

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY

	APPLICANT	APPLICATION NO.
1.	NORMA MENDOZA	1-3943
2.	MARIA MUNOZ	1-4014
3.	JOSE DE LEON	1-3981
	COMM. COURT: February 2, 2021	

# PLANNING DEPARTMENT

## 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: 1-3943

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

Upon the application of:

Name: Norma L. Flores  
Mendoza

Address: 3814 Cheyenne  
Mercedes, Texas  
78570

Phone: 361-548-1331

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

Water Supplier: Hidalgo County

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

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

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

3814 Cheyenne, Mercedes Tx See attached for legal  
description. Indian Hills lot ~~469~~<sup>All</sup> Bk1  
496

[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



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3043

### 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

Norma L. Flores Mendoza

Known to me [or proved to me in the oath of TID [REDACTED] 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: Indian Hills lot 496 Blk 1  
3814 Cheyenne Mercedes, Texas."

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

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."

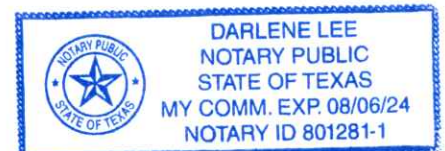
-OR-

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."

Norma L. Flores (Signature)

SUBSCRIBED AND SWORN TO before me on January 25, 2021, to certify which, witnesses my hand and seal of office.

Darlene Lee  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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.

## WARRANTY DEED WITH VENDOR'S LIEN

DATE : August 01, 2005

GRANTOR : Indian Hills Partnership

1507569

GRANTOR'S MAILING ADDRESS : 800 N. McColl  
McAllen, Hidalgo County, Texas 78501

GRANTEE : Norma L. Flores Mendoza

GRANTEE'S MAILING ADDRESS : 16290 E. Indian Hills  
Mercedes, Texas 78570

CONSIDERATION : TEN AND NO/100 DOLLARS (\$10.00), and a note of even date that is in the principal amount of Five thousand Five hundred and NO/100 Dollars (\$5500.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien in this deed and by a deed of trust of even date from Grantee to Victor R. Perez, Trustee.

### PROPERTY :

Lot Four hundred Ninety Six (496), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 100 and 101 and in Volume 24 page 81, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY :

These reservations and exceptions on Exhibit "A" attached hereto and made a part hereto for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from, and exceptions to warranty, by, through and under Grantor and no further.

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 shall become absolute.

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

Grantee accepts the herein described 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Indian Hills Partnership

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the 8<sup>th</sup> day of August, 2005 by Robert L. Schwarz,  
Partner

*Alicia Garza*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :

Notary's name (printed) :

Notary's commission expires



BUYER'S ACCEPTANCE OF DEED  
08-01-2005

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*Noema L. Flores Mendoza*  
Norma L. Flores Mendoza

AFTER RECORDING RETURN TO :  
Harold Munz  
800 N. McCell  
McAllen, Texas 78501

EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hezacourt Properties, Inc. to Southport Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2005, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipelines Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hezacourt, Individually and as Independent Executor of the Estate of George A. D'Hezacourt, Deceased, to Karl Hohlitzella, dated February 1, 1955, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 221859 in the office of the County Clerk of Hidalgo County, Texas.
14. Existing lien in favor of Texas State Ban, which grantor agrees to pay as same becomes due and payable.

AFTER RECORDING RETURN TO :

Harold Munal  
800 North McColl  
McAllen, Texas 78501

15. Any claim or allegation in bankruptcy proceedings filed by or on behalf of Filemon Salazar and Maria A. Morales within one year from April 5, 2005 that the Trustees Deed from Victor R. Perez, Trustee to Indian Hills Partnership recorded under Doc. #1454631 in the office of the County Clerk of Hidalgo County, Texas, was a fraudulent transfer. Effects of any attach under Creditor's Rights Law, State Insolvency Law or Federal Bankruptcy Law by Creditor Filemon Salazar and Maria A. Morales on the title or interest conveyed.
16. Rights of any party in and to the improvements located on the property.
17. Rights of parties in possession.

