

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	MARIA VASQUEZ	1-5197
2.	SAMUEL CAZARES	1-5372
3.	TOMAS CURIEL	1-5398
4.		
	COMM. COURT: DECEMBER 28 , 2021	



# 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: 1-5197

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

Upon the application of:

Name: Maria Antonia Vasquez

Address: 1717 Amigo st  
Alamo TX 78516

Phone: (813) 217-2118

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

Water Supplier: NAWS

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:

Tower Manor Est. lot 17

[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

## County of Hidalgo

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5197

### 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 Antonia Vasquez

Known to me [or proved to me in the oath of TX DL# 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: Tower Manor Est lot 17  
1717 Amigo St Alamo TX 78516."

[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."

Maria Antonia Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on December 14, 2021, to certify which, witnesses my hand and seal of office.

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



1849222

# Warranty Deed

**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 FILED FOR RECORD IN THE PUBLIC RECORDS: YOU SOCIAL SECURITY OR DRIVER'S LICENSE NUMBER. CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE.**

Date: **January 21, 2008**

Grantor: **Ann E. Cortez**

Grantor's Mailing Address (including county): **829 Elbert St.  
Hidalgo County  
Pharr, Texas 78577**

Grantee: **Maria Antonia Vasquez and Juan Padilla**

Grantee's Mailing Address (including county): **P.O. Box 1247  
Waimauma, FL 33598**

Consideration: **Ten and no/100ths (\$10.00) and other good and valuable consideration;**

Property (including any improvements):

**Lot Seventeen (17), Tower Manor Estates, Hidalgo County, as recorded in the office of the County Clerk Hidalgo County Texas.**

Reservation from and Exception to Conveyance and Warranty:


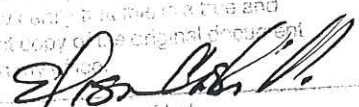
-none-

For the consideration Grantor Warranty Deed to Grantee all of Grantor's rights, title, and interest in and to the property, to have and to hold in to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administration, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

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

  
ANN E. CORTEZ

AUG 06 2021

  
I warrant that the above is a true and correct copy of the original document.  
  
County Clerk

*Ann E. Cortez*  
\_\_\_\_\_  
ANN E. CORTEZ

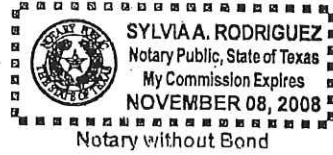
*Acknowledgment*

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 23rd day of January, 2008 by ANN E. CORTEZ.

*Sylvia A. Rodriguez*  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Ann E. Cortez  
829 Elbert St.  
Pharr, Texas 78577

AUG 06 2021

*Alisa Cortez*  
\_\_\_\_\_  
Deputy Clerk





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 1-5197
Receipt No.: 020689
T6268-00-000-0017-00

- VASQUEZ MARIA A & JUAN PADILLA
PO BOX 1247
WIMAUMA, FL 33598
(813) 217-2118
(956) 957-7048
[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 300Sq.Ft.
[5] Legal Description: TOWER MANOR ESTATES LOT 17
[6] Location: minnesota & tower
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: \$2000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 20', Side 7', Side 7', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-5197
Price: \$30.00

Total Amount.....\$30.00

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

Cashier (Signature)

Date 10/25/21

[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.

Estefana Sendejas
Signature of Owner or Applicant

10/25/20
Date

# PLANNING DEPARTMENT

## County of Hidalgo



Main Office  
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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5378

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

Upon the application of:

Name: SAMUEL CAZARES

Address: 36 PALMS TERRACE  
NO. 2 LOT 4

Phone: 956 7939506

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

Water Supplier: NALWS

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:

SAMUEL CAZARES

36 PALMS TERRACE NO. 2, LOT 4 B1K 31,

[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  
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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: 1-5372

### 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

SAMUEL CAZARES

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:

36 PALMS TERRACE NO 2, LOT 4 B1K2.1

[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]

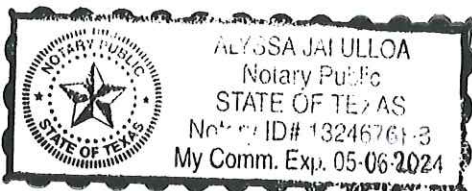
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 December 15, 2021, to certify which, witnesses my hand and seal of office.



