

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	LUIS VALERIO	1-4082
2.	TANIA BARRAGAN	1-5667
3.	EMMANUEL AREVALO	1-5668
	COMM. COURT: MARCH 22, 2022	



# 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: L-4082

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

Upon the application of:

Name: Luis Valenz

Address: 2803 Roschawn Drive  
Weslaco TX  
78596

Phone: 956-463-9237

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

Water Supplier: AHWS

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole      Permanent Service

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

Midway village Blk 2 Lot 16

[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

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-4088

### 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

Luis Valerio

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:

Mid way village Bk 2 Lot 16"

[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~~]

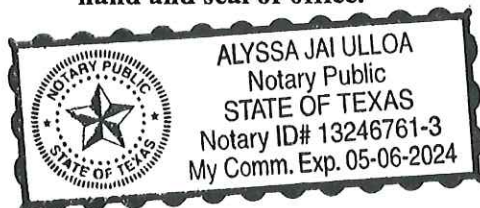
3A. "~~The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995.~~"

-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."

Luis Valerio (Signature)

SUBSCRIBED AND SWORN TO before me on March 10, 2008, 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:** August 12, 2020

**Grantor:** NOEMI RUELAS, a single woman; MARTIN DAVID RUELAS, out of his separate property and estate, not joined herein by his spouse as this forms no part of their homestead; and MATTHEW DAN RUELAS, a single man

**Grantor's Mailing Address:**

NOEMI RUELAS  
1438 S. Ohio Ave..  
Mercedes, Texas 78570  
Hidalgo County

MARTIN DAVID RUELAS  
1438 S. Ohio Ave..  
Mercedes, Texas 78570  
Hidalgo County

MATTHEW DAN RUELAS  
1218 Valle Verde Dr.  
Mercedes, Texas 78570  
Hidalgo County

**Grantee:** LUIS FERNANDO VALERIO, and wife NICOLASA MENDOZA VALERIO

**Grantee's Mailing Address:**

LUIS FERNANDO VALERIO, and wife NICOLASA MENDOZA VALERIO  
2803 Rose Lawn Drive  
Weslaco, TX 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):**

All of Lots Nos. Sixteen (16), Seventeen (17), Block No. Two (2), of the Mid-Way Village Subdivision, in Hidalgo County, Texas, as fully set out and described on a map or plat now of record in Volume 19, Page 15, of the Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

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

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

**THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

  
\_\_\_\_\_  
**NOEMI RUELAS**

  
\_\_\_\_\_  
**MARTIN DAVID RUELAS**

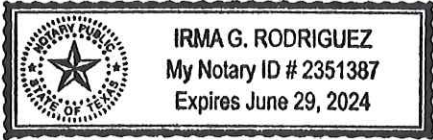
  
\_\_\_\_\_  
**MATTHEW DAN RUELAS**

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of August, 2020, by NOEMI RUELAS.



*Irma G Rodriguez*

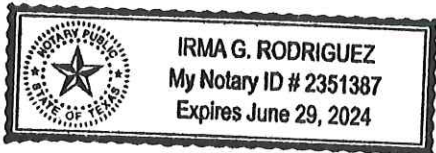
Notary Public, State of TEXAS

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of August, 2020, by MARTIN DAVID RUELAS.



*Irma G Rodriguez*

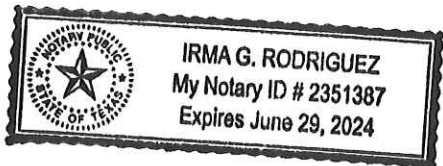
Notary Public, State of TEXAS

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of August, 2020, by MATTHEW DAN RUELAS.



*Irma G Rodriguez*

Notary Public, State of TEXAS

**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

2/9/2021 10:22:09 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

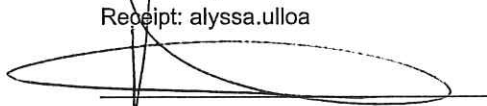
Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-4082  
Receipt No.: 016491  
M4050-00-002-0016-00

- VALERIO LUIS F & NICOLASA MENDOZA VALERIO
- 2809 ROSE LAWN DR
- WESLACO , TX 2803
- (956) 463-9237
- (956) 463-9237
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 980Sq.Ft.
- [5] Legal Description: MID WAY VILLAGE BLK 2 LT 16
- [6] Location: MILE 7 N. & MIDWAY RD.
- [7] Sewage: N/A
- [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 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS & REAULTIONS  
 Description: Permit 1-4082  
 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

