

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JOSE RICARDO PEQUENO	3-4480
2.	SARAH JEANETTE SAENZ	3-4448
3.		
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5.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: July 12, 2022	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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: 34480

4/10/22

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

Upon the application of:

Name: Jose R. Pequeno

Address: 5900 N Abram Rd  
Mission TX 78574  
(956) 777-2221  
Phone: (956) 429-2673

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Rudolf R</u>
Inspection/Permit No:		<u>54188</u>
Date Approved: / /		<u>04/23/22</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 010032789482193490  
[ ] Temporary Pole [  ] Permanent Service

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

Porcion 48 N132'-S3168'-W4660'  
A/K/A Tr 20 2.00 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.

Sandra Antunez 4/23/22  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 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
---	--	--

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-4480  
6/10/22

### 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 Ricardo Pequeno

Known to me [or proved to me in the oath of Texas Driver License or through NA (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: Porcion 48 N132'-53168'-W 660' AKA Tr 20 2.00Ac."

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

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

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

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

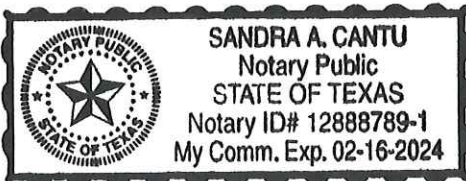
~~-OR-~~

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

Jose R. Pequeno (Signature)

SUBSCRIBED AND SWORN TO before me on June 23, 2022, to certify which, witnesses my hand and seal of office.

Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



2028184

**NOTICE OF CONFIDENTIALITY RIGHTS:**  
**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

## **WARRANTY DEED**

Date: August 20, 2009

Grantor: **Fermin Pequeno, joined herein by my wife, Rosaena E. Pequeno**

Grantor's Mailing Address:  
**3025 Melba  
McAllen, Hidalgo County, Texas 78501**

Grantee: **Jose R. Pequeno, as his separate property and estate**

Grantee's Mailing Address:  
**106 Keystone  
Mission, Hidalgo County, Texas 78572**

Consideration:  
**For the love and affection which we have and bear unto and towards our son.**

Property (including any improvement, if any):  
**The North 132 feet of the South 3168 feet of the West 660 feet of Porcion 48, between the four and five mile line, Hidalgo County, Texas.**

Reservations from and Exception to Conveyance and Warranty:

**SUBJECT TO:**

- A. Rights of parties in possession.**
- B. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated April 12, 1957, recorded in Volume 890, Page 565, Deed Records and dated August 8, 1983, recorded in Volume 1903, Page 208, Official Records, Hidalgo County, Texas.**
- C. Easement for RIGHT-OF-WAY granted to LA JOYA WATER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1432, Page 459, Deed Records, Hidalgo County, Texas.**

- D. Right of way as set forth in instrument recorded in Volume 2516, Page 611, Official Records, Hidalgo County, Texas.
- E. A ten foot wide easement for irrigation purposes along the East Line as set forth in instrument recorded in Volume 2458, Page 696, Official Records, Hidalgo County, Texas.
- F. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 6.
- G. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- H. Visible and apparent easements on or across property herein described.
- I. SUBJECT to Subdivision Regulations of Hidalgo County, Texas.
- J. SUBJECT to the rights of the public in and to that portion of subject tract lying within road right of way.
- K. SAVE and EXCEPT any oil, gas and other minerals and water rights.
- L. SUBJECT to Deed Restrictions.

