

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Modesto Hernandez	4-2767
2. Chapa Homes, Inc.	4-2881
COMM. COURT: JUNE 16, 2020	



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: 4-2747

HIDALGO COUNTY

CERTIFICATE OF WATER SERVICE AVAILABILITY

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Modesto Hernandez

Address: 6302 E. Chapin
Edinburg Tx 78542
Hidalgo Co.

Phone: 956-472-1134

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		Authorized Signature <u>52870</u>
Date Approved:	<u>1 / 1</u>	<u>6 / 9 / 2020</u>

Water Supplier: North Plains WSC

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

Account/ESI No.: 1000000-306
 Temporary Pole Permanent Service

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

TBX-MBX SURVEY E. 1038 W 622.01' N 260.37' LOT 10
SEC 249. 55 AC. - Modesto Hernandez

[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. 01-08-20

County of Hidalgo

Main Office
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Precinct No.3 Substation
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-2767

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

Modesto Hernandez

Known to me [or proved to me in the oath of TX Drivers Lic 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:

TEX MEX Survey E. 103.6' W 622.01' N 260.37' LOT 10 Sec 24

[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."

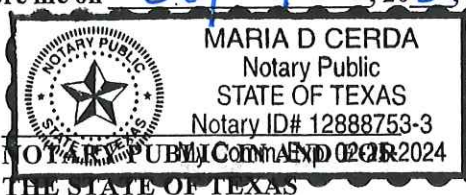
-OR-

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."

Modesto Hernandez

(Signature)

SUBSCRIBED AND SWORN TO before me on 06/09, 2020 to certify which, witnesses my hand and seal of office.



phl



Chapter 232, Texas Local Government Code

2/28/2020 1:45:48 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 4-2767
Receipt No.: 011027
T2100-00-249-0010-38

HERNANDEZ MODESTO
6302 E CHAPIN
EDINBURG, TX 78542
(956) 472-1134
(956) 472-1134

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-2767
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1072Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY E103.8'-W622.01'-
N260.37' LOT 10 SEC 249 .62AC GR .55AC NET
- [6] Location: MILE 17 & TERRY
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Prop ID # 608057

[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

2-28-20
Date

WARRANTY DEED

2165664

Date: December 01, 2010

Grantor: Hi-Lo Sales, Inc.

Grantor's Mailing Address (including county):

Grantee: Modesto Hernandez

Grantee's Mailing Address(including county): PO Box 2405
Elsa, TX 78543
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

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

Tract I

A tract of land out of Lot 10, Section 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point that bears East 519.23, and South 30.0 feet from the Northwest corner of Lot 10, Block 249 of the above subdivision;

THENCE, South 230.37 feet to a point;

THENCE, East 103.8 feet to a point;

THENCE, North 230.37 feet to a point;

THENCE, West 103.8 feet to the point of BEGINNING AND CONTAINING, 0.545 acre of land more or less.

Tract II

A tract of land out of Lot 10, Section 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point that bears East 622.31 feet, and South 30.0 feet from the Northwest corner of Lot 10, Block 249 of the above subdivision;

THENCE, South 230.37 feet to a point;

THENCE, East 103.8 feet to a point;

THENCE, North 230.37 feet to a point;

THENCE, West 103.8 feet to the point of BEGINNING AND CONTAINING, 0.545 acre of land more or less.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee to 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, or 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 contest requires, singular nouns and pronouns include the plural.

HI-LO SALES, INC.

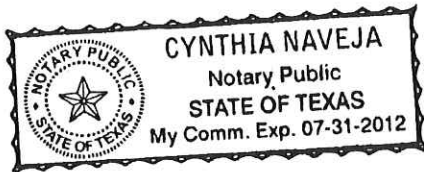
By

[Signature]
Victor Luis Hernandez

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15 day of December, 2010, by Victor Hernandez, *President* of Hi-Lo Sales, Inc., a Texas corporation, in the capacity stated herein.