After Recording Return to:  
Harold Munal  
800 North McColl  
McAllen, TX 78501

Filed for Record in:  
Hidalgo County  
by J. D. Salinas III  
County Clerk  
On: Aug 17, 2005 at 08:56A  
As a Recording  
Document Number: 1509569  
Total Fees: 18.00  
Receipt Number - 699150  
By: Imelda Leal, Deputy





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 1-3943  
Receipt No.: 015970  
I2230-00-001-0496-00

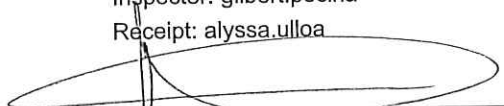
MENDOZA NORMA L FLORES  
5221 SHASTA LN  
CORPUS CHRISTI, TX 78415  
(361) 548-1331  
(361) 548-1331

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 492Sq.Ft.
- [5] Legal Description: INDIAN HILLS LOT 496 BLK 1
- [6] Location: FM 491 & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-3943  
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

1/5/21  
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

1-5-21  
Date

# PLANNING DEPARTMENT

## County of Hidalgo



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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4014

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

Upon the application of:

Name: Maria D. Munoz

Address: 2716 Duke Ave  
McAllen, Tx 78504

Phone: 956-648-1933

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. [X] AEP

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

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

MO-TEX 10T3BLK 54 1.06 AC

[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



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4014

### 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

MARIA D. MUÑOZ

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:

MO-TEX LOT 3 BK 54 1.06 AC."

[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]

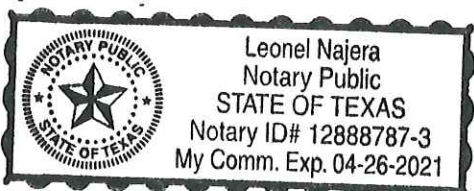
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Amaria Q. [Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Jan. 26<sup>TH</sup>, 2021, to certify which, witnesses my hand and seal of office.



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

# WARRANTY DEED

*The State of Texas*}

}

*Known All Men by These Presents:*

*County of Hidalgo*}

**Date:** November 10, 2020

**Grantor:** CANDELARIO MARMOLEJO

**Grantor's Mailing Address:**

Rt. 1, Box 233  
Edcouch, Hidalgo County, Texas

**Grantee:** Maria De Los Angeles Munoz  
Gilberto B. Munoz 111

**Grantee's Mailing Address:**

2716 Duke Ave.  
McAllen, Tx 78504

**Consideration:** Ten and no/100(\$10.00) dollars and other valuable consideration.

## NOTICE OF CONFIDENTIALY 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 OF YOUR DRIVERS LICENSE NUMBER.**

**CHAPTER 11 SEC.11.008  
TEXAS PROPERTY CODE**

**Property (including any improvements)**

**TRACT NO. 2:** A 1.064 acre tract of land out of the West 5.34 acres of the North 10.00 acres of Lot 3, Block 54, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County Texas, and according to Warranty Deed recorded in Volume 3360, Page 484, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northeast corner of this tract, said point bears N 80 deg. 45' W, 1039.00 feet from a 60 penny nail found at the intersection of the centerlines of Nittler Road, and a dedication 40.00 foot county road for the Northeast corner of Lot 3.

**THENCE;** S 09 deg. 15' W, passing a 1/2" iron rod 24" in length set at 30.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a 1/2" iron rod 24" in length set on the North line of the Rio Farms Inc. Tract (the South 30.00 acres of Lot 3, Block 54, Missouri-Texas Land and irrigation Company's Subdivision, according to deed recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas) for the Southeast corner of this tract.

**THENCE;** n 80 DEG. 45' W, along the North line of the Rio Farms Inc. Tract, a distance of 140.50 feet to a 1/2" iron rod 24" in length set for the Southwest corner of this tract.

**THENCE;** N 90 deg. 15' E, passing a 1/2" iron rod 24" in length set at 300.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northwest corner of this tract.

**THENCE;** S 80 deg. 45' E, along the North line of Lot 3, and the centerline of Nittler Road, a distance of 140.50 feet to the point of beginning, and containing 1.064 acres of land more or less.

