





# 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: 4-6588

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

Upon the application of:

Name:

Monica Peña

Address:

4025 E DAVIS  
Edinburg, TX 78542

Phone:

(956) 325-8647

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing</u>
Date Approved:	<u>/ /</u>	<u>10/05/22</u>

Water Supplier:

North Alamo Water

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

[4] AEP

Account/ESI No.:

10032789499816355

[ ] Temporary Pole

[4] Permanent Service

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

Santa Cruz Gardens # 2 Lot 12-W 1/2  
Lot 13-E IAC BLK 41 5.90 AC NET.

[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 October 18, 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: 4-6588

### 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

Monica Pina

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

Santa Cruz Gardens # 2 Lot 12 - W 1/2  
Lot 13 - E1AC BLK 41 S. 90 AC NEX

[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."~~

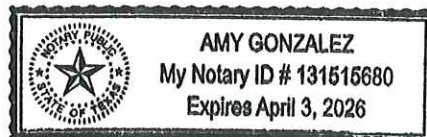
-OR-

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 October 5, 2022, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-6588

Receipt No.: 026206

S1700-02-041-0012-00

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2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

- PENA MONICA & FERNANDEZ MIGUEL
- PHARR, TX 78577
- (956) 325-8647
- (956) 325-8647
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2158Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 LOT 12-W 1/2  
LOT 13-E1AC BLK 41 5.90 AC NET
- [6] Location: DAVIS RD & CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$214000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS AND REGULATIONS  
 Description: Permit 4-6588  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: melissa.lopez  
 Inspector: julio.ruiz  
 Receipt: melissa.lopez

*Melissa Lopez* 10/5/2022  
 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.

*[Signature]*  
 Signature of Owner or Applicant

10-5-22  
 Date

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.

## WARRANTY DEED WITH VENDOR'S LIEN

**Date:** May 10, 2018

**Grantor:** Pascual Mendoza and wife, Angelica O. Mendoza

**Grantor's Mailing Address:** 817 N. 29th, McAllen, Hidalgo County, Texas.

**Grantee:** Monica Pena and husband, Miguel A. Fernandez

**Grantee's Mailing Address:** 3507 Champagne Dr., Pharr, Hidalgo County, Texas 78577

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of Pascual Mendoza and Angelica O. Mendoza, in the principal amount of SEVENTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$75,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Pascual Mendoza and Angelica O. Mendoza and by a first-lien deed of trust of even date from Grantee to Sandra G. Falcon, Trustee.

**Property (including any improvements):**

A tract of land containing 6.0 acres being the West 1/2 of Lot 12, and the East 1.0 acre of Lot 13, Block 41, SANTA CRUZ GARDENS UNIT 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the South line of Lot 13 and the centerline of Davis Road said point being North 81 degrees 37 minutes 00 seconds West, 30.0 feet from the Southeast corner of said Lot 13 for the Southwest corner of this tract;

THENCE, North 08 degrees 23 minutes 00 seconds East, at 30.0 feet past a #4 rebar found in the North line of Davis Road, a total distance of 1452.0 feet to a #4 rebar set in the common line between Lots 13 and 6 for the Northwest corner of this tract;

THENCE, South 81 degrees 37 minutes 00 seconds East, at 30.0 feet past a #4 rebar found in the common corner of Lots 6, 7, 12 and 13, a total distance of 180.00 feet along the common line of said Lots to a #4 rebar set for the Northeast corner of this tract;

THENCE, South 08 degrees 23 minutes 00 seconds West, at 1422.00 feet past a #4 rebar set in the North line of Davis Road, a total distance of 1452.00 feet to a C.P.S. set in the South line of Lot 12 and centerline of Davis Road for the Southeast corner of this tract;

THENCE, North 81 degrees 37 minutes 00 seconds West, at 150.00 feet past the common corner of Lots 12 and 13, a total distance of 180.00 feet along the South line of Lots 12 and 13 and centerline of Davis Road to the PLACE OF BEGINNING, said tract containing 6.0 acres, more or less

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

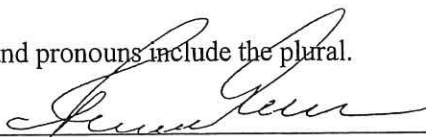
- A. Mineral and/or royalty grant and/or reservation in instrument(s) dated July 8, 1964, recorded in Volume 1092, Page 417, Deed Records, and dated February 9, 1971, recorded in Volume 1280, Page 980, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- B. Oil, Gas and Mineral Lease(s) dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- C. Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- D. Subject to any portion of the land described herein lying within canal right of way.
- E. Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.
- E. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.


Standby fees, taxes and assessments by any taxing authority for the year 2018 and 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.

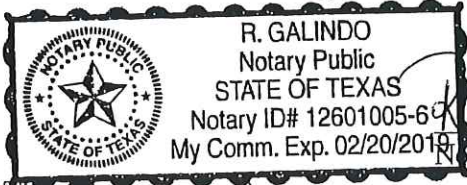
  
\_\_\_\_\_  
Pascual Mendoza

  
\_\_\_\_\_  
Angelica O. Mendoza

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 11, 2018, by Pascual Mendoza.