[Signature]
Notary Public, State of Texas

Notary's name (printed): _____
My commission expires: _____

WARRANTY DEED

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

That I, MARIA G. GUTIERREZ, of the County of Hidalgo and State of Texas for 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

AMCO HOMES, INC.
211 W. EXPRESSWAY 83
PHARR, TEXAS 78577

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

A TRACT OF LAND BEING 0.545 ACRES OUT OF THE NORTH 5.26 ACRES OF THE WEST 18 ACRES OF THE NORTH 27 ACRES OF LOT 10, BLOCK 249 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY HIDALGO COUNTY, TEXAS

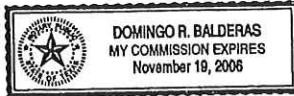
SAID 0.545 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING at a point that bears East 519.32 ft. and South 30.0 ft. from the N.W. corner of lot 10, block 249 of the above said subdivision; THENCE, South 230.37ft. To a point; THENCE, East 103.08 ft. to a point; THENCE, North 230.47 to a point; THENCE, West 103.08 ft. to the point of the beginning and containing 0.545 acres; according to the map or plat thereof on file and of record in the Office of said County

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

EXECUTED this 16th day of June, 2004.

Maria G. Gutierrez
MARIA G. GUTIERREZ



STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 16th day of June, 2004 by MARIA G. GUTIERREZ

Domingo R. Balderas
Notary Public, State of Texas

Domingo R. Balderas
Notary's Printed Name
My commission expires: November 19-06

Filed for Record in:
Hidalgo County
by J. D. Salinas III
County Clerk
On: Aug 23, 2005 at 12:01P
As a Recording
Document Number: 1512308
Total Fees: 14.00
Receipt Number - 700747
By:
MaryLou Cantu, Deputy

QUITCLAIM DEED

Date: March 14, 1994

Grantor: HAZEL WHEAT

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

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

Consideration:

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

Property (including any improvements):

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

BEGINNING at a point that bears East 622.31 feet and South 30.0
feet from the Northwest corner of Lot 10, Section 249, of the
above said Subdivision;
THENCE South 230.37 feet to a point;
THENCE East 103.08 feet to a point;
THENCE North 230.37 feet to a point;
THENCE West 103.08 feet to the POINT OF BEGINNING, containing
0.545 acres.

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

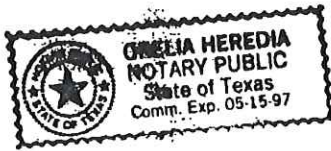
When the context requires, singular nouns and pronouns include the plural.

Hazel Wheat
HAZEL WHEAT

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

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



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

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

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

AFTER RECORDING RETURN TO:

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

PREPARED IN THE LAW OFFICE OF:

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

FILED FOR RECORD
DOC# 376945 \$11
03-28-1994 01:01:37
WILLIAM (BILLY) LEO
HIDALGO COUNTY



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: 4-2881

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>CHA PA HOMAS, INC.</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	52775 051 / 12020

Name: CHA PA HOMAS, INC.

Address: 131 W. JONQUIL AVE
MCCALLER TX
78501

Phone: 956-821-2039

Water Supplier: MAWSC

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

Account/ESI No.: 1000000692
 Temporary Pole Permanent Service

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

La Blanca "B" Tract Block #188
Southwest 1/4

[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
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:

4-2881

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

GUSTAVO CHAPA, PRES. CHAPA HOMES INC.

Known to me [or proved to me in the oath of DRIVERS 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:

610 SO. SUNFLOWER RD. LA BLANCA TX.
LA BLANCA "B" BLOCK 14 188

[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."

Gustavo Chapa
(Signature)

SUBSCRIBED AND SWORN TO before me on 3/27, 2020, to certify which, witnesses my hand and seal of office.