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

1. Easements, rights of way and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property;
2. Any and all oil, gas and other mineral on, in, under, or that may be produced from the subject property set forth in instrument dated October 20, 1930, recorded in Volume 463, Page 151, Deed Records, Hidalgo County, Texas.
3. Oil, Gas & Mineral Lease dated January 21, 1948, recorded in Volume 65, Page 505, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1029, Page 548, Deed Records, Hidalgo County, Texas.
5. Easement for RIGHT OF WAY granted to WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 as set forth in instrument recorded in Volume 438, Page 541, Deed Records, Hidalgo County, Texas.
6. Rules, regulations, rights of way and easements in favor of DELTA LAKE IRRIGATION DISTRICT.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
CANDELARIO MARMOLEJO – Grantor

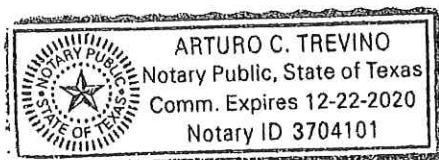
(ACKNOWLEDGMENT)


STATE OF TEXAS \*\*\*

COUNTY OF HIDALGO\*\*\*

This instrument was acknowledged before me by Candelario Marmolejo on this the 12<sup>th</sup> day of November, 2020.

(SEAL)



  
\_\_\_\_\_  
Notary Public for the State of Texas  
Notary Public Printed Name: Arturo C Trevino  
My Commission Expires: 12-22-2020

**Record and Return To:**  
Maria D. Munoz  
2716 Duke Ave,  
McAllen, Tx 78504

## WARRANTY DEED

DOC# 411488

Date: September 28, 1994

Grantor: JOSE M. HERRERA and wife, MARIA ISABEL HERRERA

Grantor's Mailing Address (including county): Rt. 1, Box 233  
Edcouch, Hidalgo County, Texas

Grantee: CANDELARIO MARMOLEJO

Grantee's Mailing Address (including county): Rt. 1, Box 233  
Edcouch, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

**Property (including any improvements):**

**TRACT NO. 2:** A 1.064 acre tract of land out of the West 5.34 acres of the North 10.00 acres of Lot 3, Block 54, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded in Volume 3360, Page 484, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northeast corner of this tract, said point bears N 80 deg. 45' W, 1039.00 feet from a 60 penny nail found at the intersection of the centerlines of Nittler Road, and a dedicated 40.00 foot county road for the Northeast corner of Lot 3. THENCE; S 09 deg. 15' W, passing a 1/2" iron rod 24" in length set at 30.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a 1/2" iron rod 24" in length set on the North line of the Rio Farms Inc. Tract (the South 30.00 acres of Lot 3, Block 54, Missouri-Texas Land and Irrigation Company's Subdivision, according to deed recorded in Volume 489, Page 498, Deed Records, Hidalgo County, Texas) for the Southeast corner of this tract. THENCE; N 80 deg. 45' W, along the North line of the Rio Farms Inc. Tract, a distance of 140.50 feet to a 1/2" iron rod 24" in length set for the Southwest corner of this tract. THENCE; N 09 deg. 15' E, passing a 1/2" iron rod 24" in length set at 300.00 feet for the South R.O.W. line of Nittler Road, a total distance of 330.00 feet to a point on the North line of Lot 3, and in the centerline of Nittler Road for the Northwest corner of this tract. THENCE; S 80 deg. 45' E, along the North line of Lot 3, and the centerline of Nittler Road, a distance of 140.50 feet to the point of beginning, and containing 1.064 acres of land more or less.

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

1. Easements, rights of way and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property;
2. Any and all oil, gas and other mineral on, in, under, or that may be produced from the subject property set forth in instrument dated October 20, 1930, recorded in Volume 463, Page 151, Deed Records, Hidalgo County, Texas.
3. Oil, Gas & Mineral Lease dated January 21, 1948, recorded in Volume 65, Page 505, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1029, Page 548, Deed Records, Hidalgo County, Texas.
5. Easement for RIGHT OF WAY granted to WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 as set forth in instrument recorded in Volume 438, Page 541, Deed Records, Hidalgo County, Texas.
6. Rules, regulations, rights of way and easements in favor of DELTA LAKE IRRIGATION DISTRICT.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 conveyance and warranty.

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

Jose M. Herrera  
JOSE M. HERRERA

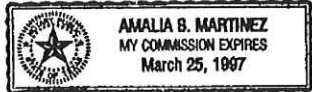
Maria Isabel Herrera  
MARIA ISABEL HERRERA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*

This instrument was acknowledged before me on the 28<sup>th</sup> day of September, 1994, by JOSE M. HERRERA.

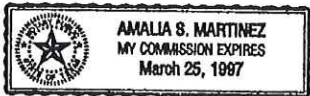


Amalia S. Martinez  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*

This instrument was acknowledged before me on the 28<sup>th</sup> day of September, 1994, by MARIA ISABEL HERRERA.