2/9/21  
 \_\_\_\_\_  
 Date

property ID# 236499

[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

02-9-2021  
 \_\_\_\_\_  
 Date

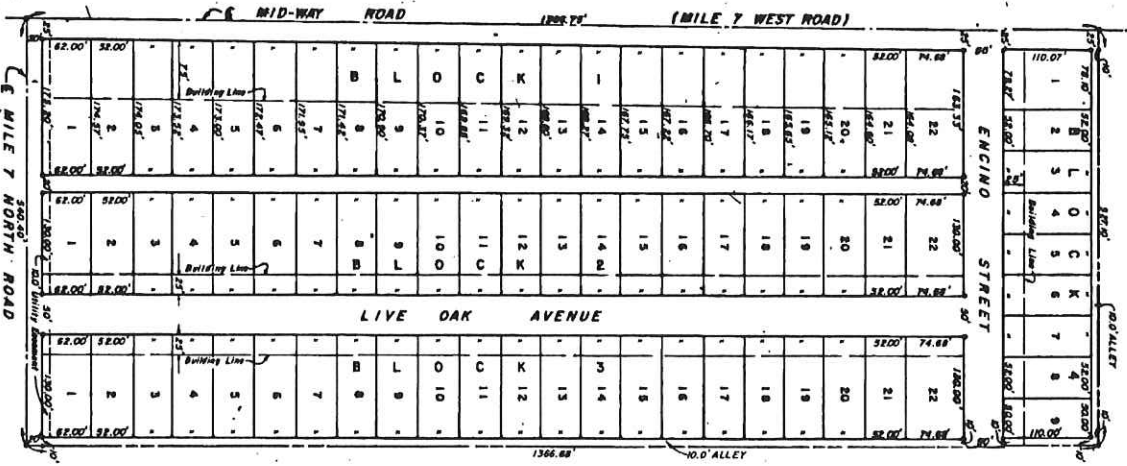
24483

# MID-WAY VILLAGE SUBDIVISION

## SUBDIVISION PLAT

SHOWING THE MID-WAY VILLAGE SUBDIVISION, BEING A SUBDIVISION OF THE WEST 16.75 ACRES OF THE SOUTH 33.75 ACRES, FARM TRACT 625, WEST TRACT ADDITION, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING  
COMMISSIONERS' COURT  
The Court Day of July 1, 1973  
BARTER SALDANA, County Clerk  
Hidalgo County, Texas  
By Barbara A. Taylor



FILED FOR RECORD - 5:00 PM  
JULY 1, 1973  
BARTER SALDANA, County Clerk  
Hidalgo County, Texas

STATE OF TEXAS  
COUNTY OF HIDALGO

I, E. L. WELLS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LANDS AS PREPARED UNDER MY DIRECTION.

WITNESS MY HAND AND SEAL THIS 26 DAY OF June, 1973 -  
E. L. WELLS Reg. No. 1456

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID E. L. WELLS ON THIS 26th DAY OF June, 1973.

Barbara A. Taylor  
Notary Public, Hidalgo County, Texas

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE OWNER(S) OF THE PROPERTY HEREIN DESCRIBED, DO HEREBY SUBDIVIDE AND ADOPT THIS MAP OF SAID SUBDIVISION OF THE ABOVE 16.75 ACRES, AND NOW DEDICATE TO PUBLIC USE ALL STREETS, ALLEYS AND UTILITY EASEMENTS SHOWN THEREON.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 26 DAY OF June, 1973.

M. M. P. I. R. E.  
Notary Public, Hidalgo County, Texas

STATE OF TEXAS  
COUNTY OF HIDALGO  
AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS 1 DAY OF July, 1973.

County Judge

THIS PLAT APPROVED BY THE WESTLACO CITY COMMISSION ON June 26 DAY OF June, 1973.  
Barbara A. Taylor  
Notary Public, Hidalgo County, Texas

STATE OF TEXAS  
COUNTY OF HIDALGO

I, Barbara A. Taylor, Clerk of the County Court, in and for Hidalgo County, Texas do hereby certify that the foregoing instrument dated July 1 day of July, A.D. 1973 with the certificate of authentication was filed for record in my office on the 1 day of July, A.D. 1973 at 10:00 o'clock A.M., and was duly recorded by me on the 1 day of July, 1973 at 10:00 o'clock A.M., in Volume 100 of the Records of Hidalgo County, Texas.  
Witness my hand and seal of this County of Hidalgo, at my office in Galveston, Texas, this 1 day of July, A.D. 1973.