Maria Celia Vega
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

3/20/2020 9:35:58 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT


Permit No.: Permit 4-2881
Receipt No.: 011416
L0450-00-188-0000-06

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

- CHAPA HOMES INC
- 131 W JONQUIL AVE
- MCALLEN, TX 78501
- (956) 821-2039
- (956) 821-2039
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: LA BLANCA 'B' N69.57'-S451.29'-W208.71'
BLK 188 .33AC NET
- [6] Location: Sun Flower & Tex-Mex
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$4000
- [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: Applicant must comply with all HCPD set
 backs and regulations.
 Description: Permit 4-2881
 Price: \$30.00
Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: guillermo.rodriquez
 Receipt: alex.antons



 Cashier

3/20/2020

 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

3-20-20

 Date

54705

DEED BY SUBSTITUTE TRUSTEE

OFFICIAL RECORDS

11/30/83

STATE OF TEXAS)
COUNTY OF HIDALGO)

WHEREAS on March 31, 1971, Francisco Vasquez and wife, Maria Celia Vasquez, (herein called "Grantor") executed a certain deed of trust conveying to the State Director of the Farmers Home Administration for the State of Texas, and his successors in office as State Director or Acting State Director, Trustee, certain property hereinafter described for the purpose of securing and enforcing the payment to the United States of America of a certain note and other indebtedness as more fully described and provided for in said deed of trust which is recorded in Volume 621, Page 421, Deed of Trust Records, Hidalgo County, Texas, reference to which deed of trust and the record thereof is hereby made for all purposes; and

WHEREAS the said Trustee named in said deed of trust was unable to act as Trustee in said capacity; and

WHEREAS the United States of America, Beneficiary in said deed of trust, pursuant to and in accordance with the powers embodied in said deed of trust, did duly appoint the undersigned to serve as Substitute Trustee, and I, the duly named Substitute Trustee, at the request of the United States of America, the holder of said deed of trust, there having been default in the payment of the sum of \$12,310.71 principal due on said note together with interest thereon in the sum of \$799.96 as of December 6, 1983, after the posting of written notice thereof for twenty-one days prior to the date of sale at the Courthouse door in Hidalgo County, Texas, in which said real estate is situated, and after serving written notice of the proposed sale by certified mail on each debtor obligated to pay such debt did offer for sale between the legal hours of 10 a.m. and 4 p.m. at public auction on the first Tuesday in

January 1984, the same being the 3rd day of said month, at the said Courthouse door in said County, that certain property, together with improvements thereon, with the rights, members and appurtenances thereto belonging, situated in said County, more particularly described as follows:

Being out of and forming a part of the Southwest 1/4 of Block 188, of the La Blanca Tract, Hidalgo County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the West line and a distance South 208.7 ft. from the northwest corner of the Southwest 1/4 of said Block 188;

THENCE South 208.7 ft. with and along the West line of said lot;

THENCE East parallel to the South line of said lot, 208.7 ft.;

THENCE North and parallel with the West line of said lot, 208.7 ft.;

THENCE West and parallel to the South line of said lot, 208.7 ft. to the place of beginning, said tract of land containing 1 acre of land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Reservation of an undivided one/half (1/2) of all oil, gas and other minerals as described in deed from Houston G. Allen to Juan Vasquez, recorded in Volume 1127, Page 91, Deed Records, Hidalgo County, Texas.
2. Oil and Gas Lease in favor of Pan American Petroleum Corporation and unitized in the La Blanca Gas Unit.
3. Easements, rules, regulations, rights and liens of Donna Irrigation District, Hidalgo County No. 1.
4. Easements and conditions as contained in the dedication and map of the above-described subdivision.

WHEREUPON, the said tract of land was struck off to Chapa Home, Inc., P. O. Box 1338, San Juan, Texas 78589, for the sum of \$14,600.00, being the highest and best bid therefor.