Amalia S. Martinez  
Notary Public, State of Texas

FILED FOR RECORD  
DOC# 411488 \$11  
09-28-1994 03:58:18  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876



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 1-4014  
Receipt No.: 016238  
M0150-00-054-0003-03

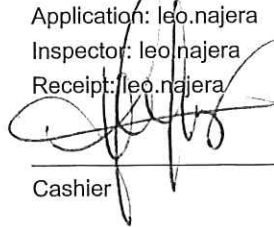
MUNOZ MARIA DE LOS ANGELES  
9833 NITTER RD.  
MONTE ALTO , TX 78538  
(956) 648-1933  
(956) 648-1933

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1280Sq.Ft.
- [5] Legal Description: M T L I W140.50'-E1179.50'-N330.03' LOT 3  
BLK 54 1.06AC A/K/A TR 2
- [6] Location: NITTLER & JESUS FLORES
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
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 1-4014  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 525  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

1/26/21  
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 FLOOR 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

1/26/21  
Date



# PLANNING DEPARTMENT

## 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: 1-3981

### HIDALGO COUNTY

#### CERTIFICATE OF WATER SERVICE AVAILABILITY

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

Upon the application of:

Name: Jose G. De Leon

Address: 4568 Maple 12 1/2 N.  
Mercedes Tx. 78570

Phone: 956-376-8485

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

Water Supplier: N.A.W.S

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:

North Capisallo S3.4SAC-W4.78AC-E9.56AC T+2031  
A/K/A TR F 3.4SAC GR. 3.3SAC Net

[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



# 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 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3981

### 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 GUADALUPE DE LEON

Known to me [or proved to me in the oath of TX DRIVER LIC or through W 2953102 (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: North Capisallo 5345AC W 4.78AC - E 9.56AC FT 2031 A/K/A TR F 3.45AC GR. 3.35AC Net 4568 MILE 12 1/2 N, MERCEDES, TX, 78570."

[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."

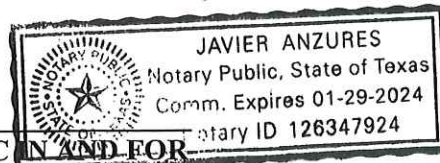
-OR-

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."

JOSE G DE LEON (Signature)

SUBSCRIBED AND SWORN TO before me on Apr 25, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**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: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### WARRANTY DEED

STATE OF TEXAS §

COUNTY OF HIDALGO §

Date: February 17, 2015

Grantor: **Maria Elva Guajardo Wylie**, 1202 E. Pecan Ave, Pharr, Texas 78577

Grantee: **Jose G. DeLeon**, 2611 S. "H" St., Pharr, Texas 78577

Consideration: The amount agreed by the parties in the Real Property Contract and as further ordered by the Justice of the Peace of Precinct 2, Place 1 in its Final Judgment in C-1465-14-21, and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY: Grantor conveys and Grantee accepts the following property described below together with singular the rights and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to adjacent roads or rights-of-way, together with all improvements (including but not limited to: farm and ranch improvements, residential improvements, and accessories that may be permanently installed and built-in items) situated on and attached to the Property that are owned by the Grantor (all of such real property, rights and appurtenances being hereinafter referred to as the "Property") for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth:

***A 4.78 acre (3.35 acres net) tract of land out of Farm Tract 2031, CapiSallo District Subdivision, Hiudalgo County, Texas, as per map or plat there of recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas.***

After recording, return to:

**Jose G. DeLeon**, 2611 S. "H" St., Pharr, Texas 78577

RESERVATIONS: Grantor saves and excepts any and all mineral rights and interests located on or about the subject property as such were not included in the written agreement.

*When the context requires, singular noun and pronouns include the plural.*

**NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY**

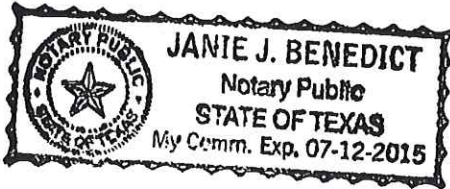
**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20<sup>th</sup> day of February, 2015, by the undersigned person on behalf of the City of Pharr, Texas.