Filed for record at 10:00 o'clock A.M. this 1 day of July, A.D. 1973.  
County Clerk

APPROVED  
FOR RECORDING  
Hidalgo Co. Register  
Date 7-1-73



# PLANNING DEPARTMENT

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5667

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

Upon the application of:

Name: Tania Bouragan

Address: 2919 Roselawn  
dr weslaco, TX  
78596

Phone: (956) 856-2811

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

Water Supplier: North Alamo

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

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

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

Rosedale Heights lot 80 B1K 1

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

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

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

~~OR-~~

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 05-18-20

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Precinct 1 2 3 4

Application No: 1-5667

T.J. Arredondo, CFM  
Director of Planning

Application No: \_\_\_\_\_

**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

Tama Baragan \_\_\_\_\_,

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:

Dosedale Heights lot 80 Blk 1 \_\_\_\_\_."

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

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

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

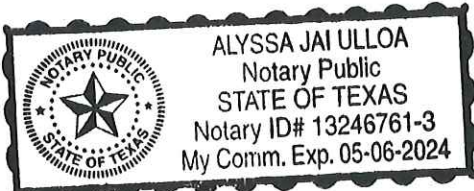
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Tama Baragan \_\_\_\_\_ (Signature)

SUBSCRIBED AND SWORN TO before me on March 14, 2008, to certify which, witnesses my hand and seal of office.



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

## SPECIAL 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:** FEBRUARY 23, 2022

**Grantor:** B TWIN, LLC

**Grantor's Mailing Address:**

501 MOCKINGBIRD LANE  
MCALLEN, TEXAS 78501  
HIDALGO COUNTY

**Grantee:** TANIA BARRAGAN

**Grantee's Mailing Address:**

2919 ROSELAWN DRIVE  
WESLACO, TEXAS 78596  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$26,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

**Property (including any improvements):**

**LOT 20, BLOCK 1, ROSEDALE HEIGHTS SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

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

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

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;

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

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

PAGE 1 OF 3

requirements shown on the map of said subdivision;

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

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

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

SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.

SUBJECT TO any and all rules and regulations of any existing Property Owners Association.

SUBJECT TO any previous owner's right to redeem the Property in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, 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, excutors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.


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

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

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

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By:   
Cayetano E. Barrera, President

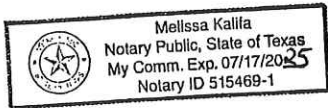
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 28, 2022, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kallia  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
BARRERA, SANCHEZ & ASSOCIATES, P.C.  
10113 N. 10<sup>th</sup> Street, Suite A  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:  
B Twin, LLC.  
10113 N 10<sup>th</sup> St Ste A  
McAllen, Texas 78504



Chapter 232, Texas Local Government Code

3/14/2022 11:32:53 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 1-5667  
Receipt No.: 022705  
R4050-00-001-0020-00

BARRAGAN TANIA  
2919 ROSELAWN DRIVE  
WESLACO, TX 78596  
(956) 856-8811  
(956) 856-8811

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 756Sq.Ft.
- [5] Legal Description: ROSEDALE HEIGHTS LOT 20 BLK 1
- [6] Location: MILANOS & ML 7
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$14000
- [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 1-5667  
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.mata  
Receipt: alyssa.ulloa

Cashier

3/14/22  
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.

Tania Barragan  
Signature of Owner or Applicant

03/14/22  
Date

# PLAT OF SURVEY SHOWING ROSEDALE HEIGHTS

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

I, HOWARD NELSON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY  
IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE BY ME UPON THE  
GROUND.  
WITNESS MY HAND THIS 6TH DAY OF OCTOBER 1947  
*Howard Nelson*

