

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DAVID L. PENA	3-2286
2.	JOSE G. ORNELAS	3-2257
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JUNE 30, 2020	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 ³ 4

Application No: 3-2284
6/17/20

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>R. Ross</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: / /	_____	<u>EXISTING</u> <u>06/19/2020</u>

Name: David L. Peña

Address: 3101 Mike 4 North Rd.

Mission, TX 78574

Phone: 956)685-0207

Water Supplier: Sharyland

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

Account/ESI No.: 100327894
[] Temporary Pole [] Permanent Service

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

La Homa Meadows Ph 1 4+2 Lot 9

[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.~~

Sandra A. Carter
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

WARRANTY DEED

798425

Date: July 27, 1999

Grantor: RESACA CITY INVESTMENTS, a Texas Partnership

Grantor's Mailing Address (including county):

Grantee: DAVID L. PENA

Grantee's Mailing Address (including county): 3801 Montevideo Ave.
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

Property (including any improvements):

Lot 9, La Homa Meadows Unit No. 2, Hidalgo County Texas, according to the map recorded in Volume 28, Page 27B, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; oil & gas leases of record, if any; restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, his heirs, executors, administrators, successors and assigns forever. Grantor hereby 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, herein contained.

When the context requires singular nouns and plural include the plural

RESACA CITY INVESTMENTS, a Texas Partnership

BY: 

ITS: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of July, 1999, by TIM BEARHEART, PARTNER of RESACA CITY INVESTMENTS, a Texas Partnership.



Cindy A. Ramos
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:
SCOTT & LEWIS
ATTORNEYS AT LAW
208 WEST CANO
EDINBURG, TEXAS 78539
c:\docs\cdresaca.pen

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

On: Aug 12, 1999 at 04:14P

As a
Recording

Document Number: 798425
Total Fees : 11.00

Receipt Number - 233182
By,
MaryLou Cantu



Chapter 232, Texas Local Government Code

6/17/2020 10:46:26 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 3-2286
Receipt No.: 012743
L1085-01-002-0009-00

PENA DAVID L
3101 MILE 4 NORTH ROAD
MISSION, TX 78574
(956) 685-0207
(956) 685-0207

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: LA HOMA MEADOWS PH 1 UT 2 LOT 9
- [6] Location: LA HOMA ROAD AND 4 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 40', Side 7', Side 7', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-2286
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 6/17/2020
Cashier 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.

David Pena
Signature of Owner or Applicant

6-17-20
Date

STATE OF TEXAS
 COUNTY OF HIDALGO

I, (NAME) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE LA HOMA MEADOWS UNIT No. 2 PHASE I, SUBDIVISION TO BE LOCATED IN THE COUNTY OF HIDALGO, TEXAS, AND WITNESSETH HEREBY, HEREBY DECLARATIVE TO THE PUBLIC OF THE STATE OF TEXAS, THAT I HAVE CONSENTED TO THE SUBDIVISION OF SAID LANDS INTO ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

RESADA CITY GROUP
 TIM GEARMART
 GENERAL PARTNER
 P.O. BOX 57 EDINBURG, TEXAS 78140

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE

FOODING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR

THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th day of July, A.D. 1982



Susan J. Headley
 SUSAN J. HEADLEY
 NOTARY PUBLIC

THIS PLAN APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS DAY OF July 1982

[Signature]
 SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WERE IN APPROVAL IS REQUIRED.

[Signature]
 CHAIRMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MASON, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WERE IN APPROVAL IS REQUIRED.