*Janie J. Benedict*  
Notary Public *Janie J. Benedict*



*Maria Elva Guajardo Wylie*  
**Maria Elva Guajardo Wylie**

"Grantor"

After recording, return to:

Jose G. DeLeon, 2611 S. "H" St., Pharr, Texas 78577

9.00  
chg

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.

#2382

157893

**WARRANTY DEED**  
(LONG FORM)

THE STATE OF TEXAS

COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That JULIA GUAJARDO GONZALEZ, as to an undivided 1/7 interest; RODOLFO GUAJARDO, as to an undivided 1/7 interest; JOSE GUAJARDO, as to an undivided 1/7 interest; PEDRO GUAJARDO, as to an undivided 2/7 interest; AND AIDA GUAJARDO, as to an undivided 1/7 interest;

of the County of Hidalgo and State of Texas for and in  
consideration of the sum of TEN AND NO/100-----  
-----(\$10.00)-----DOLLARS  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MARIA ELVA GUAJARDO WYLIE, as her sole and separate property whose address is Rt. 1, Box 118, Mercedes, Texas 78570

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

Tract F:  
A 4.78 acre tract of land out of Farm Tract 2031, Capisallo District Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas, and more fully described by metes and bounds as follows:

BEGINNING at a point 828.82 feet East of the Southwest corner of Farm Tract 2031, the same being the Southwest corner of this Tract;

THENCE, North 1,036.95 feet to a point for the Northwest corner of this tract;

THENCE, South 52 degrees, 29 minutes, 45 seconds, East 275.60 feet to a point for the Northeast corner of this tract;

THENCE, South 1,036.95 feet to a point, for the Southeast corner of this tract;

THENCE, West 218.64 feet to a point for the Southwest corner of this tract; same being the point of beginning and containing in all 4.78 acres of land, more or less.

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.

EXECUTED this 28th day of February , A. D. 19 86.

Julia Gonzalez  
Julia Guajardo Gonzalez  
Jose Guajardo  
Jose Guajardo

Rodolfo Guajardo  
Rodolfo Guajardo  
Pedro Guajardo  
Pedro Guajardo  
Aida Guajardo  
Aida Guajardo

Mailing address of each grantee:

Name: Maria Elva Guajardo Wylie  
Address: Rt. 1, Box 118  
Mercedes, Texas 78570

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February 1986 ,  
by Julia Guajardo Gonzalez and Rodolfo Guajardo

Teresita M. Garcia  
Notary Public, State of Texas  
Notary's name (printed): Teresita M. Garcia  
Notary's commission expires: November 21, 1989

VOL 2268 PAGE 442

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February, 1986,  
by Jose Guajardo and Pedro Guajardo.

*Teresita M. Garcia*  
Notary Public, State of Texas  
Notary's name (printed): Teresita M. Garcia  
Notary's commission expires: November 21, 1989

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 28th day of February, 1986,  
by Aida Guajardo

*Teresita M. Garcia*  
Notary Public, State of Texas  
Notary's name (printed): Teresita M. Garcia  
Notary's commission expires: November 21, 1989

(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:

*Choy*

AFTER RECORDING RETURN TO:  
VANBERG & FLORES  
ATTORNEYS AT LAW  
P.O. BOX 1076  
MERCEDES, TEXAS 78570

PREPARED IN THE LAW OFFICE OF:  
VANBERG & FLORES  
ATTORNEYS AT LAW

157893

FILED  
APR 1 1986  
AT 1:46 O'CLOCK P.M.  
J. EDGAR RUIZ, Texas  
County Clerk, Hidalgo County.  
By *[Signature]* Deputy



Chapter 232, Texas Local Government Code

1/15/2021 9:42:48 AM

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 1-3981  
Receipt No.: 016107  
N3400-00-000-2031-05

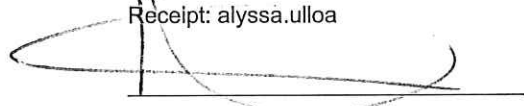
DE LEON JOSE G  
2611 S H RD  
PHARR, TX 78577  
(956) 376-8485  
(956) 376-8485

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 216Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO S3.45AC-W4.78AC-E9.56AC FT 2031 A/K/A TR F 3.45AC GR 3.35AC NET
- [6] Location: FM 491 & MILE 12 1/2 N.
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
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 1-3981  
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

1/15/21  
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

1-15-21  
Date