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

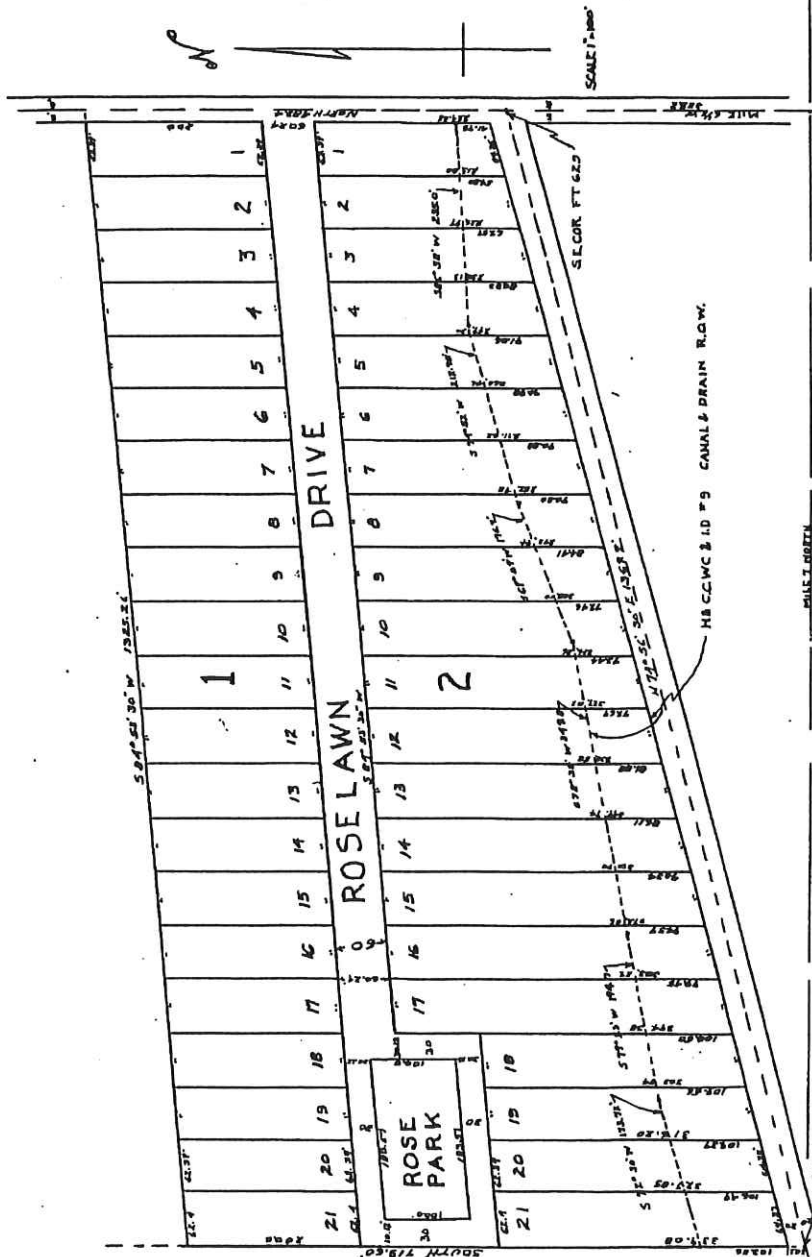
THAT I, MARY C. HEARNE, OWNER OF THE ABOVE  
LAND, DO HEREBY, ADOPT AND DEDICATE, RATIFY AND CONFIRM THE FORE-  
GOING MAP AND PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREET  
AND PARK SHOWN AND DESIGNATED THEREON.

STATE OF TEXAS }  
COUNTY OF HIDALGO }  
I, *Mary C. Hearne*  
SUSCRIBED AND SWORN TO BEFORE ME THIS  
7TH DAY OF OCTOBER 1947, A.D.

*Thelma Jennings (Notary Public)*  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
My Commission expires - 6-1-50

APPROVED BY THE CITY COMMISSION OF HIDALGO, TEXAS, ON OCTOBER 7, 1947

*W. J. Thompson*  
CITY SECRETARY





# 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: 15668

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

Upon the application of:

Name: Emmanuel A

Address: 3712 Bonanza rd  
Edinburg Tx  
78542

Phone: (956) 525 9067  
(956) 525 9059

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.: MA  
 Temporary Pole  Permanent Service

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

NORTH <sup>LN</sup> ~~AVENUE~~ CAPISANO FT 2006 ZAC

[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  
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956-318-2840  
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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: 1-5608

**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

~~EMMANUEL ARMENDARIZ~~ EMMANUEL ARMENDARIZ

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:

NORTH CAPISANO FT 2006 ZAC"

[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]

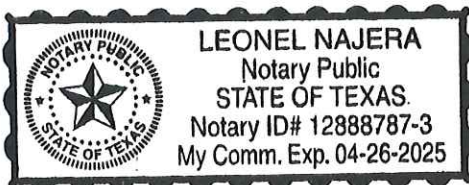
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 15<sup>th</sup>, 2022, to certify which, witnesses my hand and seal of office.



