



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: 1-3216

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

Upon the application of:

Name: Jessica D. Ferrer

Address: 2604 Roselawn Dr
PO Box 1203
Weslaco, TX 78594

Phone: 956 624-5645

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

Water Supplier: North Alamo

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

Account/ESI No.: 10032789408158064
[] Temporary Pole [] Permanent Service

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

Rosedale heights lots 1 + 2 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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-3246

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

Jessica Danielle Ferrer

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

Rosedale heights lots 1+2 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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Sep. 30, 2020, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Capital Title
GF# 20-489733-wc **Warranty Deed with Vendor's Lien**

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.

Date: **June 19, 2020**

Grantor: **MARIO MIGUEL FERRER and wife, SAN JUANITA PEREZ DE FERRER**

Grantor's Mailing Address: **2612 Roselawn Drive
Weslaco, Texas 78596
Hidalgo County**

Grantee: **MARIO MIGUEL FERRER and wife, JESSICA DANIELLE FERRER**

Grantee's Mailing Address: **2522 Granada Drive
Weslaco, Texas 78596
Hidalgo County**

Consideration: **TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** which said sum represents the first draw on that certain note in the principal amount of **ONE HUNDRED SEVENTY TWO THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$172,200.00)**, of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):

Lot 1, Block 1 and Lot 2, Block 1, ROSEDALE HEIGHTS, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the corrected map or plat thereof recorded in Volume 22, Page 115, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictive covenants recorded in Volume 1606, Page 243, Real Property Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges a. and immunities relating thereto, appearing in the Public Records.

All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use

Statutory rights, rules and regulations in favor of United Irrigation District pursuant to applicable sections of the Texas Water Code.

The easement(s) and/or building line(s) affecting the subject property as shown on map or plat recorded in map or plat Records, Hidalgo County, Texas.

Terms, conditions and stipulations in Agreement dated October 15, 1980, executed by and between A. Gutierrez, Jr. and h. North Alamo Water Supply Corporation, recorded in Volume 1695, Page 659, Deed Records, Hidalgo County, Texas.

Terms, conditions and Easement reserved in Deed dated November 5, 1979, recorded in Volume 1606, Page 243, Deed Records, Hidalgo County, Texas.

Property lies within the boundaries of Hidalgo County Drainage District No. 1.

Property lies within the boundaries of Hidalgo County ESD No. 1.

Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this Policy if such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

All ad valorem taxes for the year 2020 and all subsequent years.

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.

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$25,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.


MARIO MIGUEL FERRER

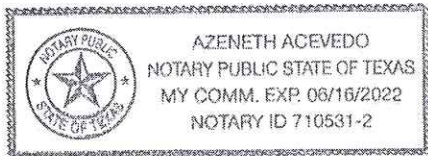

SAN JUANITA PEREZ DE FERRER

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of June, 2020, by
MARIO MIGUEL FERRER.

(SEAL)



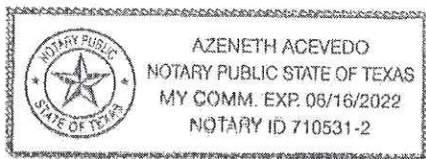
[Handwritten Signature]
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of June, 2020, by
SAN JUANITA PEREZ DE FERRER.

(SEAL)



[Handwritten Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mario Miguel Ferrer and Jessica Danielle Ferrer
2522 Granada Drive
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#20-489733;YA/ch



Chapter 232, Texas Local Government Code

6/24/2020 3:49:27 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 1-3246
Receipt No.: 012903
R4050-00-001-0001-00

^{AI}
FERRER MARIO M & ~~SAN JUANITA P.~~
2612 ROSELAWN DR *Jessica D. Ferrer*
WESLACO, TX 78596
(956) 355-9856
(956) 355-9856
[1] Contractor: SELF
[2] Water System: City of Weslaco
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2838Sq.Ft.
[5] Legal Description: ROSEDALE HEIGHTS LOTS 1 & 2 BLK 1
[6] Location: MILE 7 N. & MILANO RD.
[7] Sewage: City of Weslaco
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$150000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3246
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Check
Check/M.O.#: 831
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

6/24/20
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.


Signature of Owner or Applicant

6-24-20
Date

PLAT OF SURVEY SHOWING
ROSEDALE HEIGHTS
 BEING A SUBDIVISION OF THE SOUTH 18 1/4 ACRES OF
 FARM TRACT 629, WEST TRACT SUBDIVISION, HIDALGO
 COUNTY, TEXAS.

