855  
Edinburg, Hidalgo County, Texas

Grantee: MISION APOSTOLICA DE LA FE EN CRISTO JESUS

Grantee's Mailing Address (including county): c/o ELISEO GUZMAN  
P. O. Box 467  
La Blanca, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLAR (\$1.00) and all the love and affection which Grantor hold for Grantee herein;

Property (including any improvements):

A tract of land out of Lots 10 and 11, Block 35, SANTA CRUZ GARDENS, SUBDIVISION, NO. TWO (2), Hidalgo County, Texas according to the map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas; said tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING, at a point on the South line of said Lot 10, for the Southeast corner of the following described tract of land. Said point being in 60.0 foot Ramseyer Road and located North 81 degrees 37 minutes West, 150.0 feet from the Southeast corner of Lot 10;

THENCE, with the South line of Lots 10 and 11, in Ramseyer Road; North 81 degrees 37 minutes West, at 90.0 feet pass the common South corner between Lots 10 and 11 and at 150.0 feet a point for Southwest corner hereof;

THENCE, parallel to the East line of Lots 10 and 11; North 8 degrees 23 minutes East, at 30.0 feet pass an iron pin on the North line of Ramseyer Road, and at 580.8 feet an iron pin for the Northwest corner hereof;

THENCE, parallel to the South line of Lots 10 and 11; South 81 degrees 37 minutes East, at 60.0 feet pass the division line between Lots 10 and 11; and at 150.0 feet an iron pin for the Northeast corner hereof;

THENCE, parallel to the East line of Lots 10 and 11; South 8 degrees 23 minutes West, at 550.8 feet pass an iron pin on the North line of Ramseyer Road and at 580.8 feet the PLACE OF BEGINNING. Containing 2.00 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, of assigns forever. Grantor binds Grantor and Grantor's heirs, executors administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Daniel Mata  
DANIEL MATA

Sanjuanita G. Mata  
SAN JUANITA G. MATA

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Oct 10, 1995 at 01:20P

As a  
Recording

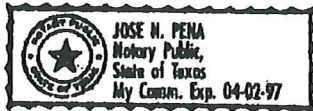
Document Number: 479515  
Total Fees : 11.00

Receipt Number - 4039  
By,  
(Acknowledgements) Estella Guzman

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

This instrument was acknowledged before me on the 4TH day of OCTOBER, 1995, by DANIEL MATA and wife, SAN JUANITA G. MATA.



[Signature]  
Notary Public,  
In and For The State of Texas

AFTER RECORDING RETURN TO :  
PRESTIA & ORNELAS

PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-608

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

Upon the application of:

Name: David Ruiz & Lorena Treviño

Address: 3900 W Mile 17 1/2 Rd  
Edinburg TX 78541

Phone: 956 457 0152  
956 802 2391

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>1 1</u>	<u>03108119</u>

Water Supplier: Sharyland WSC

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

Account/ESI No.: 10032789480137784  
[ ] Temporary Pole [  ] Permanent Service

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

Ruiz David & Lorena Treviño A. 536 tract out of N 20ac of  
LOT 1 SEC 238 ; 3900 W mile 17 1/2 Rd, Edinburg, TX, 7854  
Tex-Mex Railway

[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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-6008

### 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

*David Ruiz*  
Lorena N. Treviño

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX DL: 187 51529 (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 1.536 ac tract out of N. 200c of  
Lot 1, SEC 238, 3900 W Mile 17 1/2 Rd, Edinburg, Tx, 78541."  
Tex-Mex Railway

[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]

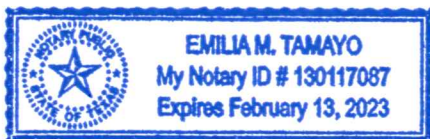
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Lorena N. Treviño (Signature)

SUBSCRIBED AND SWORN TO before me on March 3, 2019, to certify which, witnesses my hand and seal of office.



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

CHARGE TO: VLTC

GT# 140799

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

**Warranty Deed with Vendor's Lien**

**Date:** December 9, 2014

**Grantor:** Matilde Rodriguez, joined by her husband, David Rodriguez

**Grantor's Mailing Address:**

Matilde Rodriguez and David Rodriguez  
11327 N. Stewart Rd.  
Mission, TX 78573

**Grantee:** David Ruiz; and Lorena Trevino, single persons

**Grantee's Mailing Address:**

David Ruiz  
Lorena Trevino  
2231 Opal Dr.  
Edinburg, TX 78541

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

**Property (including any improvements):**

A 1.536 acre tract of land out of the North 20.00 acre of Lot 1, Section 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, as per map recorded in Volume 1, Page 12, of the Map Records of Hidalgo County, Texas, said 1.536 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 60 penny nail set on the North line of Lot 1, and in the centerline of Mile 17 1/2 North road for the Northeast corner of this tract, said nail bears North 80 degrees 55 minutes West, 813.16 feet from the Northeast corner of Lot 1;

THENCE; South 09 degrees 05 minutes 11 seconds, passing a 1/2 inch iron rod set at 20.00 feet for the R.O.W. line of Mile 17 1/2 North Road, a total distance of 660.00 feet to a 1/2 inch iron rod set for the Southeast corner of this tract;

THENCE; North 80 degrees 55 minutes West, a distance of 101.36 feet to a 1/2 inch iron rod set for the Southwest corner of this tract;

THENCE; North 09 degrees 05 minutes East, passing a 1/2 inch iron rod set at 640.00 feet for the South R.O.W. line of Mile 17 1/2 North Road, a total distance of 660.00 feet to a 60 penny nail set on the North line of Lot 1, and in the centerline of Mile 17 1/2 North Road for the Northwest corner of this tract;

THENCE; South 80 degrees 55 minutes East, along the North line of Lot 1, and the centerline of Mile 17 1/2 North Road, a distance of 101.36 feet to the PLACE OF BEGINNING.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals not previously reserved, in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roadways as shown on the map of Texas Mexican Railway Company Subdivision, recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas.
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 1, 1979, by and between Antonio Luna, Jr., as Lessor, and Hale Schaleben, Trustee, as Lessee, recorded on November 15, 1979, recorded in Volume 386, Page 290, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 25, 1983, by and between Soledad Sanchez Luna, as Lessor, and Murff F. Bledsoe, III, as Lessee, recorded in Volume 1850, Page 452, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 22, 2000, by and between Eliodoro De La Garza and wife, Martha De La Garza, as Lessor, and Lone Wolf Petroleum Inc., as Lessee, recorded on January 11, 2001, in Document Number 934923 and amended under Document Numbers 1268873 and 2005-1521926, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
6. Mineral and/or royalty reservation contained in deed dated December 31, 1969, recorded in Volume 1248, Page 32, Deed Records of Hidalgo County, Texas.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Visible and apparent easements on or across the property herein described.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
10. Standby fees, taxes and assessments by any taxing authority for the year 2015 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

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.

Matilde Rodriguez  
 Matilde Rodriguez

David Rodriguez  
 David Rodriguez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 10<sup>th</sup>, 2014, by Matilde Rodriguez and David Rodriguez.

Leticia Balderas  
 Notary Public, State of Texas



PREPARED AND AFTER RECORDING  
 RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
 308 North 15th St.  
 McAllen, Texas 78501

GENERAL WARRANTY DEED  
(Cash)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§ KNOWN ALL MEN BY THESE PRESENTS:  
§ **DOC# 470964**

THAT THE UNDERSIGNED, SOLEDAD LUNA, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto MATILDE RODRIGUEZ herein referred to as "GRANTEE", whether one or more, all Grantor's right, title and interest in and to the real property described on attached Exhibit "A".

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hidalgo County, Texas.

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 Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against ever person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 24 day of <sup>AUG.</sup>~~July~~, 1995.

*Soledad Luna*  
SOLEDAD LUNA

THE STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§  
§

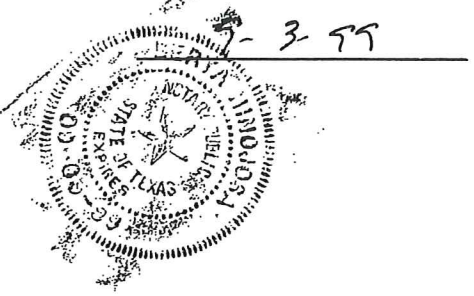
The foregoing instrument was acknowledged before me on the 24 day of July, 1995, by SOLEDAD LUNA.

