



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: 1-~~3323~~
3323

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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Valentina Castib

Address: 1606 San Vicente
Sur. Westaco tx
78599

Phone: 956-472-71-36

Water Supplier: Norto Almo

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

Account/ESI No.: Norto Almo
 Temporary Pole Permanent Service

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

Westmer S 25' lot 1 B1K 1 + N 26 24 Z B1K 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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Application No: 1-3323

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

Valentina Castillo

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

Wesmer S 25' lot 1 Blk 1 + N26'-Lt2 Blk 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]

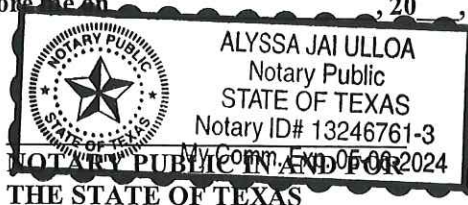
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Valentina Castillo (Signature)

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





Chapter 232, Texas Local Government Code

7/8/2020 2:30:32 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-3323
Receipt No.: 013162
W2200-00-001-0001-01

CASTILLO ARMANDO & VALENTINA

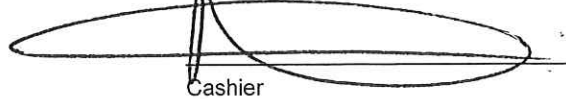
1606 SAN VICENTE
WESLACO, TX 78596
(956) 246-1396
(956) 246-1396

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: WES-MER S 25'-LOT 1 BLK 1 & N26'-LT 2 BLK 1
- [6] Location: FM 1015 & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-3323
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

7/8/20
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.

Valentina Escobedo
Signature of Owner or Applicant

7/8/20
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: June 8, 2020

Grantor: MARGARITA REYNA, a single person

Grantor's Mailing Address:

15505 Ebony St.
Edinburg, Texas 78541
Hidalgo County

Grantee: ARMANDO CASTILLO and wife, VALENTINA CASTILLO

Grantee's Mailing Address:

1606 San Vicente Sur
Weslaco, Texas 78599
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JUAN R. MOLINA, Trustee.

Property (including any improvements):

The South 25 feet of Lot 1, Block 1, and the North 26 feet of Lot 2, Block 1, WES-MER SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 19, Page 53, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictive covenants contained in Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 21, 2002, under Clerk's File No. 1113543, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 20, 2008, under Clerk's File No. 1920699, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 1, 2009, under Clerk's File No. 2003004, and as set out on map or plat recorded in Volume 19, Page 53, Map Records of Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.

Water Service Agreement dated November 1, 1975, between North Alamo Water Supply Corporation and Juan B. Castillo and Emilio De Los Santos, recorded in Volume 1473, Page 329, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 19, Page 53, Map Records, Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from R.L. Benbow and wife, Margaret D. Benbow to Charles A. Brandt, dated January 22, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 337, Page 765, Oil and Gas Lease Records, Hidalgo County, Texas. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack R. Ellis and Mary Alice Ellis to Charles A. Brandt, dated March 14, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 339, Page 722, Oil and Gas Lease Records, Hidalgo County, Texas. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jack R. Ellis and Mary Alice Ellis to Charles A. Brandt, dated March 14, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 340, Page 389, Oil and Gas Lease Records, Hidalgo County, Texas. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Emilio De Los Santos and wife, Trinidad M. De Los Santos to Valentin Balderas, dated February 18, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1666, Page 705, Deed Records, Hidalgo County, Texas, reference to which instrument is made for all intents and purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Martha Morin to Hector Morin, dated May 1, 2003, filed for record on January 8, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1283855, reference to which instrument is made for all intents and purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Hector Morin to Gildardo Escalon, dated May 21, 2008, filed for record on August 20, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1920699, reference to which instrument is made for all intents and purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Gildardo Escalon to Margarita Reyna, dated June 1, 2009, filed for record on June 1, 2009 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2003004, reference to which instrument is made for all intents and purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument.

Water rights reserved in deed from Martha Morin to Hector Morin, dated May 1, 2003, filed for record on January 8, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1283855.

Water rights reserved in deed from Hector Morin to Gildardo Escalon, dated May 21, 2008, filed for record on August 20, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk Document No. 1920699.

Water rights reserved in deed from Gildardo Escalon to Margarita Reyna, dated June 1, 2009, filed for record on June 1, 2009 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2003004.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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



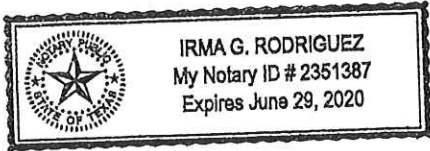
MARGARITA REYNA

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of June, 2020, by MARGARITA REYNA.