[Signature]
 MAYOR

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

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR



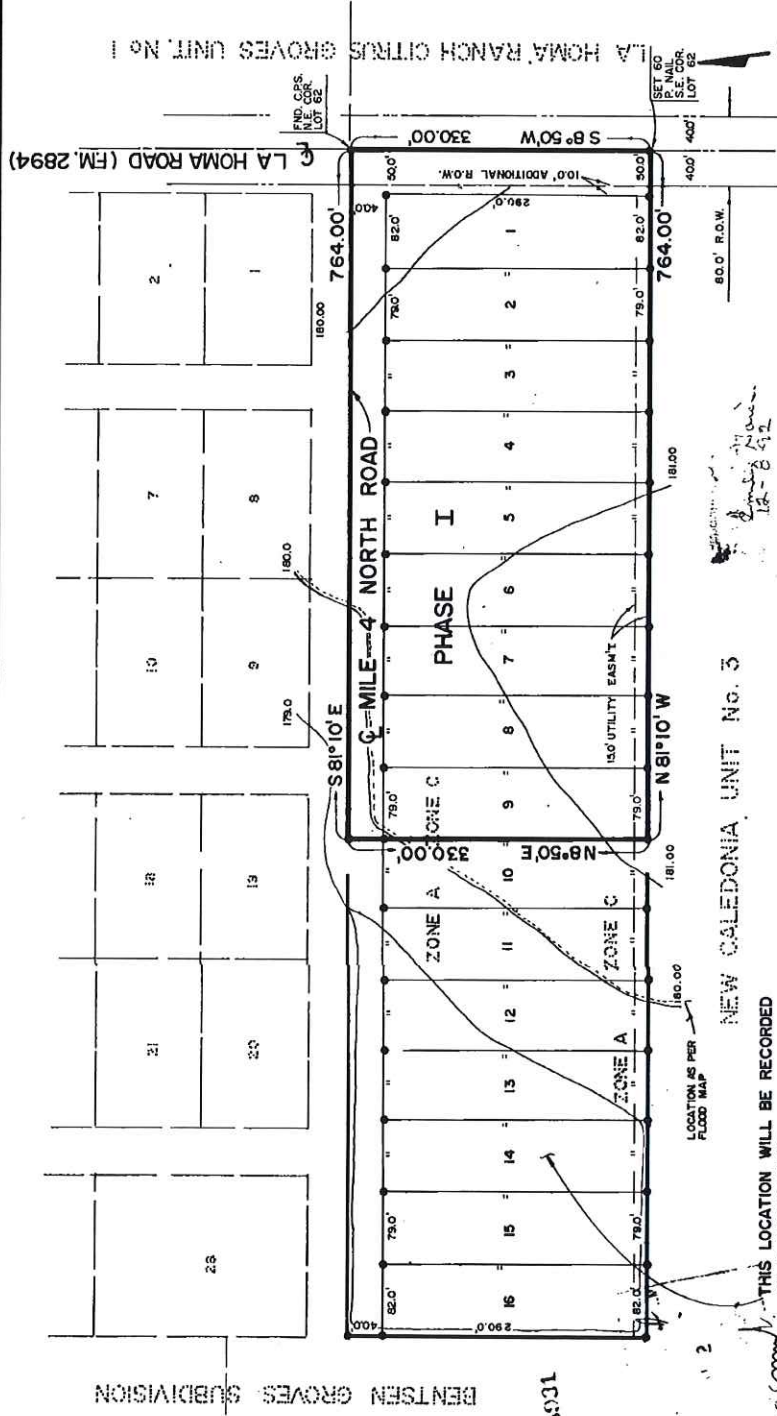
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN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

[Signature]
 REGISTERED PROFESSIONAL ENGINEER

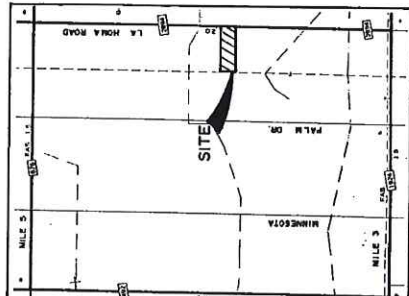


REVISED 12-2-82
 DRAWN 7-17-82

CHECKED FOR DRAINAGE BY: *[Signature]*



LA HOMA MEADOWS UNIT No. 2 PHASE I
 BEING A SUBDIVISION OF THE EAST 5.788 ACRES OF LOT 62,
 NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS.



- NOTES:
- 1- FLOOD ZONE DESIGNATION: ZONE "C"
 - 2- ONE SINGLE FAMILY DWELLING PER LOT
 - 3- CULVERTS MUST BE PROVIDED FOR DRIVEWAYS BY LOT PURCHASER
 - 4- MINIMUM FINISH FLOOR ELEVATIONS: 180.00 FEET
 - 5- THERE ARE NO WATER WELLS WITHIN 100.00 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - 6- MINIMUM BUILDING SETBACK LINES
 - 7- NO ENTRANCE PERMITTED FROM LA HOMA ROAD TO LOT 1
 - 8- 4' SIDEWALK REQUIRED ALONG LA HOMA ROAD TO LOT 1. THIS SIDEWALK SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY OF SAID LOT.
 - 9- EAST CORNER OF LOT 1, LA HOMA MEADOWS UNIT No. 3, SHALL BE 18' 10" NAIL IN BOUNDS POLE AT THE SOUTH-EAST CORNER OF LOT 1, LA HOMA MEADOWS UNIT No. 3.
 - 10- 0' DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - 11- DRAINAGE RETENTION PER LOT IS: 2,082.00 C.F. (1,004.8 ACRE-FEET)