**NO TITLE OR TAX EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAX TO THIS PROPERTY.**

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

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

  
\_\_\_\_\_  
FERMIN PEQUENO

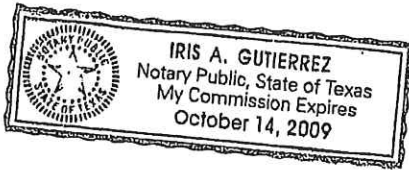
  
\_\_\_\_\_  
ROSAENA E. PEQUENO

\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS        )  
COUNTY OF HIDALGO    )

This instrument was acknowledged before me on the 21<sup>st</sup> day of August,  
2009 by **Fermin Pequeno, joined herein by wife, Rosaena E. Pequeno.**



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

\*\*\*\*\*

***After Recording Return To:***  
***A. C. Garcia, Attorney***  
***P.O. Drawer 630***  
***Pharr, Texas 78577***

***Prepared In The Law Office of:***  
***A. C. Garcia, Attorney***  
***125 E. Caffery***  
***P.O. Box 630***  
***Pharr, Texas 78577***  
***Ph (956) 787-6261 Fax (956) 787-6395***

The State of Texas,

} Know All Men by These Presents:

County of HIDALGO

That CANDELARIO ADAME

of the County of HIDALGO State of TEXAS for and in consideration  
of the sum of TEN AND NO/100-----

DOLLARS

to him paid, and ~~accepted by him~~ and the assumption of an agreement to pay  
by:

FERMIN PEQUENO  
3025 Melba  
McAllen, TX 78501

as follows:

One installment vendor's lien note dated September 22, 1986, in the principal amount of \$7,900.00, due and payable in 120 monthly installments of \$113.35 each, including interest at the rate of 12% per annum, with the first installment to become due and payable on or before the 20th day of November, 1986, and a like installment to become due and payable on or before the 20th day of each succeeding month thereafter, until the entire principal amount has been paid in full;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
FERMIN PEQUENO

of the County of HIDALGO State of TEXAS all that certain  
lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being  
more fully described as follows, to-wit:

The North 132 feet of the South 3168 feet of the West 660 feet of Porcion 48,  
between the four and five mile line, Hidalgo County, Texas; SAVE AND EXCEPT any  
and all oil, gas and other minerals that may be found in, on and under said land  
and premises.

SUBJECT to lien of record.

SUBJECT to EXHIBIT "A" attached

SUBJECT to a 10 foot easement on the east boundary line of said tract for irrigation  
purposes.

SUBJECT to Deed Restrictions.

SUBJECT to easements of record and all visible easements.

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

FERMIN PEQUENO

heirs and assigns forever and do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises  
unto the said  
FERMIN PEQUENO, his

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

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above  
described property, premises and improvements, until the above described note, and all interest  
thereon are fully paid according to its face and tenor, effect and reading, when this deed shall  
become absolute.

WITNESS my hand at Mission, Texas

this 21st day of April 1988.

Witness at request of Grantor:

*Candelario Adame*  
Candelario Adame

Mailing address of grantee:

Name: Fermin Pequenc  
Address: 3025 Melba  
McAllen, TX 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

(Acknowledgment)

This instrument was acknowledged before me on the 22nd day of April, 1988,  
by Candelario Adame

My commission expires: 5-25-88

*Carlota H. Garza*  
Notary Public, State of Texas  
Notary's printed name: Carlota H. Garza

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

151  
Warranty Deed  
(WITH VENDOR'S LEM)

FROM \_\_\_\_\_  
TO \_\_\_\_\_

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, A D 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M

By \_\_\_\_\_ County Clerk  
Deputy \_\_\_\_\_

RECORDED  
In \_\_\_\_\_ A D 19\_\_\_\_  
County Records  
In Book \_\_\_\_\_ on Page \_\_\_\_\_

By \_\_\_\_\_ County Clerk  
Deputy \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the  
County Clerk for record.

