



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 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: 4-5496

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

Upon the application of:

Name: RAUL CASTELLANOS

Address: 1302 PROSPERIDAD DR
PHARR TX 78577

Phone: (956) 460 2992

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>EX. 51 051F</u> <u>7 / 19 / 22</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789474402103
 Temporary Pole Permanent Service

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

A 0.597 acre tract of land out of
Lot # 89 Seminary Heights

[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 July 26, 2022, 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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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5496

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

Raul Castellanos

Known to me [or proved to me in the oath of Mexico ID or through Matricula Consular (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:

A 0.597 acre tract of land out of Lot # 89 Seminary Heights
[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]

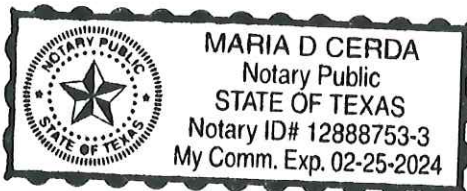
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 19, 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
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 4-5496
Receipt No.: 021484
S2400-00-000-0089-05

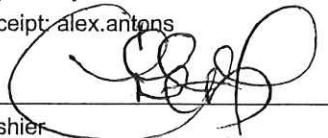
CASTELLANOS RAUL & MARIA B
1302 PROSPERIDAD DR
PHARR, TX 78577
(956) 460-2492
(956) 460-2492

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3290Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS W91.12'-S284.99'
LOT 89 0.60AC GR 0.56AC NET
- [6] Location: ABEL RD & SEMINATY RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-5496
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: julio.ruiz
Receipt: alex.antons




Cashier

12/16/21
Date

#512284

[NOTICE]

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



Signature of Owner or Applicant

12/16/21
Date

Charge to Vltc

GF# 174870 MB

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: August 24, 2021

Grantor: Maria Celina Flores a/k/a Maria C. Flores and a/k/a Mary Flores, a widow

Grantor's Mailing Address: 6013 N. Seminary Road
Edinburg, Texas 78541
Hidalgo County

Grantee: Raul Castellanos and wife, Maria Bella Castellanos

Grantee's Mailing Address: 1302 Prosperidad Dr.
Pharr, Texas 78577
Hidalgo County

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other valuable consideration.

Property (including any improvements, irrigation, equipment located thereon):

Tract 1:

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the South R.O.W. line of a 20.0 foot county road for an exterior corner of Lot 88, the Southwest corner of Lot 89, and the Southwest corner of this tract;

THENCE, N 09 deg. 59' E, along the east line of Lot 88, and the West line of Lot 89, passing a 1/2" iron rod found at 20.00 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 284.99 feet to a 1/2" iron rod 24" in length set for the Northwest corner of this tract;

THENCE, S 81 deg. 21' E, a distance of 90.81 feet to a 1/2" iron rod 24" in length set for the Northeast corner of this tract;

THENCE, S 08 deg. 48' W, passing a 1/2" iron rod 24" in length set at 265.14 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.14 feet to a point on the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road for the Southeast corner of this tract;

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Pamale Petroleum Co., recorded in Volume 380, Pages 996 and 1000 and Volume 381, Pages 788 and 793, Oil and Records of Hidalgo County, Texas.

Any claim or allegation that the land, described herein was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

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 CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

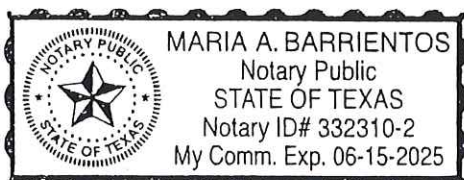
By: Maria Celina Flores
Maria Celina Flores a/k/a Maria C. Flores and
a/k/a Mary Flores

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 24 day of August, 2021, by Maria Celina Flores a/k/a Maria C. Flores and a/k/a Mary Flores.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Raul Castellanos
Maria Bella Castellanos
1302 Prosperidad Dr.
Pharr, Texas 78577

PREPARED BY:

The Law Firm of Oscar O. Gomez PC
4900 N. 10th St. Ste. B
McALLEN, TX 78504
OOG:mps/GF#174878

WARRANTY DEED

Date: October 31, 1994

Grantor: ABEL FLORES and wife, MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES, and JAMES PHIL FLORES and wife, SANDRA Y. FLORES

Grantor's Mailing Address (including county):

Rt. 7, Box 301, Edinburg,
Hidalgo County, Texas 78539

Grantee: ABEL FLORES, JR.