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This 6th day of Dec. 1982
 WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas
 By *[Signature]* Deputy

QUINTANILLA, HEADLEY AND ASSOCIATES
 CONSULTING ENGINEERS AND LAND SURVEYORS
 824 E. STUBBS ST. EDINBURG, TEXAS 78143 TEL: 281-4430

12/8/92



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:

3-2257
6/10/20

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

Upon the application of:

Name: Jose G. Ornelas

Address: 3701 N

Schuerbach Rd
Mission TX 78574

Phone: (956) 250-7252

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	06/12/2020

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

The south 2.00 Ac of Lot 57, New
Caledonia Unit No. 1

[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.

Sandra Carter 6/22/20
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
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Precinct No.3 Substation
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No:

3-2257
6/10/20

AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jose G. Ornelas

Known to me [or proved to me in the oath of Texas Commercial 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: The South 2.00 Ac of Lot 57, New Caledonia unit No. 1."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

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

-OR-

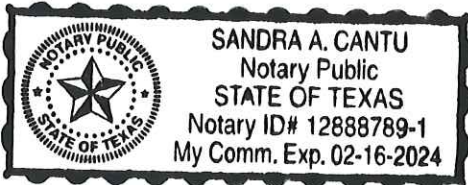
- 3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on June 22, 2020, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CHARGE: VLTC

GF #153694 (AR)

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

General Warranty Deed

Date: September 26, 2017

Grantor: SAN JUANITA ALANIZ and RUVEN VILLALOBOS, a married couple

Grantor's Mailing Address:

P.O. Box 582
Grulla, Texas 78548
Starr County

Grantee: JOSE G. ORNELAS and THELMA MARTINEZ, a married couple

Grantee's Mailing Address:

208 E. 6th Street
La Joya, Texas 78560
Hidalgo County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The South 2.00 acres of Lot 57, NEW CALEDONIA SUBDIVISION UNIT No. I, Hidalgo County, Texas, as per map thereof recorded in Volume 6 Page 19 of the Map Records Hidalgo County, Texas, reference to which is here made for all purpose, said 2.00 acres being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Lot, for the Southeast corner hereof;

Thence with the North line of Basham Subdivision No. 23 as recorded in Volume 26 Page 198-B Map Records of said County, North 81° 10' West, at 25.00 feet found a one-half (1/2) inch diameter iron rod at the West Right of Way of Shuerbach Road, at 660.00 feet in all to a one-half (1/2) inch diameter iron rod found at the Southwest corner of said Lot, for the Southwest corner hereof;

Thence with the West line of said Lot, North 08° 50' East 132.00 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof;

Thence with the South line of Hector Trevino's Tract described in Document Number 2465759 Official Records, South 81° 10' East, at 635.00 feet set a one-half (1/2) inch diameter iron rod at the West Right of Way of said Road, at 660.00 feet in all to the Northeast corner hereof;

Thence with the East line of said Lot, the centerline of Shuerbach Road, South 08° 50' West 132.00 feet to the PLACE OF BEGINNING, containing Two (2.00) acres, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

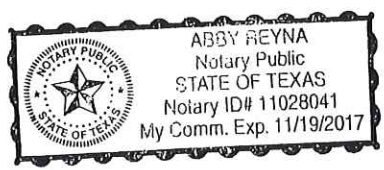
Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

San Juanita Alaniz
SAN JUANITA ALANIZ
Ruven Villalobos
RUVEN VILLALOBOS

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared SAN JUANITA ALANIZ, proved to me through Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SAN JUANITA ALANIZ executed the same, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of September, 2017.

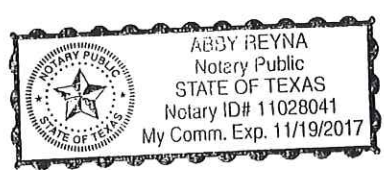


Abby Reyna
Notary Public, State of Texas
Notary Public ID: 11028041

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared RUVEN VILLALOBOS, proved to me through Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that RUVEN VILLALOBOS executed the same, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of September, 2017.