WHEN RECORDED RETURN TO  
BHM STORES DEVELOPMENT CO., INC.  
P. O. DRAWER 2  
LA JOYA, TX 78550

The Osee Company, Dallas, TX 75238

EXHIBIT "A"

- A. Rights of parties in possession.
- B. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated April 12, 1957, recorded in Volume 890, Page 565, Deed Records and dated August 8, 1983, recorded in Volume 1903, Page 208, Official Records, Hidalgo County, Texas.
- C. NOTE: Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.
- D. Easement for RIGHT-OF-WAY granted to LA JOYA WATER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1432, Page 459, Deed Records, Hidalgo County, Texas.
- E. Right of way as set forth in instrument recorded in Volume 2516, Page 611, Official Records, Hidalgo County, Texas.
- F. A ten foot wide easement for irrigation purposes along the East line as set forth in instrument recorded in Volume 2458, Page 696, Official Records, Hidalgo County, Texas.
- G. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 6.
- H. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- I. Visible and apparent easements on or across property herein described.
- J. Subject to Subdivision Regulations of Hidalgo County, Texas
- K. Subject to the rights of the public in and to that portion of subject tract lying within road right of way.
- L. SAVE and EXCEPT any oil, gas and other minerals and water rights.

VI 3127<sup>REV</sup> 250

FILED FOR RECORD  
1 SEP 4 AM 9 66

BY LEO  
BOK  
10011

227166



Chapter 232, Texas Local Government Code

6/10/2022 2:13:29 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

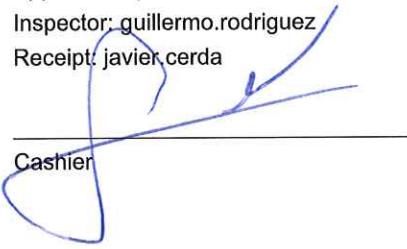
Permit No.: Permit 3-4480  
Receipt No.: 024312  
10048-00-000-0076-45

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

PEQUENO JOSE R  
106 KEYSTONE ST  
MISSION, TX 78572  
(956) 777-2221  
(956) 429-2673

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 640Sq.Ft.
- [5] Legal Description: PORCION 48 N132'-S3168'-W660' A/K/A TR 20 2.00AC
- [6] Location: Abram & Mile 5
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$18000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
 Description: Permit 3-4480  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: javier.cerda  
 Inspector: guillermo.rodriguez  
 Receipt: javier.cerda

  
 \_\_\_\_\_  
 Cashier

6-9-22  
 \_\_\_\_\_  
 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

6-9-22  
 \_\_\_\_\_  
 Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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: 3-4448

5/31/22

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

Upon the application of:

Name: Sarah J. Saenz

Address: 5300 Jessica Dr.  
Mission, TX 78574

Phone: (956) 391-9922

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	<u>54198</u> <u>06/28/22</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894598 44942  
[ ] Temporary Pole [x] Permanent Service

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

Los Corrales De Lead Acres Lot 5

[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



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

34448  
5/31/22

**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

Sarah Jeanette Saenz

Known to me [or proved to me in the oath of Texas ID Card 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:

LOS Corrales De Leal Acres Lots."

[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]

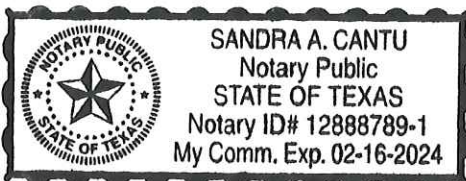
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 June 27, 2022, to certify which, witnesses my hand and seal of office.



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

## 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: **April 7, 2022**

Grantor: **RUBEN MORENO and wife, NORMA MORENO**

Grantor's Mailing Address: **5300 Jessica Dr.  
Mission, Texas 78574  
Hidalgo County**

Grantee: **RUBEN ORLANDO SALMERON and wife, SARAH JEANETTE SAENZ**

Grantee's Mailing Address: **5300 Jessica Dr.  
Mission, Texas 78574  
Hidalgo County**

Consideration: **TEN AND NO/100 DOLLARS (\$10.00)** and a note of even date executed by Grantee and payable to the order of **NAVY ARMY COMMUNITY CREDIT UNION, 2814 Rodd Field Road, Corpus Christi, Nueces County, Texas 78414**, in the principal amount of **FORTY THOUS AND FOUR HUNDRED EIGHTY AND NO/100 DOLLARS (\$40,480.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **NAVY ARMY COMMUNITY CREDIT UNION** and by a first-lien deed of trust of even date from Grantee to **KEVIN M. MARAIST, Trustee**.