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

The State of Texas,

County of Hidalgo

} Know All Men by These Presents:

1555308

THAT we, Pedro Bustamante and wife, Maria Bustamante, of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100ths-----(\$10.00)-----DOLLARS

to us in hand paid by IRENE BUSTAMANTE Tx. DL#14878333

As follows:

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.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said IRENE BUSTAMANTE, whose mailing address is 2510 Benitez Street, Donna, Texas 78537 of the County of Hidalgo State of Texas all that certain Property (including any improvements):

Lot Four (4) Block Thirty-one (31), Thirty Six Palms Terrace, Number Two, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of recorded or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severance, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District.

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

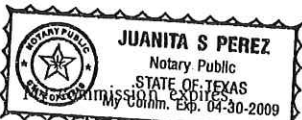
WITNESS our hands at Donna, Texas this 10th day December 2005 Witness at Request of Grantor:

[Signature: Pedro Bustamante] Tx. DL#01604511 [Signature: Maria Bustamante] Tx. DL#05096642

(Acknowledgment)

STATE OF TEXAS } COUNTY OF Hidalgo

This instrument was acknowledged before me on the 10th day of December 2005 by Pedro Bustamante and wife, Maria Bustamante.



[Signature: Juanita S. Perez] Notary Public, State of Texas Notary's printed name: JUANITA S. PEREZ

# Texas Notarial Certificate

(Jurat)

State of Texas

County of Hidalgo

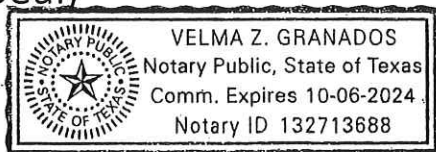
Sworn and subscribed before me on the 15<sup>th</sup> day of December, 2021.

Appeared Samuel G. Cazares (print name of principal), known to me or proved to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that was executed a contract between Samuel G. Cazares (Buyer) and Irene Bustanmante Rios (Seller) of said property legal description: 36 Palms Terrace No. 2, Lot 4 on Old La Blanca Rd., Donna Texas 78537 and the same for the purposes and consideration therein expressed.

Samuel G. Cazares      12-15-21  
Date

Given under my hand and seal of office this 15 day of  
December, 2021.

(Seal)



Velma Z. Granados

Notary Public State of Texas

This is a written contract for the sale and purchase of property where on Hidalgo CAD the legal description is-36 Palms Terrace No. 2, Lot 4 on Old La Blanca Rd., Donna, TX.

The seller/owner, Irene Bustamante, of 2510 Benitez St., Donna, TX of said property listed above does hereby agree to sell the property listed above Hidalgo CAD Property ID-302257, which is approximately .8178 Acres, 35,625Sq.ft, Eff. Front 142.50 ft. by Eff. Depth250.00 ft. for the agreed amount of 50,000.00\$(Fifty thousand dollars and no cents) to buyer, Samuel Cazares, of 3616 Yucca Ave, McAllen, TX. 78504

Buyer, Samuel Cazares, agrees to pay 1,000\$(One thousand dollars) a month until stated sale amount(50,000.00\$) is satisfied in full, for above listed property, to seller/owner and deed holder, Irene Bustamante.

Upon satisfying purchase price either through monthly payment or lump sum option, buyer, Samuel Cazares understands the deed to property listed above will then be transferred over to buyer, Samuel Cazares.

The seller and buyer hereby enter into contract for the sale and purchase of listed property above.

Date 3/27/21



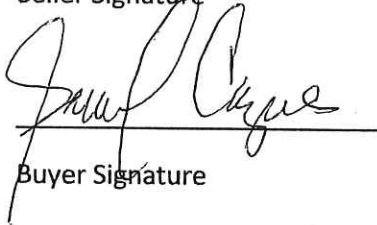
Seller Signature

Irene B. Rios

Seller Printed Name

3/27/21

Date



Buyer Signature

SAMUEL CAZARES

~~Seller~~ Buyer Printed Name

3/27/21

Date



Witness Signature

Michael J. Rios

Witness Printed Name

3/27/21

Date





Chapter 232, Texas Local Government Code

12/15/2021 9:58:04 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-5372  
Receipt No.: 021446  
T4090-02-000-0004-00

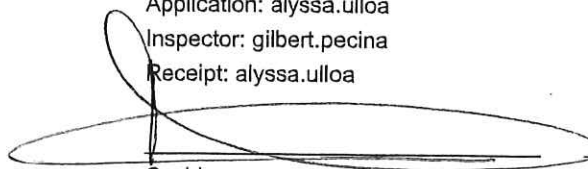
CAZARES SAMUEL  
2510 BENITEZ ST  
DONNA, TX 78537  
(956) 793-9506  
(956) 793-9506

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 0Sq.Ft.
- [5] Legal Description: 36 PALMS TERRACE NO. 2 LOT 4
- [6] Location: OLD LA BLANCA RD. & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
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 1-5372  
Price: \$30.00


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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier  
Date 12/15/21

[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

12.15.21  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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: 1-5398

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

Upon the application of:

Name: Tomás Curriel

Address: 210 Poco Ln  
Mercado  
Tx.

