





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3126

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

Upon the application of:

Name: Joe Edward Morales

Address: 7964 Mesquite st  
Monte Alto, tx 78538

Phone: (956) 398-1631

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

Water Supplier: NALIS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

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

Jessup subdivision lot 3 BIK 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.

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3126

### 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

Joe Edward Morales

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

Jessup lot 3 Blk 4

[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]

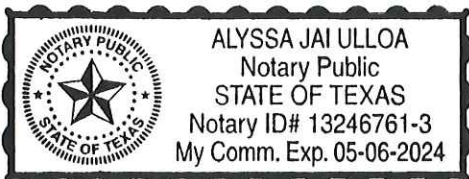
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Joe Morales (Signature)

SUBSCRIBED AND SWORN TO before me on November 13, 2023, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

2815772

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.**

**Date:** MAY 2, 2017

**Grantor:** THE 2012 SMITH FAMILY TRUST DATED MARCH 9, 2012

**Grantor's Mailing Address (including county):**

P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** JOSE Z. MORALES

**Grantee's Mailing Address (including County):**

P.O. BOX 556  
SEBASTIAN, TX 78594  
WILLACY COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$33,500.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

SEE EXHIBIT "A"

**Reservations From and Exceptions to Conveyance and Warranty:**

**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on each lot, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

**SUBJECT TO** Declaration of Restrictive Covenants, if any, in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;

**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;

**SUBJECT TO** taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.


Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 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 claim is by, through or under Grantor, but not otherwise.

**Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.**

The vendor's lien against and superior title to the property are retained until Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

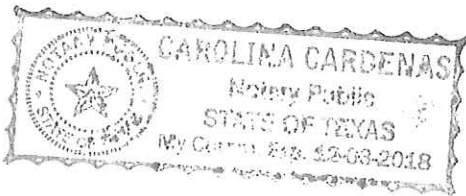
THE 2012 SMITH FAMILY TRUST DATED MARCH 9, 2012

BY:   
John Gary Frisby, Trustee of The 2012  
Smith Family Trust Dated March 9, 2012

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 2, 2017, by John Gary Frisby, Trustee of THE 2012 SMITH FAMILY TRUST DATED MARCH 9, 2012.



Carolina Cardenas  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

THE 2012 SMITH FAMILY TRUST DATED MARCH 9, 2012  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

JOSE Z. MORALES  
P.O. BOX 556  
SEBASTIAN, TX 78594

December 29, 2016

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
1.394 ACRES BEING THE WEST HALF OF BLOCK 4  
AND THE EAST 25.00 FEET OF OLEANDER AVENUE  
JESSUP'S SUBDIVISION  
HIDALGO COUNTY, TEXAS**

**TRACT 3**

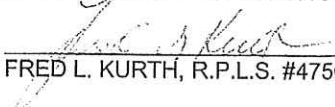
A tract of land containing 1.394 acres situated in the County of Hidalgo, Texas, being the West half of Block 4, and the East 25.00 feet of Oleander Avenue, Jessup's Subdivision, according to the plat thereof recorded in Volume 8, Page 36, Hidalgo County Map Records, which said 1.394 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found [Northing: 16660998.872, Easting: 1159438.275] at the Northeast corner of Lot 1 of said Block 5;

THENCE, N 81° 00' 57" W along the North lines of Blocks 4 & 5 and the South line of Pine Street, a distance of 272.86 feet to a No. 4 rebar set for the Northeast corner and POINT OF BEGINNING of this herein described tract;