NOW, THEREFORE, for and in consideration of the premises and of the sum of \$14,600.00, (which amount is to be applied as a credit on the note and other indebtedness hereinabove referred to owing to the United States of America), the receipt of which is hereby acknowledged, I, the said Substitute

Trustee as aforesaid, by virtue of the authority conferred upon me in writing by the said Beneficiary in said deed of trust as more fully shown by instrument dated August 5, 1983, recorded in Volume 1913, Page 48, Official Public Records of Real Property, Hidalgo County, Texas, have BARGAINED, SOLD AND CONVEYED and by these presents do BARGAIN, SELL AND CONVEY unto Chapa Home, Inc., its successors and assigns, forever, the above-described land and improvements thereon, together with all and singular the rights, members and appurtenances to the same in any manner belonging.

TO HAVE AND TO HOLD said property unto the said Chapa Home, Inc., its successors and assigns, forever, in fee simple, and I, the said Substitute Trustee, as aforesaid, by virtue of the authority vested in me in said deed of trust, do hereby bind and obligate the said Grantor, its successors and assigns, to forever warrant and defend the right and title of said property to Chapa Home, Inc., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.


EXECUTED this 3rd day of January 1984.


Lazaro Rodriguez, Jr.
Substitute Trustee

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on January 3, 1984
by Lazaro Rodriguez, Jr. as Substitute Trustee for the United States of America.

(SEAL)
My Commission Expires:
June 22, 1985


Notary Public in and for the
State of Texas

ACKNOWLEDGMENT

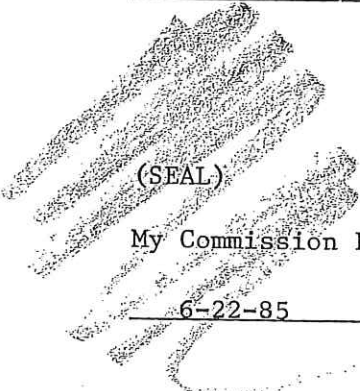
STATE OF TEXAS

)

COUNTY OF HIDALGO

)

This instrument was acknowledged and sworn to before me on
December 12, 1983, by Lazaro Rodriguez, Jr..



(SEAL)

My Commission Expires:

6-22-85

Angelita H. Champion
Notary Public Angelita H. Champion

AFFIDAVIT

(Francisco Vasquez - Borrower)

STATE OF TEXAS)
) ss
COUNTY OF HIDALGO)

I, Lazaro Rodriguez, Jr., being first duly sworn according to law do depose and say:

1. That I am the Substitute Trustee of that certain deed of trust dated March 31, 1971, executed by Francisco Vasquez et ux., recorded in Volume 621, Page 421, Deed of Trust Records, Hidalgo County, Texas.

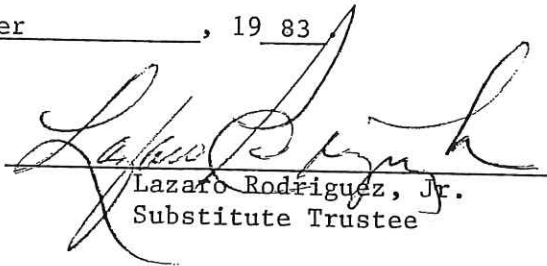
2. That on December 6, 1983, I personally served written notice of the proposed sale by certified mail to each of the persons obligated to pay the debt secured by said deed of trust and that such notice was addressed to such persons at their most recent address, as shown by my records.

3. That on December 6, 1983, I personally served written notice of the proposed sale by certified mail to each of the persons shown of record to have an interest in the security property, and that such notice was addressed to such persons at their most recent address, as shown by my records.

4. That the Trustee's Notice of Sale was filed for record with the County Clerk of Hidalgo County, Texas, on December 12, 1983.

5. That the Trustee's Notice of Sale was posted at the courthouse in Edinburg, Hidalgo County, Texas, on December 6, 1983.

Dated this 12th day of December, 1983


Lazaro Rodriguez, Jr.
Substitute Trustee