

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	LAURA MORIN	1-1553
2.	JUAN VIDAL	1-1998
3.	MARGARITO SALINAS	1-5555
	COMM. COURT: MARCH 8, 2022	



# 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: 1-1553

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

Upon the application of:

Name: Laura Morin

Address: 1924 E. 28th St.  
Weslaco Tx.

Phone: (956) 351-0925

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

Water Supplier: City of Weslaco

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:

RC Babbo lot @ Block 14 No. 4

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

~~-OR-~~

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1553

### 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

Laura Morin

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

RC Bardo lot 6 block 1 UA NO.4"

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

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

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

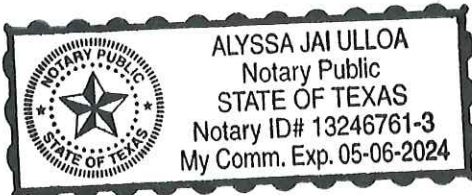
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 2, 2022, to certify which, witnesses my hand and seal of office.



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

SIERRA TITLE

GF#

3175408

STG/

**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:** December 27, 2017

**Grantor:** HUGO DE LA CRUZ and ORALIA DE LA CRUZ

**Grantor's Mailing Address:**

HUGO DE LA CRUZ  
3020 San Juana St.  
Weslaco, Texas 78596  
Hidalgo County

ORALIA DE LA CRUZ  
170 Thacker Road  
Rural Hall, North Carolina 27045  
Forsyth County

**Grantee:** ELIEZER MORIN and wife, LAURA RAMOS MORIN

**Grantee's Mailing Address:**

ELIEZER MORIN and LAURA RAMOS MORIN  
1524 E. 28<sup>th</sup> St.  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 6, Block 1, R.C. BABB SUBDIVISION, UNIT NO. 4, an addition to the City of Weslaco, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 153, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

- a. Right-of-Way Easement for roads, pipelines and ditches reserved in Deed dated April 1, 1920, from American Rio Grande Land and Irrigation Company to E.A. Mueller, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.
- b. Grantor reserves the right to use the pipeline running across property conveyed, as reserved in Deed dated February 21, 1944, from J.B. Corser to R.C. Babb, recorded in Volume 529, Page 176, Deed Records, Hidalgo County, Texas.
- c. Easements and conditions as shown on the Map recorded in Volume 22, Page 153, Map Records of Hidalgo County, Texas.
- d. Easements, etc., in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9, and all visible easements.
- e. Oil and Gas Lease dated March 5, 1981, from Arturo C. Cuellar Construction Company, Inc. to Tana Oil and Gas Corporation recorded in Volume 400, Page 196, Oil and Gas Lease Records of Hidalgo County, Texas.
- f. Oil and Gas Lease dated January 29, 1981, from Mattie John Babb to Tana Oil and Gas Corporation recorded in Volume 402, Page 168, Oil and Gas Lease Records of Hidalgo County, Texas.
- g. Oil and Gas Lease dated April 16, 1981, from Renato A. Cuellar and wife, Maria E. Cuellar to Tana Oil and Gas Corporation recorded in Volume 402, Page 132, Oil and Gas Lease Records of Hidalgo County, Texas.
- h. An undivided  $\frac{1}{2}$  interest in all oil, gas, and other minerals reserved in Deeds recorded in Volume 476, Page 152 and Volume 521, Page 18 and Volume 937, Page 41, all in the Deed Records of Hidalgo County, Texas.
- I. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- j. Standby fees, taxes and assessments by and taxing authority for the year 2018, and subsequent years, and subsequent taxes and assessments by and taxing authority for prior years due to change in land usage or ownership.

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.

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

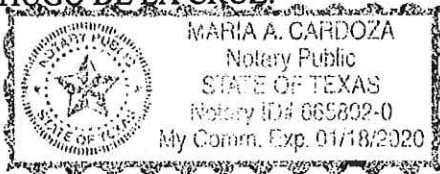
When the context requires, singular nouns and pronouns include the plural.

HUGO DE LA CRUZ  
HUGO DE LA CRUZ

Oralia De La Cruz  
ORALIA DE LA CRUZ

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24<sup>th</sup> day of January, 2018  
by HUGO DE LA CRUZ.



