





# 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: 4-5588

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

Upon the application of:

Name: Jose A. Gravano III

Address: 4217 Country Street  
Mc Allen, Tx

Phone: (956) 309-9049

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>WRamirez</u>
Date Approved:	<u>/ /</u>	<u>Existing Sept</u>
		<u>3/23/22</u>

Water Supplier: Sharyland Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: U1A  
 Temporary Pole     Permanent Service

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

Lot 12, Nave Country Subdivision

*[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 April 5, 20 22, 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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T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5588

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

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Jose A. Graciano III; lot 12, Ware Country Subdivision

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX ID (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:

Lot 12, Ware Counry Subdivision; 4217 Country Street Meallens TX

[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]

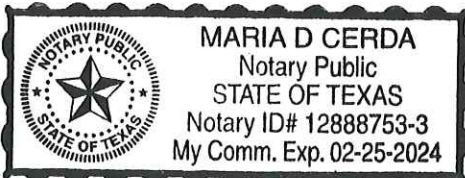
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

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



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



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

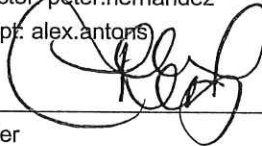
Permit No.: Permit 4-5588  
Receipt No.: 021819  
W0850-00-000-0012-00

- GRACIANO ANTONIO JOSE & GRACIANO KEIRI
- 4229 TORONTO AVE
- MCALLEN, TX 78503
- (956) 309-9049
- (956) 225-6909
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3291Sq.Ft.
- [5] Legal Description: WARE COUNTRY LOT 12
- [6] Location: 107 AND WARE RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$269862
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 10', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
RULES AND REGULATIONS  
Description: Permit 4-5588  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
Cashier

1/13/22  
Date

# 320600

[NOTICE]

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

  
Signature of Owner or Applicant

1/13/22  
Date

Capital Title  
GF# 21-623739-ED

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

**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.**

GF# 21-623739-ED

Date: DECEMBER 10, 2021

Grantor: ANA MARIA VARGAS GARCIA, BEING ONE AND THE SAME PERSON AS ANA MARIA VARGAS AND SPOUSE, LUKANO GARCIA

Grantor's Mailing Address: 12819 HEINEMANN DRIVE, AUSTIN, TEXAS 78727

Grantee: JOSE ANTONIO GRACIANO III AND WIFE, KEIRI VASQUEZ GRACIANO

Grantee's Mailing Address: 4229 TORONTO AVENUE, MCALLEN, TEXAS 78503

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of \$261,750.00 executed by Grantee, payable to the order of RIO BANK. The Note is secured by a Vendor's Lien (TO THE EXTENT OF \$80,000.00) retained in favor of RIO BANK in this Deed and by a Deed of Trust of even date from JOSE ANTONIO GRACIANO III AND WIFE, KEIRI VASQUEZ GRACIANO to BRIAN A. HUMPHREYS, JR., TRUSTEE(S).

Property (including any improvements):

LOT 12, WARE COUNTRY SUBDIVISION, AN ADDITION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP OR PLAT RECORDED IN VOLUME 22, PAGE 187, MAP RECORDS OF

HIDALGO COUNTY, TEXAS.

**Reservations from Conveyance:** NONE

**Exceptions to Conveyance and Warranty:**

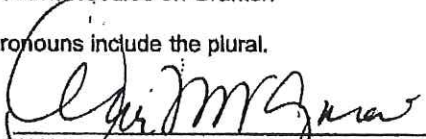
THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.


Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the property are retained (TO THE EXTENT OF \$80,000.00) until each Note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained (TO THE EXTENT OF \$80,000.00) are hereby transferred, assigned, sold and conveyed to **RIO BANK**, its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor.