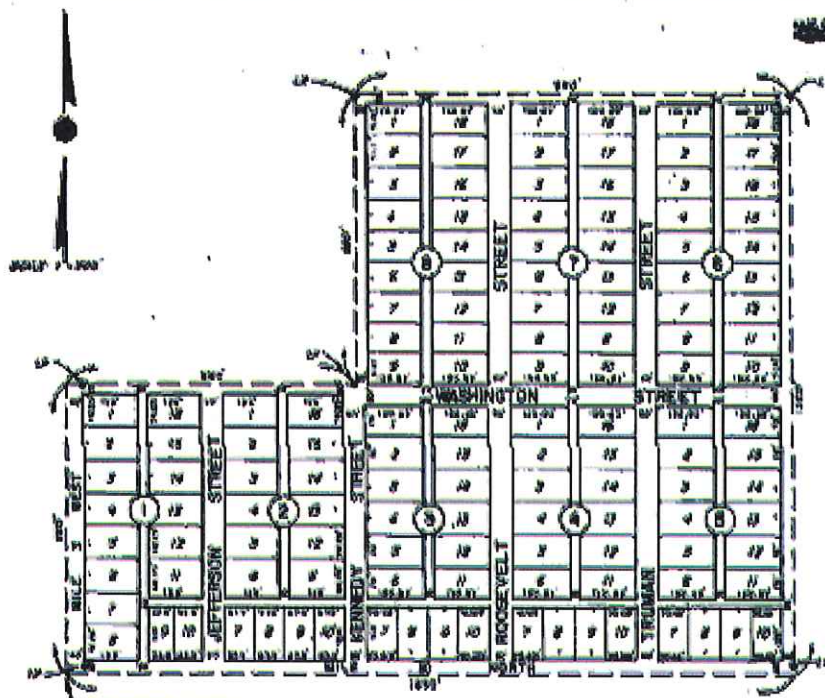
Irma G. Rodriguez
Notary Public, State of TEXAS

PREPARED IN THE OFFICE OF:

JUAN R. MOLINA
Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:

JUAN R. MOLINA
Attorney at Law
710 S. Texas Blvd.
Weslaco, Texas 78596



FILE FOR RECORD THIS DATE
 BY W. B. ...
 NOV 20 1974
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS
 D. D. ...

WES-MER SUBDIVISION PLAT

SHOWING THE WES-MER SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF FARM TRACT 1009, ADAMS TRACT SUBDIVISION, OUT OF THE AMERICAN WYO GRANDE LAND COMPANY SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, WILLIAM R. OBEA, REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LOTS AS PREPARED UNDER MY DIRECTION

WITNESS MY HAND AND SEAL THIS 22ND DAY OF DECEMBER, 1974

William R. Obea
 WILLIAM R. OBEA Aug No. 24302

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID WILLIAM R. OBEA ON THIS 22ND DAY OF DECEMBER, 1974

Wesley A. ...
 Wesley A. ...
 Notary Public, Hidalgo County, Texas

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE OWNER(S) OF THE PROPERTY HEREON, BEING(S), DO HEREBY SUBDIVIDE AND ADJUST THIS MAP OF SAID SUBDIVISION OF THE ABOVE A.C. TRACT AND NOW GRANT TO PUBLIC USE ALL RIGHTS, CLAIMS AND INTERESTS SHOWN THEREON.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 13 DAY OF DECEMBER, 1974.

Wesley A. ...
 Wesley A. ...
 Notary Public, Hidalgo County, Texas

STATE OF TEXAS
 COUNTY OF HIDALGO

APPROVED AND APPROVED BY THE COMMISSIONERS' COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS DAY OF , 1974.

 County Clerk

THIS PLAT APPROVED BY THE WESLCO CITY COMMISSION ON THE DAY OF , 1974.

at by
 Secretary Mayor

STATE OF TEXAS
 COUNTY OF HIDALGO

I, Sheriff of the County Court, do hereby certify that this foregoing instrument dated day of , A.D., 19 , with the certificate of authentication was filed for record in my office on the day of , A.D., 19 , at o'clock of and was duly recorded by me on the day of , A.D., 19 , at o'clock of in Volume , page of the Records of Hidalgo County, Texas.

Witness my hand and seal of the County of Hidalgo, at my office in Edinburg, Texas, this day of , A.D., 19 .

by James Garcia
 County Clerk Sheriff

Filed for record at O'clock of , A.D., 19 .
 County Clerk Sheriff



APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 THIS DAY OF , 1974
 JAMES GARCIA, County Clerk
 JAMES GARCIA, Sheriff



SUBDIVISION RESTRICTIONS

1. No Development Limited Only To Blocks 1 thru 2.
2. All Building Structures Are To Be 1-1/2 Stories High Or Less On Block 1, 2, 3 & 4.
3. No Building Height Over Ten Feet From First Floor Of Living Area With An Exception.
4. No Private Use Of Streets.
5. No Auto Stand.
6. No Liquor License Or Permits.