

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	MARIA CONTRERAS	1-7553
2.		
3.		
	COMM. COURT: MAY 16, 2023	



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: 1-7553

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

Upon the application of:

Name: Mania Contreras

Address: 3518 Consuelo SR
mercedes TX
78570

Phone: 956 639 8844

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

Water Supplier: North Alamo

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

Account/ESI No.: 1000075953
 Temporary Pole Permanent Service

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

Block 118 West Tract 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 _____, 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



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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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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-7553

**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

MARIA GUADALUPE CONTRERAS

Known to me [or proved to me in the oath of _____ or through TEXAS DRIVER LICENSE (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:

West Tract 1077 Block 118

[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."

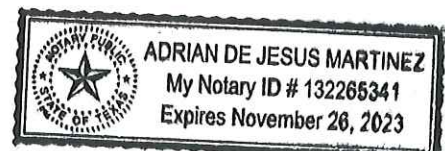
-OR-

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 May 8th, 2023 to certify which, witnesses my hand and seal of office.

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



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: April 25, 2022

Grantor: D2M Properties, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 407 W. Nolana Ave., Suite 2
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: Saul Quiroz, Jr. and Maria Guadalupe Contreras, husband and wife

Grantee's Mailing Address (including county): 3605 Cherokee Dr.
Mercedes, Texas 78570
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$61,000.00 and is executed by Grantee, payable to the order of Kathleen M. Frisby. The note is secured by a vendor's lien retained in favor of Kathleen M. Frisby in this deed and by a deed of trust of even date from Grantee to Patrick Moore, Trustee.

Property (including any improvements):

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

Beginning at a point lying North 94.75 ft. and West 292.69 ft. from the Southeast corner of said Farm Tract 1077 for the Southeast corner of the tract of land herein described, thence continuing West 83.62 ft. to a set iron pin for the Southwest corner;

Thence, North 426.15 ft. to an iron pin set for the Northwest corner;

Thence, East 83.62 ft. to an iron pin set for the Northeast corner;

Thence, South 426.15 to an iron pin being the Southeast corner of this tract of land, the point beginning of this description, and containing 0.818 acre, more or less, save and except a 25 ft. easement along the North said of this tract.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Easements, rights-of-way, prescriptive rights, whether of record or not.

3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
4. Rights of adjoining owners in any walls and fences situated on a common boundary.
5. Any discrepancies, conflicts, or shortages in area or boundary lines.
6. Any encroachments or overlapping of improvements.
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority.
8. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years.

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 claim is by, through, or under Grantor, but not otherwise.

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

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

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

D2M Properties, LLC, a Texas limited liability company

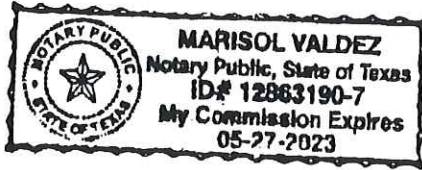
By: 

 David Lara, Managing Member

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on April 25, 2022, by David Lara, Managing Member of D2M Properties, LLC, a Texas limited liability company, on behalf of said a Texas limited liability company.



Marisol Valdez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Saul Quiroz, Jr.
Maria Guadalupe Contreras
3605 Cherokee Dr.
Mercedes, Texas 78570

PREPARED BY:

Law Office of Patrick Moore, PLLC
701 E. Expressway 83, Suite 330
McAllen, Texas 78501

THE STATE OF TEXAS
COUNTY OF TEXAS

§
§ DEED OF GIFT
§

In consideration of love and affection, we, EDUARDO T. SILVA and wife, MARIA CONSUELO SILVA, of P.O. Box 1866, Weslaco, Hidalgo County, Texas 78596 hereby give, grant and convey to PATRICIA MARYLU SILVA, of P.O. Box 1866 (1015 11½ North), Weslaco, Hidalgo County, Texas 78596, all of my right, title and interest in the following described parcel of real estate located in Hidalgo County, Texas, to-wit:

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described in that certain Exhibit "A", which is attached hereto and incorporated by reference herein; SUBJECT TO the reservations and exceptions hereinafter made with the restriction and upon the covenants below stated.