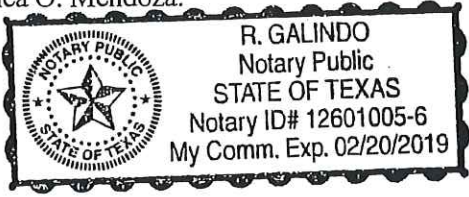


R. Galindo  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 11, 2018, by Angelica O. Mendoza.



R. Galindo  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#917271  
LAW OFFICES OF SANDRA G. FALCON, PLLC.  
4228 N. McCOLL RD.  
McALLEN, TEXAS 78504  
(LAWDOCS917271-WDLVuna)

**AFTER RECORDING RETURN TO:**

Monica Pena  
Miguel Angel Fernandez  
3507 Champagne Dr.  
Pharr, Texas 78577

## WARRANTY DEED

**Date:** October 27, 1993

**DOC#** 353814

**Grantor:** HERBERT STOPPER and ELISABETH G. STOPPER

**Grantor's Mailing Address (including county):**

4221 Normanwood  
W. Bloomfield, Michigan 48323

**Grantee:** PASCUAL MENDOZA and ANGELICA O. MENDOZA

**Grantee's Mailing Address (including county):**

817 N. 29th  
McAllen, Texas 78504  
Hidalgo County, Texas

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

A tract of land containing 6.0 acres being the West 1/2 of Lot Twelve (12) and the East 1.0 acre of Lot Thirteen (13), Block Forty-One (41), SANTA CRUZ GARDENS UNIT 2, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the South Line of Lot 13 and the Centerline of Davis Road said point being N 81°37'00" W 30.0 feet from the S.E. Corner of said Lot 13 for the S.W. Corner of this tract;

THENCE, N 08°23'00" E at, 30.0 feet past a #4 rebar found in the North Line of Davis Road, a total distance of 1452.0 feet to a #4 rebar set in the Common Line between Lots 13 and 6 for the N.W. Corner of this tract;

THENCE, S 81°37'00" E at, 30.0 feet past a #4 rebar found in the Common Corner of Lots 6, 7, 12 and 13, a total distance of 180.00 feet along the Common Line of said Lots to a #4 rebar set for the N.E. Corner of this tract;

THENCE, S 08°23'00" W at, 1422.00 feet past a #4 rebar set in the North Line of Davis Road, a total distance of 1452.00 feet to a C.P.S. set in the South Line of Lot 12 and Centerline of Davis Road for the S.E. Corner of this tract;

THENCE, N 81°37'00" W at, 150.00 feet past the Common Corner of Lots 12 and 13, a total distance of 180.00 feet along the South Line of Lots 12 and 13 and Centerline of Davis Road to the PLACE OF BEGINNING, said tract containing 6.0 acres more or less.

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

1. Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas.
2. Zoning and Building Ordinances in favor of the County of Hidalgo, Texas.
3. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District.

4. All of the Oil, Gas and Other Minerals in and under the herein described property except as to a One-Eighth of One-Eighth (1/8) Non-Participating Royalty Interest reserved in instrument recorded in Volume 1092, Page 417, Deed Records, Hidalgo County, Texas, together with all rights, express or implied, in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.
5. Visible and apparent easements on or across subject property.
6. Standby fees, taxes and assessments by any taxing authority for the year 1993, 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, 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 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.

Herbert Stopper  
HERBERT STOPPER

Elisabeth G. Stopper  
ELISABETH G. STOPPER

KATHERINE J. WALTERS  
Notary Public, Oakland County, MI  
My Commission Expires Nov. 9, 1994

(Acknowledgment)

State of Michigan  
County of OAKLAND

This instrument was acknowledged before me on the 29 day of October, 1993, by  
**HERBERT STOPPER.**

Katherine J. Walters  
Notary Public, State of Michigan

(Acknowledgment)

State of Michigan  
County of OAKLAND

This instrument was acknowledged before me on the 29 day of October, 1993, by  
**ELISABETH G. STOPPER.**

Katherine J. Walters  
Notary Public, State of Michigan

KATHERINE J. WALTERS  
Notary Public, Oakland County, MI  
My Commission Expires Nov. 9, 1994

AFTER RECORDING RETURN TO:

Dyer, Cavazos & Kimball, L.L.P.  
Attorneys At Law  
1801 South 2nd Street  
McAllen, Texas 78503

PREPARED BY:

Dyer, Cavazos & Kimball, L.L.P.  
Attorneys At Law  
1801 South 2nd Street  
McAllen, Texas 78503  
File No: I050/001  
GF Number: 93-1233  
vsm/real02/mendoza.cwd

FILED FOR RECORD  
DOC# 353814 \$11  
11-12-1993 02:58:00  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY