

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Beatrice V. Poe	4-2735
2.	Rosalba Hinojosa	4-2535
3.		
4.		
5.		
	COMM. COURT: MARCH 24, 2020	



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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. 4-2735

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

Upon the application of:

Name: Beatrice V. Poe

Address: 7501 Tex-Mex
Edbg, TX 78542

Phone: 956-358-5524

	Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:		<u>Light</u>	
Date Approved:		<u>3/9/20</u>	<u>1/1</u>
	Authorized Signature	Authorized Signature	Authorized Signature

Water Supplier: No. Alamo Water

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

Account/ESI No.: 229299-002
 Temporary Pole Permanent Service

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

Beatrice V. Poe A 1.00 ac tract of land gross & 0.95 ac net
Lot 3 B# 267 Villa Salazar out of the 5.738 ac of
Tex-Mex Railway Co. Survey the W 3000 ac of

[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. 01-08-20

Main Office
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2735

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

Beatrice v. Poe

Known to me [or proved to me in the oath of appeared before me or through TXD (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:

7501 Tex-Mex Rd Edinburg, TX 78542

A 1.00 ac tract of land gross + 0.95 ac net out of the S. 7.38 ac of the W 30.00 ac of lot 3 Blk 207 Tex-Mex Railway Co. Survey

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-

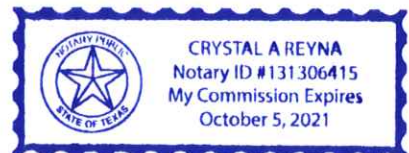
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Beatrice V. Poe (Signature)

SUBSCRIBED AND SWORN TO before me on March 9, 2020, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

2/24/2020 11:33:28 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-2735
Receipt No.: 010935
T2100-00-267-0003-36

- POE BEATRIZ VALDEZ
- 2315 MOONLIGHT LN APT. 2
- EDINBURG, TX 78541
- (956) 703-9368
- (956) 627-5101
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2455Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY LOT 7 - E 105'- S
414.80' LOT 3 BLK 267 1.00 AC GROSS - 0.95 AC NET
- [6] Location: TEX- MEX & SHARP
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$85925
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUTNY
SETBACKS & REGULATIONS
Description: Permit 4-2735
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 8060
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier

2/24/2020
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

2-24-2020
Date

2250
Prepared by the State of Texas for use by lawyers only
Revised 10-85
1995 by the State Bar of Texas

Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY OR DRIVER'S LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE.

Date: July 24, 2019

Grantor: Adolfo Valdez, individually and as sole heir through Affidavit of Heirship of Consuelo G Valdez

Grantor's Mailing Address (including county): 1709 E Loeb,
Edinburg, Texas 78542
Hidalgo County

Grantee: Beatriz Valdez Poe

Grantee's Mailing Address (including county): 1709 E Loeb
Edinburg, Texas 78542
Hidalgo County

Consideration: One and no/100ths (\$1.00) and other good and valuable consideration;

Property (including any improvements):

A 1.00 acre tract of land gross and 0.95 acres net out of the South 7.38 acres of the West 30.00 acres of Lot Three (3), Section Two Hundred Sixty-seven (267), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 20, Map Records, Hidalgo County, Texas; said 1.00 acre tract of land being more particularly described as follows:

Beginning at the Southwest corner of the herein described tract of land, said point bears South, 8- degrees, 52 minutes, 20 seconds East, 630.00 feet from the Southwest corner of the aforementioned Lot 3, Section 267, said POINT OF BEGINNING being on the centerline of Tex-Mex Road, a 40.00 foot County Road;

THENCE, along the West line of this tract, North, 9 degrees, 40 minutes, 25 seconds East, first passing an iron pin set at 20.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to an iron pin set for the Northwest corner;

THENCE, along the North line of this tract, South, 80 degrees, 53 minutes, 20 seconds East, 105.00 feet to an iron pin set for the Northeast corner;

THENCE, along the East line of this tract, South, 8 degrees, 40 minutes, 25 seconds, West, first passing an iron pin set at 394.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to a nail set on the centerline of Tex-Mex Road for the Southeast corner of this tract;

THENCE, along the centerline of Tex-Mex Road, North, 80 degrees, 53 minutes, 20 seconds West, 105.00 feet to the original POINT OF BEGINNING and containing 1.00 acres of land, more or less, of which 0.05 acres lie on Tex-Mex Road.

Adolfo Valdez

Adolfo Valdez

Reservation from and Exception to Conveyance and Warranty:

Easements and restrictions of Record.

Grantor, for the consideration indicated above, and subject to reservations from, and exceptions to conveyance and warranty contained in this instrument, grants and conveys to grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to reservations from, and exceptions to conveyance and warranty contained

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

Adolfo Valdez

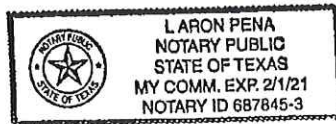
Adolfo Valdez

Acknowledgment

State of Texas

County of Hidalgo

This instrument was acknowledged before me by on the 24 day of July 2019 by Adolfo Valdez..



Laron Pena

Notary Public, State of Texas

204781

113569

VOL 2127 PAGE 285

WARRANTY DEED

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

That We, JAIME VILLARREAL and wife, JOSEFA SALAZAR VILLARREAL, of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ADOLFO VALDEZ and wife, CONSUELO G. VALDEZ, 1709 East Loeb, Edinburg, Hidalgo County, Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A 1.00 acre tract of land gross and 0.95 acres net out of the South 7.38 acres of the West 30.00 acres of Lot Three (3), Section Two Hundred Sixty-seven (267), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 20, Map Records, Hidalgo County, Texas; said 1.00 acre tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract of land, said point bears South, 80 degrees, 53 minutes, 20 seconds East, 630.00 feet from the Southwest corner of the aforementioned Lot 3, Section 267, said POINT OF BEGINNING being on the centerline of Tex-Mex Road, a 40.00 foot County Road;

THENCE, along the West line of this tract, North, 8 degrees, 40 minutes, 25 seconds East, first passing an iron pin set at 20.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to an iron pin set for the Northwest corner;

THENCE, along the North line of this tract, South, 80 degrees, 53 minutes, 20 seconds East, 105.00 feet to an iron pin set for the Northeast corner;

THENCE, along the East line of this tract, South, 8 degrees, 40 minutes, 25 seconds, West, first passing an iron pin set at 394.00 feet for the North right of way line of Tex-Mex Road, a total distance of 414.80 feet to a nail set on the centerline of Tex-Mex Road for the Southeast corner of this tract;

THENCE, along the centerline of Tex-Mex Road, North, 80 degrees, 53 minutes, 20 seconds West, 105.00 feet to the original POINT OF BEGINNING and containing 1.00 acres of land, more or less, of which 0.05 acres lie on Tex-Mex Road.

SUBJECT TO:

- 1.) Oil, Gas and Mineral Lease dated August 9, 1951, recorded in Volume 188, Page 232, Oil and Gas Records, Hidalgo County, Texas.
- 2.) Easement for RIGHT OF WAY granted to TRUNKLINE GAS COMPANY as set forth in instrument recorded in Volume 827, Page 217, Deed Records, Hidalgo County, Texas.
- 3.) Easement for RIGHT OF WAY granted to TEXAS EASTERN

TRANSMISSION CORPORATION as set forth in instrument recorded in Volume 873, Page 336, Deed Records, Hidalgo County, Texas.

4.) Easement for RIGHT OF WAY granted to STATE OF TEXAS as set forth in instrument recorded in Volume 1134, Page 194, Deed Records, Hidalgo County, Texas.

5.) Easement for RIGHT OF WAY granted to NORTH ALAMO WATER SUPPLY CORPORATION as set forth in instrument recorded in Volume 1411, Page 659, Deed Records, Hidalgo County, Texas.

6.) Rules, regulations, rights of way and easements in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

7.) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

8.) The property herein described is subject to the following building restriction which shall run with the land:

a.) The property will not be used for the purpose of the creation, erection, or maintenance of a junk yard.

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 we 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 1st day of April, 1985.

Jaime Villarreal
JAIME VILGARREAL

Josefa Salazar Villarreal
JOSEFA SALAZAR VILGARREAL

Mailing address of grantees:

Name: Adolfo Valdez
1709 East Loeb
Edinburg, Texas 78539

Name: Consuelo G. Valdez
1709 East Loeb
Edinburg, Texas 78539

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day
of April, 1985, by JAIME VILLARREAL and wife, JOSEFA
SALAZAR VILLARREAL.

My commission expires:
4/27/89

Manuel C. Salinas
Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:
Mr. Adolfo Valdez
c/o Israel Ramon, Jr.
712 S. Closner
Edinburg, Texas 78539

Adolfo Valdez



110569

FILED FOR RECORD
'85 APR 30 AM 10 30
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY TEXAS



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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: 4-2535

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

Upon the application of:

Name: ROSALBA HINOJOSA

Address: 19540 N. WARE RD.
Mc ALLEN, TX.

Phone: (956) 358-4593

Approved by Environmental Health:	Temporary Service	Final Service
	<u>RAS</u> Authorized Signature	_____ Authorized Signature
Inspection/Permit No:	<u>INSTALL</u>	_____
Date Approved:	<u>03 11 2020</u>	<u> / / </u>

Water Supplier: WATER WELL

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

Account/ESI No.: 10032789435217022
[] Temporary Pole [] Permanent Service

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

Rio Grande Dev. Co. Lot# 7 Block# 23
S304.5' - N639.4' - W1320' 9.23ac GR 9.09 ac net

[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. 01-08-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2535

**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

Rosalba Aimee Hinojosa

Known to me [or proved to me in the oath of by Driver license 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:

RIO GRANDE DEV. Co. Lot #7 Block #23
S 304 51 - N 139.41 - W 1320' 9.23ac AR 9.09 ac net
[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."

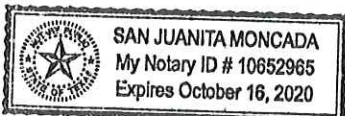
-OR-

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."

Rub A Jimin

(Signature)

SUBSCRIBED AND SWORN TO before me on March 16, 20 20 to certify which, witnesses my hand and seal of office.



S. Moncada
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

12/13/2019 2:07:55 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-2535

Receipt No.: 010131

R3000-00-023-0007-11

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.
Westlaco, Texas 78596
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Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

HINOJOSA ROSALVA
17021 WALLACE RD
EDINBURG, TX 78541
(956) 354-7538
(956) 321-5289

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'

Special Conditions: Applicant must comply with all HCPD set backs and regulations.

Description: Permit 4-2535

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

Date

- [1] Contractor: SELF
- [2] Water System: Water Well
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3478Sq.Ft.
- [5] Legal Description: RIO GRANDE DEV CO S 304.5'-N 639.6'-W 1320' LT 7 BK 23 9.23AC GR 9.09AC NET
- [6] Location: Ware Rd. South of Mile 13
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$170000
- [10] Flood Zone: Zone X

(Handwritten signature of Guillermo Rodriguez)

12/13/19

Prop. 10# 270542

[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.

(Handwritten signature)
Signature of Owner or Applicant

12/13/19
Date

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: OCTOBER 16, 2014

Grantor: VINCENT CAPETILLO dba VINCAP PROPERTIES

Grantor's Mailing Address:

615 MELOS LANE
PALMVIEW, TEXAS 78574
HIDALGO COUNTY

Grantee: ROSALVA HINOJOSA, a single person

Grantee's Mailing Address:

17021 WALLACE ROAD
EDINBURG, TEXAS 78541
HIDALGO COUNTY

Consideration: Cash and a note of even date that is in the principal amount of SIXTY THOUSAND AND NO/100THS DOLLARS (\$60,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to SANDRA G. FALCON, Trustee.

Property (including any improvements):

A tract of land out Lot 7, Section 23, Hidalgo County, Texas, and being part of the revised plat of Sections 16 through 32, **RIO GRANDE DEVELOPMENT COMPANY SUBDIVISION**, Hidalgo County, Texas, according to map thereof recorded in Volume 10, Page 33, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West boundary line of Lot 7 for the Northwest corner hereof; said corner being South 81 deg. 25 min. East 3773.50 feet with South boundary line of said subdivision, thence North 8 deg. 52 min. East 12,864.90 feet from a concrete monument found at the Southwest corner of said subdivision; said Northwest corner being further located South 8 deg. 52 min. West 335.10 feet from the Northwest corner of Lot 7;

THENCE South 81 deg. 25 min. East at 20.00 feet to a one-half (1/2) inch diameter iron rod set at the East R.O.W. of a 40.00 feet county road at 1320.00 feet in all to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

THENCE South 8 deg. 52 min. West 304.50 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

THENCE North 81 deg. 25 min. West at 1300.00 feet to a one-half (1/2) inch diameter iron rod set at the East R.O.W. of said county road, at 1320.00 feet in all to the West boundary line of said Lot 7, for the Southwest corner hereof;

THENCE North 8 deg. 52 min. East with said West boundary line of Lot 7 a distance of 304.50 feet to the PLACE OF BEGINNING, containing 9.23 acre of land more or less, of which 0.14 acre lies in the right of way of said county road.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year; Any statutory redemption rights under the Texas Property Tax Code and Texas Property Code relating to Tax Lien Transfers and foreclosures thereof.

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.

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

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.



VINCENT CAPETILLO dba VINCAP PROPERTIES

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 21, 2014, by
VINCENT CAPETILLO dba VINCAP PROPERTIES



Gracie G. Guajardo

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
WINGATE LAW OFFICES, PLLC.
7000 NORTH 10TH STREET
2ND FLOOR, STE C5
McALLEN, TEXAS 78504
(TITLEDOCS\14-0470-WDVLGG)

AFTER RECORDING RETURN TO:
ROSALVA HINOJOSA
17021 WALLACE ROAD
EDINBURG, TEXAS 78541