Phone: 956-472-9396

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

Water Supplier: City of Mercedes

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:

Lorenzani Lot 13

[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: 1-5398

**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

Thomas Cuiel

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

Lorenzana lot 13"

[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]

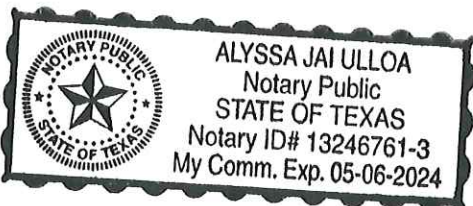
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 December 21, 2021, to certify which, witnesses my hand and seal of office.



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

**General Warranty Deed**

Date: NOVEMBER 16, 2021

Grantor: MICHAEL ROY CANTU, a single person

Grantor's Mailing Address: 1104 DOWLER ST.  
MERCEDES, TEXAS 78570  
HIDALGO COUNTY

Grantee: TOMAS CURIEL

Grantee's Mailing Address: 210 POCO LN.  
MERCEDES, TEXAS 78570  
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

TRACT I:

Lots Twelve (12), Thirteen (13) and Fourteen (14), LORENZANA SUBDIVISION, an addition to the City of Mercedes, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 74, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT II:

A tract of land out of Lot Ten (10), Block Eighty One (81), CAMPACUAS ADDITION TO THE CAPISALLO DISTRICT, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 2, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 60-D nail with washer found on the Southwest (Southeast Deed call) corner of said Lot 10, said corner being on the centerline of Washington Avenue (50 feet right of way);

THENCE, North, with and along the contiguous centerline of said Washington Ave. and West line of said Lot 10, a distance of 300.00 feet to a point;

THENCE, East, parallel to the South line of Lot 10, a distance of 861.0 feet to a 1/2 inch diameter steel rod set for the Southwest corner and POINT OF BEGINNING of the tract of land herein described;

THENCE, North, a distance of 182.26 feet to a 1/2 inch steel rod set for the Northwest corner of this tract;

THENCE, East, a distance of 239.00 feet for the Northeast corner of this tract, said corner being referenced by a 1/2 inch diameter steel rod set, bearing, West, a distance of 10.00 feet;

THENCE, South, a distance of 182.26 feet for the Southeast corner of this tract, said corner being referenced by a 1/2 inch diameter steel rod set, bearing, West, a distance of 10.00 feet;

THENCE, West, a distance of 239.00 feet to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1951, Page 592, Official Records of Hidalgo County, Texas. as to Tract I.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 20, Page 74, Map Records of Hidalgo County, Texas. as to Tract I
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Page 2, Map Records of Hidalgo County, Texas. as to Tract II
- f. Easements as reserved in Deed dated August 18, 1911, recorded in Volume 9, Page 281, Deed Records of Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 9, 1985, by and between Dionisio E. Lorenzana and wife, Guillermina Lorenzana, as Lessor, and Onshore Exploration Co., as Lessee, recorded July 9, 1985 at Volume 2156, Page 522 of the Official Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 15, 2005, by and between First Christian Church of Lubbock, as Lessor, and Onshore Exploration Co., as Lessee, recorded July 29, 1985 at Volume 2165, Page 282 of the Official Records of Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instruments recorded in Volume 1239, Pages 448, 453 and 457, Deed Records of County, Texas.
- j. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- k. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

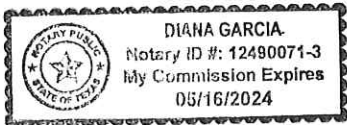
When the context requires, singular nouns and pronouns include the plural.

  
MICHAEL ROY CANTU

ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 16<sup>th</sup> day of November, 2021,  
by MICHAEL ROY CANTU.