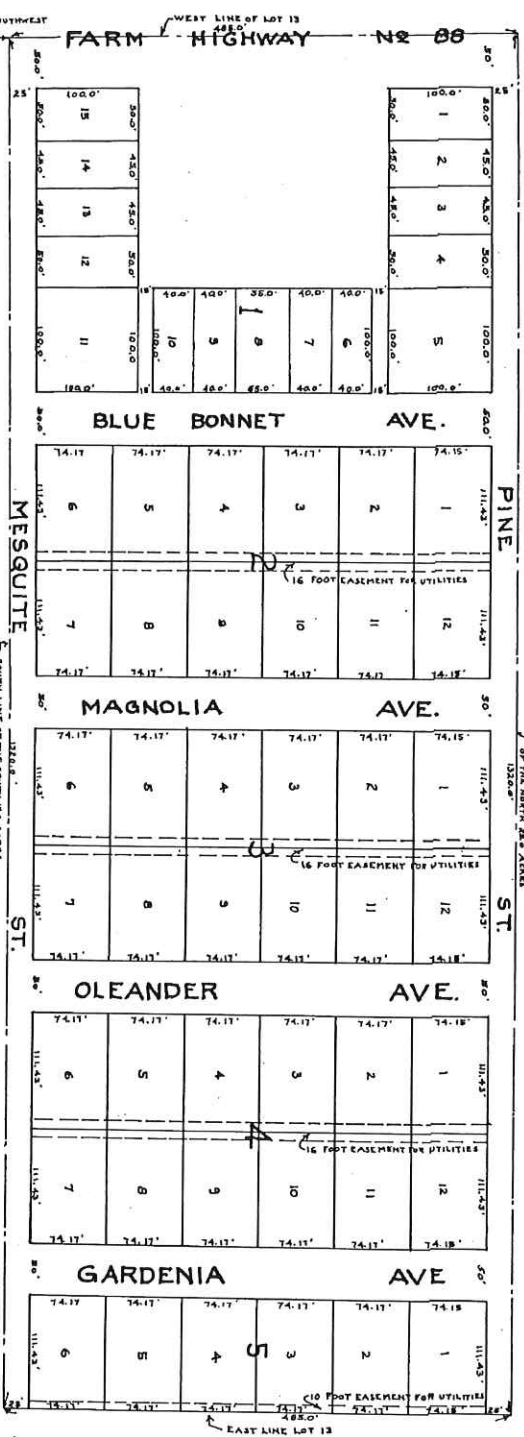
1. THENCE, S 08° 59' 03" W a distance of 445.00 feet to a No. 4 rebar set for the Southeast corner this tract;
2. THENCE, N 81° 00' 57" W along the South line of Block 4 and the North right-of-way line of Mesquite Street, a distance of 136.43 feet to a No. 4 rebar set [Northing: 16660623.247, Easting: 1158964.515] for the Southwest corner of this tract;
3. THENCE, N 08° 59' 03" E a distance of 445.00 feet to a No. 4 rebar set [Northing: 16661062.787, Easting: 1159034.006] for the Northwest corner of this tract;
4. THENCE, S 81° 00' 57" E along the North line of Block 4, and the South line of Pine Street, a distance of 136.43 feet to the POINT OF BEGINNING and containing 1.394 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 12/19/2016 UNDER MY DIRECTION AND SUPERVISION.

  
FRED L. KURTH, R.P.L.S. #4750

12-29-16  
DATE:





STATE OF TEXAS  
COUNTY OF HIDALGO

THAT LOREN M. JESSUP OWNER OF THE ABOVE DESCRIBED LANDS, DO HEREBY AGREE AND DEDICATE, RATIFY AND CONFIRM THE LAYING OUT AND DEDICATION OF THE PUBLIC STREETS SHOWN AND DESIGNATED THEREON

*Loren M. Jessup*  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO  
THIS THE 31<sup>st</sup> DAY OF May A.D. 1944.

*Geo. M. Rowland*  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS.

**MAP  
OF  
JESSUP'S SUBDIVISION**

25.0 ACRES OF THE  
SOUTH 15.0 ACRES OF THE NORTH 25.0 ACRES  
LOT 13, BLOCK 59  
OF THE  
MO-TEX. LAND AND IRRIGATION COMPANY SUBDIVISION  
LOS MESTENAS GRANT  
HIDALGO COUNTY TEXAS.  
SCALE 1 INCH = 60.0 FEET.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, E. C. DANK, AN ENGINEER DO HEREBY CERTIFY THAT THE FORE GOING MAP OR PLAT IS A FULL, TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED LANDS AS ACTUALLY SURVEYED AND PLATTED BY ME.