Maria A. Cardoza  
Notary Public, State of TEXAS

STATE OF NORTH CAROLINA §  
§  
COUNTY OF FORSYTH §

This instrument was acknowledged before me on the 10 day of JANUARY, 2018,  
by ORALIA DE LA CRUZ.



José Antonio Morales  
Notary Public, State of NORTH CAROLINA

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO:

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



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

2/25/2019 1:29:00 PM

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

Permit No.: Permit 1-1553  
 Receipt No.: 006256  
 B0050-04-001-0006-00

MORIN ELIEZAR *Laura Morin*  
 1524 E. 28 ST. *AU*  
 WESLACO, TX 78596  
 (956) 990-8854  
 (956) 990-8854

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: R.C. BABB NO. 4 LOT 6 BLK 1
- [6] Location: ML 4 & ML 5
- [7] Sewage: City of Weslaco
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$21000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
 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 and regulations  
 Description: Permit 1-1553  
 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: *leo.najera*  
 Receipt: *alyssa.ulloa*

*[Signature]*  
 \_\_\_\_\_  
 Cashier

*2/25/19*  
 \_\_\_\_\_  
 Date

*Property ID # 114715*

[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.

*Eliezer Morin*  
 \_\_\_\_\_  
 Signature of Owner or Applicant

*2-25-19*  
 \_\_\_\_\_  
 Date





# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1998

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

Upon the application of:

Name: Joan R Vidal

Address: 1928-Figueroa St  
Donna TX 78537

Phone: 956-975-8847

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>02/16/22</u>

*Light  
only  
No septic  
on  
property*

Water Supplier: NAWS

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:

La Curva lot 1

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

~~The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.~~

~~-OR-~~

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1998

### 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

Juan Vidal

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:

La Curva lot 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]

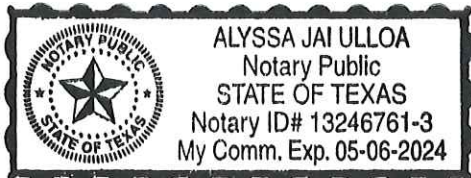
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Vidal (Signature)

SUBSCRIBED AND SWORN TO before me on February 16, 2002, 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 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.

2351779

*Warranty Deed*

*The State of Texas,*

*Know All Men by These*

*Presents*

*County of Hidalgo*

That I Sylvia Yanez(single lady) of the County of Hidalgo State of Texas for and in consideration of the sum of ten (\$10.00) dollars to in hand paid by

Granted, sold and Convey, unto the said Mr. Juan Rodolfo Vidal(single man) whose mailing address is 198 Figeroa St. Donna ,Texas 78537 State of Texas all that certain of the County of Hidalgo

M. S. 1928

Lot 1, LA CURVA SUBDIVISION OF 8.00 ACRES OF LAND BEING THE east 528.00 Feet of the South 660.00 Feet of the East Half of Lot 22, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas.

To have and to hold the above described premises, described premises, together with all and singular the rights and appurtenances thereto in anywise belonging the said Mr. Juan Rodolfo Vidal(single man).

Heirs and assigns forever and do hereby bind heirs executors and administrator, to Warrant and Forever Defend, all and singular the said premises unto the said Mr. Juan Rodolfo Vidal(single man).

Heirs and assigns against every person whomso ever lawfully claiming, or to claim the same, of any part thereof.

WITNESS hand at  
This 1<sup>st</sup> day of October 2012

Witness at request of Grantor:

*Sylvia Yanez*  
.....  
Sylvia Yanez

.....  
Witness

*Myrna Salinas*  
.....

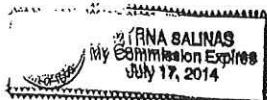
(Acknowledgment)

STATE OF TEXAS,  
County OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of October 2012 by Sylvia Yanez.

My Commission Expires:07/17/2013

*Myrna Salinas*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary printed name:Myrna Salinas





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

6/11/2019 11:55:12 AM

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 1-1998  
 Receipt No.: 007856  
 L0779-00-000-0001-00

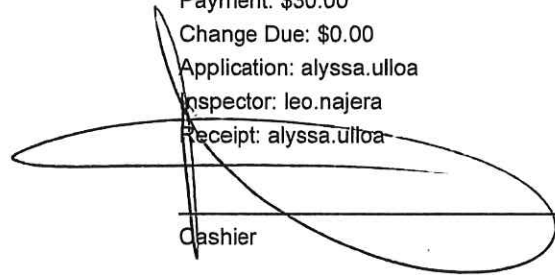
VIDAL JUAN RODOLFO  
 1928 FIGUEROA ST  
 DONNA, TX 78537  
 (956) 975-8847  
 (956) 975-8847