*Aug. 21*

*Berta Hinojosa*  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME OF NOTARY

*Berta Hinojosa*

MY COMMISSION EXPIRES:



**EXHIBIT "A"**

A 1.536 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF LOT 1, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, OF PAGE 12, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.536 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 60 PENNY NAIL SET ON THE NORTH LINE OF LOT 1, AND IN THE CENTERLINE OF MILE 17 1/2 NORTH ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID NAIL BEARS N 80°55'W, 813.16 FEET FROM THE NORTHEAST CORNER OF LOT 1,

THENCE; S 9°05'W, PASSING A 1/2" IRON ROD SET AT 20.00 FEET FOR THE SOUTH R.O.W. LINE OF MILE 17 1/2 NORTH ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°55'W, A DISTANCE OF 101.36 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 9°05'E, PASSING A 1/2" IRON ROD SET AT 640.00 FEET FOR THE SOUTH R.O.W. LINE OF MILE 17 1/2 NORTH ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A 60 PENNY NAIL SET ON THE NORTH LINE OF LOT 1, AND IN THE CENTERLINE OF MILE 17 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°55'E, ALONG THE NORTH LINE OF LOT 1, AND THE CENTERLINE OF MILE 17 1/2 NORTH ROAD, A DISTANCE OF 101.36 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.536 ACRES OF LAND MORE OR LESS.

FILED FOR RECORD  
DOC# 470964 \$13  
08-24-1995 10:48:43  
JOSE ELOY PULIDO  
HIDALGO COUNTY

---



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 4-608  
Receipt No.: 002373  
T2100-00-238-0001-16

RUIZ DAVID & LORENA TREVINO  
3900 W MILE 17 1/2 RD  
EDINBURG, TX 78541  
(956) 457-0152  
(956) 457-0152

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3758Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY W101.36'-E914.52'-N660' LOT 1 SEC 238 1.53AC GR 1.44AC NET
- [6] Location: MONMACK & MILE 17 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$225000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
Description: Permit 4-608  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: alex.antons  
Inspector: aaron.hernandez  
Receipt: maria.cerda

Cashier

Date

*Prop. ID# 535312*

[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.

*Arman Trevino*  
Signature of Owner of Applicant

*4/19/18*  
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: 4-565

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

Upon the application of:

*Baudel Reyes Garcia*  
Name: Leoba Garcia Juarez

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:		Existing
Date Approved:	1 1	03/18/19

Address: 1004 Live Oak Street,  
Elsa, Texas, Apartment  
909 #34

Phone: 956-975-5659

Water Supplier: N.A.W.S.C.

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

Account/ESI No.: ~~650631146~~ CPL  
[ ] Temporary Pole  Permanent Service  
100 327 894622 139 11

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

Lot Thirteen (13), Block Fifty-one, HARGILL TOWNSITE, Hidalgo  
County, Texas

[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

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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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-565

### 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

BAUDEL REYES GARCIA

Known to me [or proved to me in the oath of 10E 0905811106 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:

Hargill Townsite Lot# 13 Block# 51"

[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."

Baudel Reyes Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on 3-18, 2019, to certify which, witnesses my hand and seal of office.



Orfelinda S. Ozuna  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



X

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 Gift Deed**

**Date:** August 28, 2014

**Grantor:** Leoba Garcia Juarez, a single person

**Grantor's Mailing Address:**

2543652

Leoba Garcia Juarez  
P.O. Box 637  
La Villa, TX 78562

**Grantee:** Buadel Reyes Garcia, a single person

**Grantee's Mailing Address:**

Buadel Reyes Garcia  
P.O. Box 637  
La Villa, TX 78562

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

Lot Thirteen (13), Block Fifty-one (51), HARGIL TOWNSITE, Hidalgo County, Texas, as per map or plat thereof recorded in Map Records, Hidalgo County, Texas

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

Leoba Garcia Juarez  
Leoba Garcia Juarez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on 8/28/14, 2014, by  
Leoba Garcia Juarez



Marina Rendon  
Notary Public, State of Texas  
My commission expires:  
8/12/18

AFTER RECORDING RETURN TO:

Buadel Reyes Garcia  
P.O. Box 637  
La Villa, TX 78562



Chapter 232, Texas Local Government Code

4/12/2018 10:03:12 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-565  
Receipt No.: 002234  
H1200-00-051-0013-00

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

GARCIA BUADEL REYES  
PO BOX 637  
LA VILLA, TX 78562  
(956) 975-5659  
(956) 975-5659

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 13 BLK 51
- [6] Location: FM 490 & 5th St.
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$500
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: APPLICANT MUST COMPLY WITH AL HCPD  
SET BACKS AND REGULATIONS.  
Description: Permit 4-565  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: guillermo.rodriguez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

4/12/18  
Date

Prop. ID# 186773

[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.

Leoba Garcia Juarez  
Signature of Owner or Applicant

4-12-18  
Date