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

Capital Title  
GF# 21-619945-ED

## General Warranty Deed

**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: October 18, 2021

Grantor: Carlos Sergio Guajardo and Myra Escalon, husband and wife

Grantor's Mailing Address: 6221 D. St., Mercedes, TX 78570

Grantee: Emmanuel Armendariz Arevalo and Sugey Nino Jimenez

Grantee's Mailing Address: 3712 Bonanza Rd., Edinburg, TX 78542

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

A 2.00 acre tract of land being a portion of Farm Tract 2006, North CapiSallo District Subdivision, as recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas, also being that certain tract described in General Warranty Deed recorded in Document #2747433, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a point on the centerline of Mile 2 West Road also being the east line of said Farm Tract 2006, being the northeast corner of that certain tract described in General Warranty Deed recorded Document #776202, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract. Said point bears North 264.00 feet from a found one-half inch iron rod being the southeast corner of said Farm Tract 2006. Said point also bears south 1,056.00 feet from a found cotton picker spindle being the northeast corner of said Farm Tract 2006.

**THENCE** West along the north line of said tract described in General Warranty Deed recorded Document #776202, Official Records, Hidalgo County, Texas, being parallel to the south line of said Farm Tract 2006, pass at 40.00 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being the west Right-of-Way line of said Mile 2 West Road as established by Right-of-Way Deed recorded in Document #1173553, Official Records, Hidalgo County, Texas, and continuing for a total distance of 660.00 feet to a set one-half inch iron rod with a cap labeled "RPLS 4204" being the northwest corner of said tract described in General Warranty Deed recorded Document #776202, Official Records, Hidalgo County, Texas, also being the southeast corner of that certain tract described in Correction Gift Warranty Deed recorded

Document #2086301, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

**THENCE** North 132.00 feet along the east line of said tract described in Correction Gift Warranty Deed recorded Document #2086301, Official Records, Hidalgo County, Texas, being parallel to the east line of said Farm Tract 2006, to a set one-half inch iron rod with a cap labeled "RPLS 4204" rod being the southwest corner of that certain tract described in Warranty Deed recorded Document #431378, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

**THENCE** East along the south line of said tract described in Warranty Deed recorded Document #431378, Official Records, Hidalgo County, Texas, being parallel to the south line of said Farm Tract 2006, pass at 620.00 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being said west Right-of-Way line of said Mile 2 West Road as established by Right-of-Way Deed recorded in Document #1173553, Official Records, Hidalgo County, Texas, and continuing for a total distance of 660.00 feet to a point on the centerline of said Mile 2 West Road, also being the east line of said Farm Tract 2006, being the southeast corner of said tract described in Warranty Deed recorded Document #431378, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

**THENCE** South 132.00 feet along said centerline of said Mile 2 West Road also being the east line of said Farm Tract 2006, to the point of beginning and containing 2.00 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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.

S.G. 19

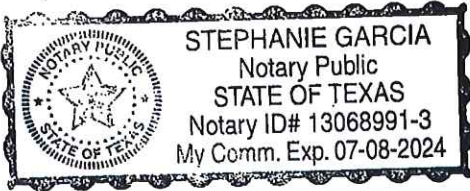
EXECUTED this 18 day of October, 2021.

Carlos Sergio Guajardo  
Carlos Sergio Guajardo

Myra Escalon  
Myra Escalon

THE STATE OF Texas §  
COUNTY OF Hidalgo §

Before me, a Notary Public, the foregoing instrument was acknowledged on 18 S.G. day of October, 2021 by Carlos Sergio Guajardo and Myra Escalon who personally appeared before me, and who is known to me through photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



S. Garcia  
NOTARY PUBLIC, STATE OF  
Texas

**AFTER RECORDING, RETURN TO:**  
Emmanuel Arevalo and Sugely Jimenez  
3712 Bonanza RD.  
Edinburg, TX 78542

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

214462

VOL 2695 PAGE 244

WARRANTY DEED 95376

to  
10

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

THAT I, ALBERT K. POLIS, TRUSTEE, P.O. BOX 2827, McALLEN, Hidalgo County, State of Texas, for and in consideration of the sum of TEN AND NO/100'S-----(\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by 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 T. GONZALEZ, ROUTE 1, BOX 539 K, WESLACO, HIDALGO COUNTY, TEXAS, all that certain tract, lot or parcel of land situated in Hidalgo County, Texas, and described as follows, to-wit:

A tract or parcel of land containing 2.00 acres, more or less, out of Lot 2006 of the North Capisallo District Subdivision of lands in the Llano Grande Grant, Hidalgo County, Texas, as per map or plat of said subdivision recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas. Said 2.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the East boundary line of said Lot 2006, said point being South 924 feet from the Northeast corner of Lot 2006 and the Place of Beginning and Northeast corner of this tract;

THENCE, West 660 feet parallel with the North boundary line of Lot 2006 to a point for the Northwest corner of this tract;

THENCE, South 132 feet parallel with the East boundary line of Lot 2006 to a point for the Southwest corner of this tract;

THENCE, East 660 feet to a point in the East boundary line of Lot 2006, the Southeast corner of this tract;

THENCE, North 132 feet with and along the East boundary line of Lot 2006 to the Place of Beginning, the tract containing 2.00 acres, more or less.

SAVE AND EXCEPT:

All oil, gas and other minerals on, in and under and that may be produced from the above described real property.

SUBJECT TO:

Easements and reservations as may be reflected by the map and plat of record in Volume 2, Page 7, Map Records of Hidalgo County, Texas;

Statutory rights, rules, regulations, easements and liens in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9;

Easement dated September 19, 1956, executed by Joe Cook to Texas Eastern Transmission Corporation, recorded in Volume 872, Page 304, Deed Records, Hidalgo County, Texas;

All valid and existing oil, gas and mineral leases as unitized into "Joe Cook Unit #1" as recorded in Volume 247, Page 698, Oil and Gas Records of Hidalgo County, Texas; and

Oil and Gas Leases in favor of Tana Oil and Gas Corp. recorded in Volume 379, Page 741, Volume 379, Page 768, Volume 379, Page 758 and Volume 386, Page 758, Oil and Gas Lease Records of Hidalgo County, Texas. Gas Unit Designation recorded in Volume 401, Page 557, and amended by Amendment to Gas Unit Designation, recorded in Volume 425, Page 77, Oil and Gas Lease Records of Hidalgo County, Texas.

IN NO EVENT WILL ANY PIGS, HOGS OR SWINE BE KEPT UPON THIS PROPERTY AND THAT ANY OTHER LIVESTOCK, IF KEPT ON THIS LOT, MUST BE KEPT IN SUCH MANNER AS NOT TO CREATE A NUISANCE IN ANY MANNER. NO OUTDOOR PRIVIES OR TOILETS WILL BE PERMITTED UPON THE PROPERTY, AND MUST FOLLOW COUNTY REGULATIONS REGARDING SEPTIC TANK AND CONSTRUCTION OF HOUSE.

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 MARIA T. GONZALEZ, her heirs, executors and administrators forever; and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular of the said premises unto the said MARIA T. GONZALEZ, her heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 18th day of July, 1988.

  
ALBERT K. POLIS, TRUSTEE

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 ALBERT K. POLIS, TRUSTEE, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12<sup>th</sup> day of September, 1988.



*Miroslava Garza*  
Notary Public, Hidalgo County, Texas

Address of Grantee:  
Ms. Maria T. Gonzalez  
Route 1, Box 539  
Weslaco, Texas 78596

PLEASE RETURN TO:  
ATLAS & HALL  
P.O. Drawer 3725  
McAllen, Texas 78502  
ATTN: Mr. E. G. Hall  
(Polis - 21,464-1)

*Charge:*  
*Edwards Abstract Co.*

'86 DEC 29 PM 3 59  
WILLIAM RILLY LEO  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

95376



Chapter 232, Texas Local Government Code

3/14/2022 12:17:54 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 1-5668  
Receipt No.: 022707  
N3400-00-000-2006-04

AREVALO EMMANUEL ARMENDARIZ & SUGEY NINO JIMENEZ

3712 BONANZA RD  
EDINBURG, TX 78542  
(956) 525-9067  
(956) 525-9059

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 232Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO N 132'-S 396'-E 660' FT  
2006 2AC GR 1.88AC NET
- [6] Location: MILE 2 W. & MILEI 12 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1200
- [10] Flood Zone: Zone AE

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 1-5668  
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: gilbert.pecina  
Receipt: leo.najera

  
Cashier

3/14/22  
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

3/14/2022  
Date