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: LA CURVA LOT 1
- [6] Location: sioux & 493
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$32000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: Yes  
 Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all county setbacks &  
 Regulations: BFE 80.2  
 Description: Permit 1-1998  
 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: leo.najera  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

6/11/19  
 Date

APPROVED #580601

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
 \_\_\_\_\_  
 Signature of Owner or Applicant

6-11-19  
 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5555

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

Upon the application of:

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

Name: Margarito Salinas III

Address: 1720 E 2nd St  
Weslaco TX  
78596

Phone: 956-375-7321

Water Supplier: Alamo Water Supply

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 Capisaco FT 2047 1.00.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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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5555

### 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

MARGARITO SALINAS III

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

NORTH CAPISANO TR 2044 1-88.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]

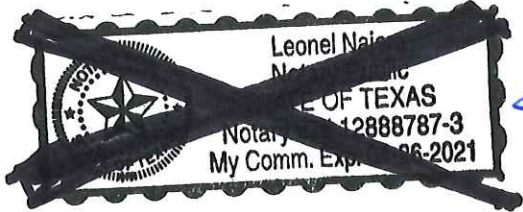
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Margarito Salinas III (Signature)

SUBSCRIBED AND SWORN TO before me on FEB. 22<sup>nd</sup>, 20 22 to certify which, witnesses my hand and seal of office.



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



Capital Title

GF# 21-613391-WC

Warranty Deed with Vendor's Lien

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: September 10, 2021

Grantor: Corina C. Cardoza and spouse, Douglas Spence

Grantor's Mailing Address: 3231 North Loop 1604 West, San Antonio Texas 78257

Grantee: Margarito Salinas III, a single person

Grantee's Mailing Address: 1720 E. 2nd St., Weslaco Texas 78596

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Security Service Federal Credit Union in the principal amount of \$50,400.00 (Fifty Thousand Four Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Security Service Federal Credit Union and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, trustee.

Property (including any improvements):

Tract No. 2: A tract of land out of the North 10.0 acres of the East 40.0 Acres of Farm Tract 2047, North Capisallo Subdivision of lands in the Llano Grande Grant, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

For the place of beginning, and for the South-East comer hereof, an iron pin set in the East line of Farm Tract 2047, at a distance of 268.0 feet South of its North-East comer;

THENCE, West for a distance of 20.0 feet to an iron pin set for the West line of a dedicated public road;

THENCE continuing West along the South line of this survey, for a distance of 1,300.00 feet to an iron pin set for the South-West comer hereof;

THENCE 90 degrees to the right, or North along the West line of this survey, for a distance of 62.0 feet to an iron pin set for the North-West comer of this conveyance;

THENCE 90 degrees to the right, or East along the North line of this survey, and parallel to the North line of Farm Tract 2047, for a distance of 1,300.0 feet to an iron pin set for the West road line of aforementioned public road;

THENCE continuing East for a distance of 20.0 feet to an iron pin set in the East line of Farm Tract 2047, at a distance of 206.0 feet South of its North-East comer;

THENCE 90 degrees to the right, or South along the East line of this survey, for a distance of 62.0 feet, to the place of beginning, and for a closure, and containing 1.852 acres, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A tract of land conveyed to County of Hidalgo, recorded in 1172327, Real Property Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:



The State of Texas,  
County of HIDALGO.

3388 DEED  
Know All Men by These Presents:

3572  
JH

That we, Severiano Cardoza and wife, Francisca Cardoza, of Mercedes,

of the County of Hidalgo, State of Texas, for and in consideration  
of the sum of Ten and No/100 (\$10.00) Dollars in cash, and the love and af-  
fection which we bear for our daughter, Noemi C. Campbell,  
to us in hand paid by Noemi C. Campbell, the receipt of which is hereby  
acknowledged and confessed.