*Diana Garcia*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**PREPARED BY:**  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, E-2  
McALLEN, TEXAS 78504  
GF#212442169

**AFTER RECORDING, RETURN TO:**  
TOMAS CURIEL  
210 POCO LN.  
MERCEDES, TEXAS 78570



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  
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Fax: 956-205-7049

Permit No.: Permit 1-5398  
Receipt No.: 021535  
L5550-00-000-0013-00

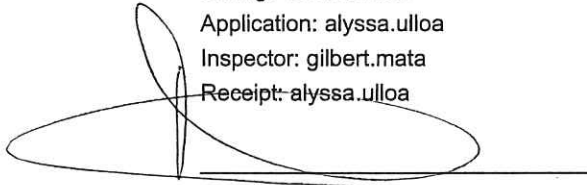
CURIEL TOMAS  
210 POCO LN  
MERCEDES, TX 78570  
(956) 472-9336  
(956) 472-9336

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2065Sq.Ft.
- [5] Legal Description: LORENZANA LOT 13
- [6] Location: FM 491 & ML 9
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$120000
- [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: applicant must comply with all county setbacks and regulations  
Description: Permit 1-5398  
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.mata  
Receipt: alyssa.ulloa

  
Cashier

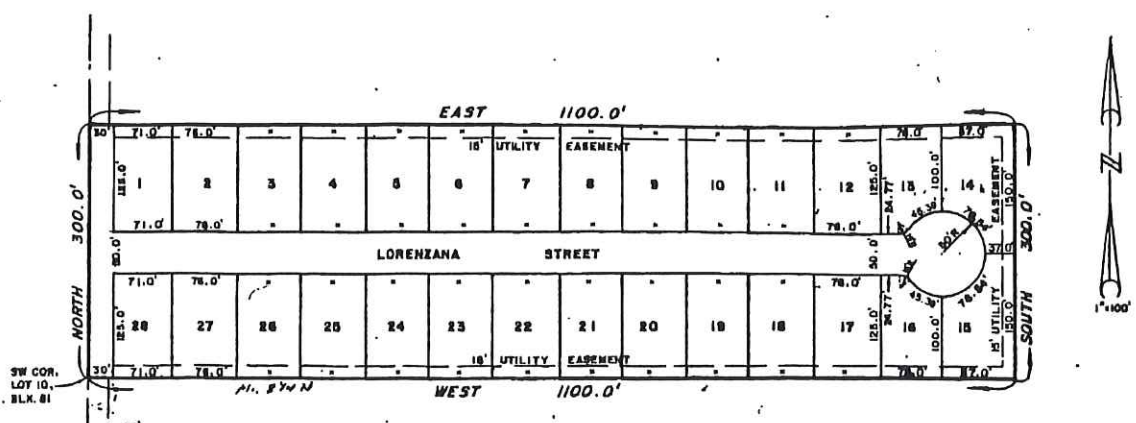
  
Date

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Signature of Owner or Applicant

12-21-21  
Date



MAP OF  
**LORENZANA SUBDIVISION**

HIDALGO COUNTY, TEXAS

BEING THE SOUTH 300.0 FEET OF THE WEST 33.33 ACRES OF  
LOT 10, BLOCK 81, CAMPACIAS SUBDIVISION  
LLANO GRANDE GRANT  
HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



*Charles L. Melden*  
CHARLES L. MELDEN  
REGISTERED PUBLIC SURVEYOR  
EDINBURG, TEXAS  
August 10, 1977 JOB NO. 778698

STATE OF TEXAS;  
COUNTY OF HIDALGO;

KNOW ALL MEN BY THESE PRESENTS:  
THAT THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

*D. E. Lorenzana*  
D. E. LORENZANA, OWNER

STATE OF TEXAS;  
COUNTY OF HIDALGO;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. E. LORENZANA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF February, A.D., 1978.

*Edward R. Mingo*  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, ON THIS THE 13th DAY OF Feb., A.D., 1978.

*James ...*  
CITY CLERK

ATTEST:

*Linda ...*  
CITY SECRETARY

THIS PLAT APPROVED BY THE CITY OF MERCEDES PLANNING AND ZONING BOARD ON THIS THE 13 DAY OF Feb., A.D., 1978.

*Lynia ...*  
CHAIRMAN

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_.

\_\_\_\_\_  
PRESIDENT

ATTEST:

\_\_\_\_\_  
SECRETARY

FILED FOR RECORD THIS DATE  
No. 312 of clock 2 M.  
FEB 27 1978  
HIDALGO COUNTY CLERK

APPROVED FOR RECORDING  
Hidalgo Co. Night & Day Dept.  
By: *[Signature]*  
Date: 2-24-78

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 27th Day of Feb. 1978  
SANTOS ... County Clerk  
Hidalgo County, Texas  
*[Signature]*  
Deputy