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 PATRICIA MARYLU SILVA, her heirs and assigns, forever. This conveyance is made as a gift and without any Warranty whatsoever, either express or implied.

However, this conveyance is made SUBJECT TO the following limitation: Grantee, Grantee's heirs, successors, and assigns shall not convey to any person who is not a lineal descendant of Grantor EDUARDO T. SILVA and Grantor MARIA CONSUELO SILVA during the lifetime of Grantor EDUARDO T. SILVA or the lifetime of Grantor MARIA CONSUELO SILVA; the estate herein granted shall endure only so long as said limitation is observed; said limitation shall be binding upon and shall be observed by the Grantee herein, as well as her heirs, executors, administrators and assigns, to run in favor of and be enforceable by any person whose shall hereafter own the above-described lands. When said period of limitation shall cease to endure, then and thereupon this conveyance shall be null and void and the said lands and premises shall absolutely revert to

limitation shall expire upon the death of the last of Grantor EDUARDO T. SILVA and Grantor MARIA CONSUELO SILVA, and Grantee and her heirs, successors or assigns shall hold fee simple title to the above described property.

It is distinctly understood by myself that it is our purpose and intention to vest all the incidents of absolute ownership of the property in PATRICIA MARYLU SILVA and her heirs from this time forward subject only to the limitation as to conveyance described above.

EXECUTED this the 25 day of February, 1994.

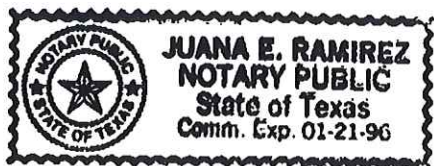
Eduardo T. Silva
EDUARDO T. SILVA

maria c silva
MARIA CONSUELO SILVA

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared EDUARDO T. SILVA and wife, MARIA CONSUELO SILVA, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of February, 1994.



Juana E. Ramirez
Notary Public in and for the State
of Texas
My Commission Expires: 1-21-96
Juana E. Ramirez
(Printed Name of Notary)

ACCEPTANCE:

I, PATRICIA MARYLU SILVA accept the above-described gift SUBJECT TO the limitation described above.

Tract B --

A 0.818 acre tract of land out of Farm Tract 1077, Block 118, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

Beginning at a point lying North 94.75 ft. and West 292.69 ft. from the Southeast corner of said Farm Tract 1077 for the Southeast corner of the tract of land herein described, thence continuing West 83.62 ft. to a set iron pin for the Southwest corner;

Thence, North 426.15 ft. to an iron pin set for the Northwest corner;

Thence, East 83.62 ft. to an iron pin set for the Northeast corner;

Thence, South 426.15 ft. to an iron pin being the Southeast corner of this tract of land, the point of beginning of this description, and containing 0.818 acre, more or less, save and except a 25 ft. easement along the North side of this tract.

EXHIBIT "A"

FILED FOR RECORD
DOC# 374672 \$13
03-15-1994 01:19:59
WILLIAM (BILLY) LEO
HIDALGO COUNTY



Chapter 232, Texas Local Government Code

5/3/2023 3:22:09 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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

Permit No.: Permit 1-7553
Receipt No.: 029375
A0800-00-000-1077-18

QUIROZ SAUL JR & MARIA G
3518 CONSUELO ST
MERCEDES, TX 78570
(956) 639-8844
(956) 639-8844

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 320Sq.Ft.
- [5] Legal Description: ADAMS TRACT W83.62'-E376.31'-N426.15'-S520.90 FT 1077 0.81AC
- [6] Location: FM 1015 & E. BARRERA ST.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$0.00
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-7553
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$50.00
Change Due: \$20.00
Application: sonia.vazquez
Inspector: gilbert.pecina
Receipt: sonia.vazquez

_____ Sonia _____ 5/3/23
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 of Owner or Applicant

5/3/23
Date