~~XXXXXXXX~~  
~~XXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
Noemi C. Campbell, as her separate property and estate, of Mercedes,

of the County of Hidalgo, State of Texas, all that certain  
lot, tract, piece or parcel of land lying and being situated in Hidalgo  
County, Texas, and being more particularly described as follows, to-wit:

TRACT NO. 2

A tract of land out of the North 10.0 Acres of the East 40.0 Acres  
of Farm Tract 2047, North Capisallo Subdivision of lands in the  
Llano Grande Grant, Hidalgo County, Texas, and being more parti-  
cularly described by metes and bounds as follows, to-wit:

For the place of beginning, and for the South-East corner hereof,  
an iron pin set in the East line of Farm Tract 2047, at a distance  
of 268.0 feet South of its North-East corner; THENCE, West for a  
distance of 20.0 feet to an iron pin set for the West line of a  
dedicated public road; THENCE continuing West along the South line  
of this survey, for a distance of 1,300.0 feet to an iron pin set  
for the South-West corner hereof; THENCE 90 degrees to the right,  
or North along the West line of this survey, for a distance of  
62.0 feet to an iron pin set for the North-West corner of this con-

DEED

veyance; THENCE 90 degrees to the right, or East along the North line of this survey, and parallel to the North line of Farm Tract 2047, for a distance of 1,300.0 feet to an iron pin set for the West road line of afore mentioned public road; THENCE continuing East for a distance of 20.0 feet to an iron pin set in the East line of Farm Tract 2047, at a distance of 206.0 feet South of its North-East corner; THENCE 90 degrees to the right, or South along the East line of this survey, for a distance of 62.0 feet, to the place of beginning, and for a closure, and containing 1.852 acres, more or less.

This conveyance is SUBJECT to the following:

- 1. All easements, roadways, canals, rights-of-way, drain ditches, and any and all other visible easements, and to any prior mineral reservations or existing oil, gas or mineral leases.

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 Noemi C. Campbell, 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 Noemi C. Campbell, her

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

WITNESS our hands at Weslaco, Hidalgo County, Texas, this 25th day of February, 1969.

Severiano Cardoza
Severiano Cardoza

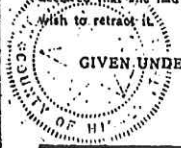
XXXXXXXXXXXXXXXXXXXX

Francisca Cardoza
Francisca Cardoza

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO,

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Severiano Cardoza and Francisca Cardoza, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Francisca Cardoza, wife of the said Severiano Cardoza, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Francisca Cardoza, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of February, A. D. 1969.
E. H. McLLHERAN
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
(L. S.) E. H. McLLHERAN
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.) County Clerk County, Texas
By Deputy.

3388

123

**Warranty Deed**

FROM

SEVERIANO CARDOZA, ET UX

TO

NOEMI C. CAMPBELL, AS HER  
SEPARATE PROPERTY AND ESTATE

FILED FOR RECORD

This 27<sup>th</sup> day of Feb, A.D. 1969  
at 12:46 o'clock P. M.

SANTOS SALDANA  
*Santos Saldana* County Clerk

By M. Handley Deputy

RECORDED

....., A. D. 19.....

In .....County Records

In Book....., on Page.....

.....  
County Clerk

By..... Deputy

**CHARGE & RETURN!**

Recording Fee \$.....

This instrument should be filed immediately with  
the County Clerk for Record.

SMITH, McILHELAN & JENKINS  
ATTORNEYS AT LAW  
P. O. BOX 416  
WICHITA, KANSAS

The Odor Company, Publishers, Dallas



Chapter 232, Texas Local Government Code

2/9/2022 1:00:48 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-5555  
Receipt No.: 022199  
N3400-00-000-2047-04

SALINAS MARGARITO III  
1720 E 2ND ST  
WESLACO, TX 78599  
(956) 375-7321  
(956) 375-7321

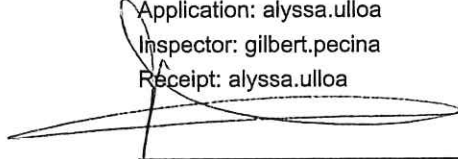
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: NORTH CAPISSALLO FT 2047 S62'-N261.70'-E1320' 1.88AC GR 1.82AC NET
- [6] Location: MILE 2 W. & MILE 14 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35500
- [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 1-5555  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00

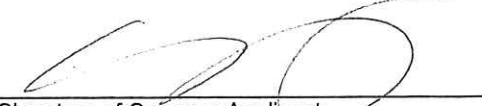
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

  
Date

[NOTICE]

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Signature of Owner or Applicant

02-09-22  
Date