*E. C. Dank*  
ENGINEER

STATE OF TEXAS  
COUNTY OF HIDALGO  
ME THIS THE 31<sup>st</sup> DAY OF May 1944 A.D.

*Geo. M. Rowland*  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS.



Chapter 232, Texas Local Government Code

5/29/2020 1:31:46 PM

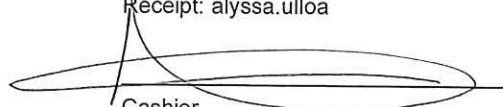
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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 1-3126  
Receipt No.: 012358  
J5250-00-004-0003-00

- MORALES JOSE Z  
PO BOX 556  
SEBASTIAN , TX 78594  
(956) 398-1631  
(956) 398-1631
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 01 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 1200Sq.Ft.
  - [5] Legal Description: JESSUP LOT 3 BLK 4
  - [6] Location: fm 88 & mile 22 n.
  - [7] Sewage: N/A
  - [8] Construction Type: Block
  - [9] Est. Cost of Construction: \$25000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 16', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-3126  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

5/29/20  
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.

Josuelin Morales  
Signature of Owner or Applicant

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3729

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

Upon the application of:

Name: Joel R. Guerra

Address: 10239 Monte Cristo Rd.  
Edinburg, Tx 78538

Phone: (956) 373-6424

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>R. Pios</u> Authorized Signature
Inspection/Permit No:		<u>53139</u>
Date Approved:	<u>/ /</u>	<u>11/17/2000</u>

Water Supplier: North Alamo

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

Joel Rudy Guerra Jr. J.C. Engleman <sup>Triangle</sup> Subdivision NZ.0AC  
Sections 260-263 Lot #29 Address: 10235 Monte Cristo Rd Edinburg, Tx 78538

[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

Application No: 1-3729

### 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

*Joel Rudy Guerra*

~~Engleman Triangle N2.0 acres Lot 29 Exc E150'-W194'-S50'-  
N209' 1.83 acre GR 1.58 net~~

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
Driver license (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:

Engleman Triangle N2.0 acres Lot 29 Exc E150'-W194'-S50'-  
N209' 1.83 acre GR 1.58 net

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

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

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

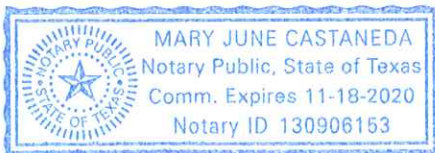
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

*Joel Rudy Guerra*  
\_\_\_\_\_  
(Signature)

SUBSCRIBED AND SWORN TO before me on November 16, 2020, to certify which, witnesses my hand and seal of office.



*Mary June Castaneda*  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**SPECIAL WARRANTY DEED**

**664363**

Date: March 10, 1998

Grantor: Becky Jo Bonham

Grantor's Mailing Address (including county):

P.O. Box 403  
Hargill, Texas 78549  
Hidalgo County, Texas

Grantee and Grantee's Address:

Joel Rudy Guerra and Alejandra Guerra  
Rt. 1, Box 62  
Edcouch, Texas 78538  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

The North Two (2) acres of Lot Twenty-nine (29), J.C. Engleman Subdivision of Sections 262-263, Texas-Mexican Railway Company Survey (Deed Reference, Volume 5, Page 38, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

Grantor, for the consideration and subject to the reservations from, and 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 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 warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

  
Becky Jo Bonham

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 17th day of March, 1998, by  
Becky Jo Bonham.