Grantee's Mailing Address (including county):

Rt. 7, Box 301, Edinburg,
Hidalgo County, Texas 78539

Consideration: Cash and other valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes. SAVE AND EXCEPT all oil, gas and other minerals whatsoever, which have been reserved heretofore by prior Grantors.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District; taxes for 1994, the payment of which Grantee assumes; 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 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 and exceptions to warranty.

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

"NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY."

Abel Flores
ABEL FLORES

Maria Celina Flores
MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES

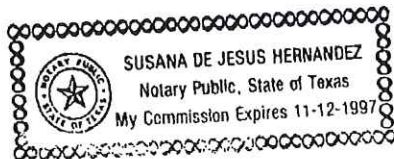
James Phil Flores
JAMES PHIL FLORES

Sandra Y. Flores
SANDRA Y. FLORES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by ABEL FLORES.



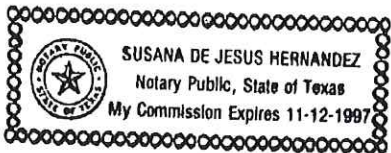
Susana de Jesus Hernandez
Notary Public, State of Texas
Notary's Printed Name:

Notary's Commission Expires:
11-12-97

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by MARIA CELINA FLORES a/k/a MARIA C. FLORES and MARY FLORES.



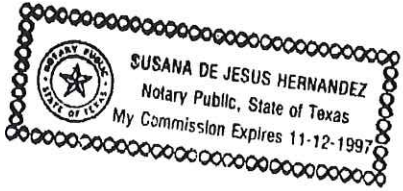
Susana de Jesus Hernandez
Notary Public, State of Texas
Notary's Printed Name:

Notary's Commission Expires:
11-12-97

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 01 day of November, 1994, by JAMES PHIL FLORES and wife, SANDRA Y. FLORES.



A large, cursive handwritten signature in black ink, appearing to read "Susana de Jesus Hernandez".

Notary Public, State of Texas
Notary's Printed Name:

Notary's Commission Expires:

11-12-97

AFTER RECORDING, RETURN TO:
ABEL FLORES, JR.
RT. 7, BOX 301
EDINBURG, TEXAS 78539

PREPARED IN THE LAW OFFICES OF:
HENRICHSON & LEWIS
P.O. BOX 1258/100 EBONY LANE
EDINBURG, TEXAS 78540-1258
GF#94-1601; HCAT Doc Prep
cam/wp51/real/flores2.wd

X

EXHIBIT "A"
METES AND BOUNDS
(TRACT NO. 2)

A 0.597 acre tract of land out of Lot 89, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the South line of Lot 89, and the South R.O.W. line of a 20.00 foot county road for the Southwest corner of this tract, said point bears S 81 deg. 15' E, 91.72 feet from the Southwest corner of Lot 89;

THENCE, N 08 deg. 48' E, passing a 1/2" iron rod 24" in length set at 20.00 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.14 feet to a 1/2" iron rod 24" in length set for the Northwest corner of this tract;

THENCE, S 81 deg. 21' E, a distance of 91.22 feet to a 1/2" iron rod 24" in length set for the Northeast corner of this tract;

THENCE, S 08 deg. 48' W, passing a 1/2" iron rod 24" in length set at 265.30 feet for the North R.O.W. line of said 20.00 foot county road, a total distance of 285.30 feet to a point on the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road for the Southeast corner of this tract;

THENCE, N 81 deg. 15' W, along the South line of Lot 89, and the South R.O.W. line of said 20.00 foot county road, a distance of 91.22 feet to the POINT OF BEGINNING, and containing 0.597 of an acre of land more or less.

FILED FOR RECORD
DOC# 419285 #15
11-09-1994 02:30:10
WILLIAM (BILLY) LEO
HIDALGO COUNTY