SHARON GIBSON DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY
 IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE BY ME UPON THE
 GROUNDS WITHIN THE TRACT 6TH DAY OF OCTOBER 1947
 WITNESSED MY HAND THIS 6TH DAY OF OCTOBER 1947
Sharon Gibson

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

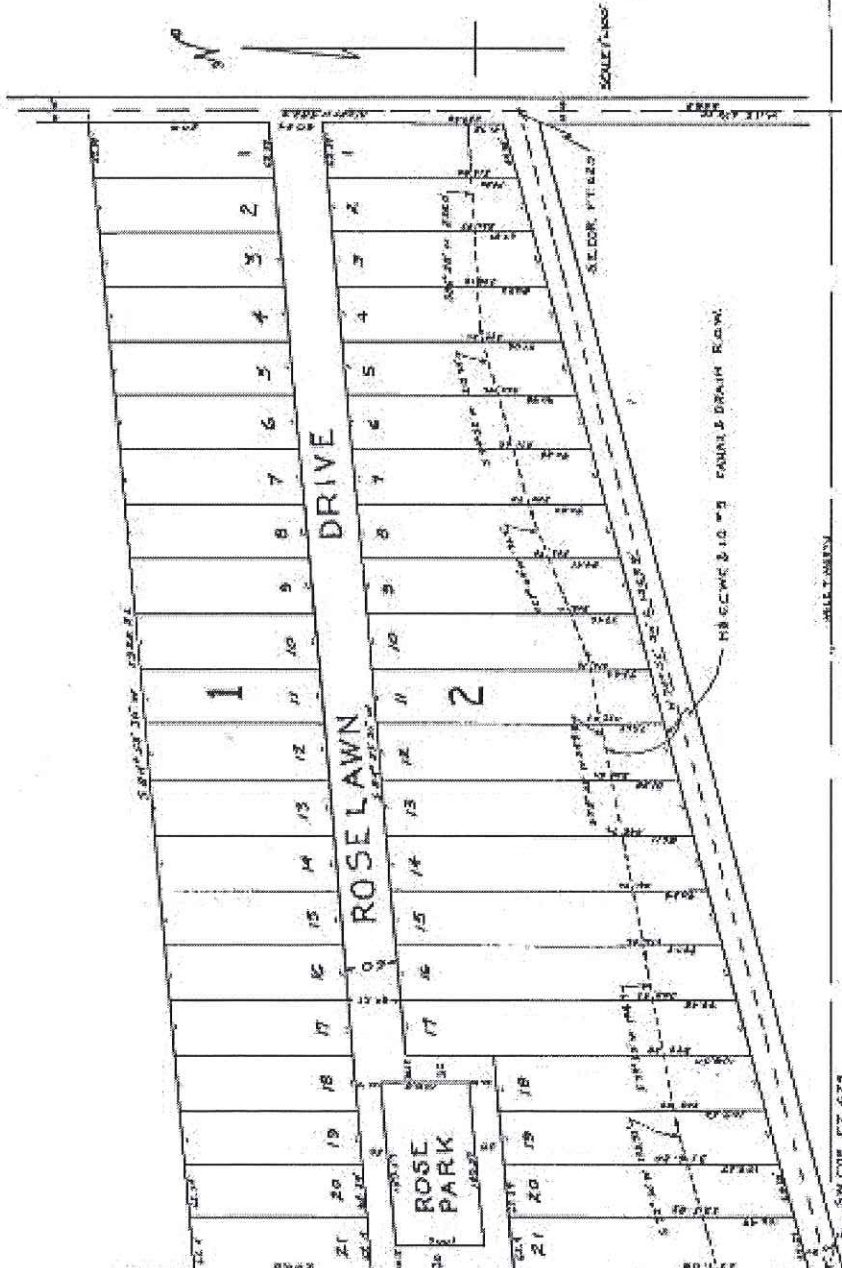
THAT I, MARY C. NEARNE, OWNER OF THE ABOVE
 LAND, DO HEREBY ADMIT AND DEDICATE, RATIFY AND CONFIRM THE FORE-
 GOING MAP AND PLAT AND DO HEREBY DEDICATE TO THE PUBLIC THE STREET
 AND PARK SHOWN AND DESIGNATED THEREON.
Mary C. Neerne

STATE OF TEXAS } SUBSCRIBED AND SWORN TO BEFORE ME THIS
 COUNTY OF HIDALGO } 1ST DAY OF OCTOBER 1947 A.D.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS.
John J. [Signature]
 My Commission Expires 6-1-48

APPROVED BY THE CITY COMMISSIONERS OF MIDLAND, TEXAS, ON OCTOBER 3, 1949

[Signature]
 CITY SECRETARY



Filed Oct 25, 1947