Robert Gessler  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Joel Rudy Guerra and  
Alejandra Guerra  
Rt. 1, Box 62  
Edcouch, Texas 78538

PREPARED BY:  
Law Office of David A. Ewers, P.C.  
RWG  
323 Nolana  
McAllen, Texas 78504-2514

File/GF Number: 4035.000

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Mar 24, 1998 at 11:14A

As a  
Recording

Document Number: 664363  
Total Fees: 13.00

Receipt Number - 140353  
By,  
Bea Cruz

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE FRED BENNETT, Individually, and as Trustee, and as Kyle Bennett Investments, of the County of Hidalgo and State of Texas, for and in consideration of the division of property provided in a Final Decree of Divorce entered in Cause No. C-1695-90-A entitled "In the Matter of the Marriage of Becky Bonham Bennett and Kyle Fred Bennett and in the Interest of Fara Charlene Bennett, a Child" in the 92nd Judicial District Court of Hidalgo County, Texas, and of the terms and conditions of the settlement agreement reached in Consolidated Cause No. C-4880-91-F (Consolidated Nos. C-4880-91-A, C-5020-91-A, C-3473-91-A and C-1695-90-A) entitled "In the Matter of the Marriage of Becky Bonham Bennett and Kyle Fred Bennett and Raytoria Consolidated, Inc. and in the Interest of the Minor Child, Fara Charlene Bennett" in the 332nd Judicial District Court of Hidalgo County, Texas, have GRANTED, TRANSFERRED AND CONVEYED, and by these presents do GRANT, TRANSFER AND CONVEY unto BECKY JO BONHAM, whose mailing address is 8535 Capital of TX Hwy N., No. 3069, AUSTIN, TX 78759, all of the following described real property located in Cameron County, Texas, to-wit:

(See Exhibit "A" attached hereto and made a part hereof for all purposes.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise

5. Easement for road granted to Hidalgo County, Texas as set forth in instrument recorded in Volume 941, Page 5, Deed Records Hidalgo County, Texas.
6. Rules, regulations, rights of way and easements in favor of Donna Irrigation District County No. 1.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision, and all visible easements.
8. Rights of parties in possession.

TRACT NO.: M-84

The North Two (2) acres of Lot Twenty Eight (28), J.C. Engleman Subdivision out of Section 262 & 263, Texas-Mexican Railway Company Survey, Hidalgo County, Texas as per map or plat thereof recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas, and consists of 2.0 acres more or less.

SAVE AND EXCEPT:

All the oil, gas and other minerals on, in, under or that may be produced from the subject property are excepted herefrom in instrument dated July 1, 1958, recorded in Volume 922, Page 367, Deed Records, Hidalgo County, Texas.

SUBJECT TO:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Taxes for the year 1987, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership. Not yet due and payable.
3. All the oil, gas and other minerals on, in, under or that may be produced from the subject property are excepted herefrom in instrument dated December 23, 1969, recorded in Volume 1255, Page 147, Deed Records, Hidalgo County, Texas. (Lot 28)
4. Oil, Gas & Mineral Lease dated May 10, 1965, recorded in Volume 297, Page 379, Oil & Gas Records, Hidalgo County, Texas. (Lot 28)
5. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument dated May 26, 1955, recorded in Volume 831, Page 235, Deed Records, Hidalgo County, Texas.
6. Easements, Rules, Regulations, and Rights in favor of Engleman Irrigation District.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

FILED FOR RECORD  
FIC# 32309 #134  
05-20-1993 08:36:45  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

10/21/2020 3:24:52 PM

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 1-3729  
Receipt No.: 014930  
E6400-00-263-0029-00

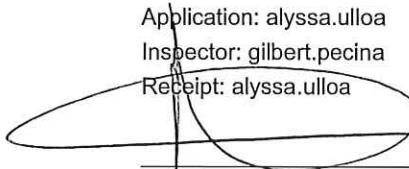
GUERRA JOEL R & ALEJANDRA  
10239 FM 1925  
EDCOUCH, TX 78538  
(956) 373-6424  
(956) 272-5073

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: ENGLEMAN TRIANGLE N2.0AC LOT 29  
EXC E150'-W194'-S50'-N209' 1.83AC GR 1.58AC NET
- [6] Location: MONTE CRISTO & JESUS FLORES
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
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 1-3729  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
\_\_\_\_\_  
Cashier  
Date 10/21/20

[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.

Nonna Alvarez  
Signature of Owner or Applicant

10-21-2020  
Date