Property (including any improvements):

**Lot 5, LOS CORRALES DE LEAL ACRES, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 135, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:

**Subject To: None**

Exceptions to Conveyance and Warranty:

**Subject To:**

**Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on June 25, 1997, under Clerk's File No. 419442, and Restrictions shown on the map recorded in Volume 29, Page 135, Map Records of Hidalgo County, Texas.**

**Right-of-Way Easement granted by W. J. Zeiss to Hidalgo County, by instrument dated September 23, 1952, recorded in Volume 755, Page 242, Deed Records of Hidalgo County, Texas.**

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 135, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.**

**Easements or claims of easements which are not a part of the public record.**

**Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from The Grand Lodge of the Independent Order of Odd Fellows of the State of Texas to Atlantic Richfield Company, dated January 11, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas on Volume 1045, Page 51, Official Deed No. 1045-51.**

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Fannie Hurst Amyx and husband, C. B. Amyx, to J. T. Cross and H. F. Moffitt, dated September 4, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 754, Page 56, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from H. F. Moffitt and J. T. Cross, individually and co-partners as Moffitt and Cross, to Melvin B. Robbins and wife, Mildred J. Robbins, dated August 22, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 772, Page 236, Deed Records of Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in Deed from W. J. Zeiss and wife, Clemence R. Zeiss, to Ed. Koutnik and C. J. Griffin, dated November 29, 1954, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 813, Page 227, Deed Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deed from Carlos G. Leal, Jr. to Ruben Moreno and wife, Norma Moreno, dated May 16, 2001, filed for record on February 20, 2002 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1053726.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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.

All ad valorem taxes for the year 2022 and all subsequent years.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

NAVY ARMY COMMUNITY CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of NAVY ARMY COMMUNITY CREDIT UNION, and are transferred to that party without recourse on Grantor.

Ruben Moreno  
RUBEN MORENO

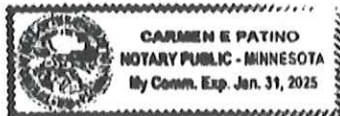
Norma Moreno  
NORMA MORENO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2022, by  
RUBEN MORENO.

(SEAL)



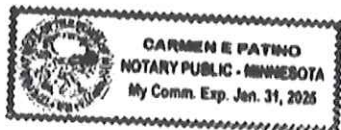
Carmen E. Patino  
Notary Public, State of Texas MINNESOTA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2022, by  
NORMA MORENO.

(SEAL)



Carmen E. Patino  
Notary Public, State of Texas MINNESOTA

AFTER RECORDING RETURN TO:  
Ruben Orlando Salmeron and Sarah Jeanette Saenz  
5300 Jessica Dr.  
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GP:3193457;JS/ah



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

5/31/2022 12:01:35 PM

Permit No.: Permit 3-4448

Receipt No.: 024082

L5840-00-000-0005-00

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
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SALMERON RUBEN ORLANDO & SARAH JEANETTE SAENZ  
5300 JESSICA DRIVE  
MISSION, TX 78574  
(956) 340-2779  
(956) 340-2779  
[1] Contractor: SELF  
[2] Water System: Agua S.U.D.  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 1664Sq.Ft.  
[5] Legal Description: LOS CORRALES DE LEAL ACRES LOT 5  
[6] Location: DOFFING AND 3 1/2 MILE NORTH  
[7] Sewage: N/A  
[8] Construction Type: Metal  
[9] Est. Cost of Construction: \$142000  
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-4448  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 5/31/22  
Cashier 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.

*Karina Salmeron*  
Signature of Owner or Applicant

5/31/22  
Date

*Karina Salmeron*