Abby Reyna
Notary Public, State of Texas
Notary Public ID: 11028041

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Email: CantuR@valleylandtitleco.com
File/GF No.: 9148-17/153694vlt

AFTER RECORDING RETURN TO:
JOSE G. ORNELAS and THELMA MARTINEZ
208 E. 6th Street
La Joya, Texas 78560

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

Backup Deed

79012

WARRANTY DEED (LONG FORM)

7/20/20

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That WE, RUBEN D. ZAPATA and wife, ALICIA M. ZAPATA,

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,



Date: 5-13-20
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.
By: [Signature] Deputy Clerk

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

of the County of Hidalgo, and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit: The South 2.0 acres of Lot 57, New Caledonia Subdivision Unit No. 1, Hidalgo County, Texas, according to Map thereof recorded in Vol. 6, Page 19, Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

(continued on reverse)

BEGINNING at the Southwest corner of Lot 57 for the Southwest corner hereof;
THENCE North 8 degrees 50 minutes East 132.0 feet along the West line of Lot 57
to a point for the Northwest corner hereof;
THENCE South 81 degrees 10 minutes East 660.0 feet to a point on the East line
of Lot 57 for the Northeast corner hereof;
THENCE South 8 degrees 50 minutes West 132.0 feet along the East line of Lot 57
to the Southeast corner of Lot 57 for the Southeast corner hereof;
THENCE North 81 degrees 10 minutes West 660.0 feet along the South line of Lot
57 to the place of beginning, containing 2.0 acres of land , more or less;

VOL. 2018 PAGE 279

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Save and Except all oil, gas and other minerals reserved by Grantor herein;
2. Oil and Gas Lease dated May 11, 1982 from Ruben D. Zapata and wife, Alicia M. Zapata to Barranca Oil and Gas Corporation, recorded in Vol. 418, Page 953, Oil and Gas Lease Records;
3. 25 foot Roadway Easement across East side of said tract, per plat;
4. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6 and all visible easements;



Date: 5-13-20
I, Arturo Guajardo, Jr. County Clerk do
hereby certify that this is a true and
correct copy of the original document
filed in my office.
By: [Signature]
Deputy Clerk

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



Date: 5-13-20

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.

By: [Signature]
Deputy Clerk

EXECUTED this 30th day of July, A. D. 1984.

[Signature]
RUBEN D. ZAPATA
[Signature]
ALICIA M. ZAPATA

Mailing address of each grantee:

Name: Olga Medelez
Address: General Delivery
Grulla, Texas 78548

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 30th day of July ~~July~~ August, 1984,
by RUBEN D. ZAPATA and [Signature] ALICIA M. ZAPATA



[Signature]
Notary Public, State of Texas
Notary's name (printed): EUTEMIA G. CASAS, Notary Public
IN AND FOR HIDALGO COUNTY, TEXAS
Notary's commission expires: 4-23-15
MY COMMISSION EXPIRES

(Acknowledgment)

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STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

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

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

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

Notary's commission expires:

(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:

79012

Charge: Stewart Title

AFTER RECORDING RETURN TO:
Mr. Fransico F. Medelez
General Delivery
Grulla, Texas 78548

GF# 38838 TGC

PREPARED IN THE LAW OFFICE OF:



Date: 5-13-20

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.

By: [Signature]
Deputy Clerk

HIDALGO COUNTY, TEXAS
COUNTY CLERK
J. EDGAR RUIZ
04 AUG 9 PM 2 05
FILED FOR RECORD



Chapter 232, Texas Local Government Code

6/10/2020 8:36:50 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

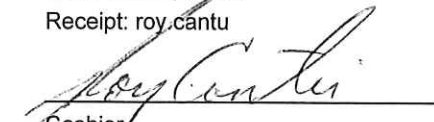
Permit No.: Permit 3-2257
Receipt No.: 012585
N1200-01-000-0057-01

- ORNELAS JOSE G & THELMA MARTINEZ
3701 N SCHUERBACH RD
MISSION, TX 78574
(956) 250-7252
(956) 250-7252
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 01 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 4560Sq.Ft.
 - [5] Legal Description: NEW CALEDONIA UT NO. 1 S2.0 AC LOT 57
 - [6] Location: breyfolgle rd and 2 1/2 mile
 - [7] Sewage: City of Mission
 - [8] Construction Type: Block
 - [9] Est. Cost of Construction: \$120000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'
Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**
Description: Permit 3-2257
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: roy.cantu
Inspector: roy.cantu
Receipt: roy.cantu


Cashier

6/10/2020
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

6-10-2020
Date