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

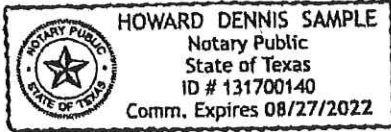
  
 ANA MARIA VARGAS GARCIA

  
 LUKANG GARCIA

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2021, by  
**ANA MARIA VARGAS GARCIA AND SPOUSE, LUKANO GARCIA.**

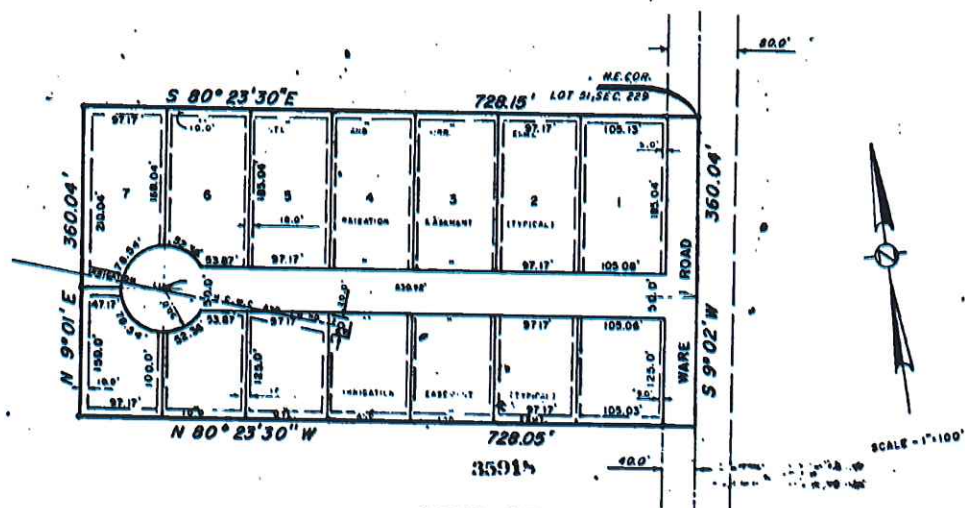


*Howard Dennis Sample*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:

**NOTICE:** This document affects your legal rights. Read it carefully before signing.

**AFTER RECORDING RETURN TO:**  
JOSE ANTONIO GRACIANO III AND WIFE, KEIRI  
VASQUEZ GRACIANO  
4229 TORONTO AVENUE  
MCALLEN, TEXAS 78503

PREPARED IN THE LAW OFFICE OF:  
NEWMAN & LAWLER  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
200 BAILEY AVE., SUITE 100  
FORT WORTH, TEXAS 76107



**MAP OF  
WARE COUNTRY SUBDIVISION  
HIDALGO COUNTY, TEXAS**

BEING A RESUBDIVISION OF ... IN 29 ACRES OF THE S.W. 1/4 OF LOT 21, SECTION 229, AND ...  
... 3.66 ACRES-OUT OF LOTS 20 AND 21, SECTION ...  
... RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS.

I, LARRY L. SMITH, CIVIL ENGINEER AND SURVEYOR, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBMITTED IN THIS DIRECTION.

*Larry L. Smith*  
LARRY L. SMITH  
CIVIL ENGINEER AND SURVEYOR  
LUBBOCK, TEXAS  
Date Feb 11, 1922

LARRY L. SMITH  
CIVIL ENGINEER AND SURVEYOR  
LUBBOCK, TEXAS  
SURVEYED: 2-26-02 JOB NO: R20091 T201-P78

STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

*Milton J. Moritz*  
MILTON J. MORITZ, OWNER

*Richard Benfield*  
RICHARD BENFIELD, OWNER

STATE OF TEXAS:  
COUNTY OF HIDALGO:

*Diane M. Crawford*  
DIANE M. CRAWFORD

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MILTON J. MORITZ, AND RICHARD BENFIELD, OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE EXECUTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_.

NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 7 SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY. DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_.

ATTEST:  
*[Signature]*  
SECRETARY

RECORDING  
COMMISSIONERS' COURT  
THIS 11th DAY OF FEBRUARY 1922  
SANTOS SALAZAR, Clerk  
Hidalgo County, Texas  
*[Signature]*  
Deputy

CHECKED FOR DRAINAGE  
BY: *W.A.O.B.*

Recorded in Book 88 Page 126  
of the map records of Hidalgo  
County, Texas  
Madden and Hunt, Inc.  
County Surveyors