



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7788

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

Upon the application of:

Name: Perez Jose Daniel

Address: Hargill Townsite 3.57 Ac
200 x 778 2' Bound on the west

By Lincoln Ave & East of ADAMS

Phone: 956-279-3505

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>MRamirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved:	<u>Septics</u> <u>9/7/23</u>

Water Supplier: North Alamo North Water

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

Account/ESI No.: 10032789425/09935
[] Temporary Pole [] Permanent Service

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

Jose Daniel Perez - Hargill Townsite 3.57 Ac - 200 x 778 2'
Bound on the west By Lincoln Ave & East of Adams

[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 3, 2023, 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

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Precinct 1 2 3 (4)

Anthony Uresti
Assistant Director

Application No: 4-7788

**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 Angel Perez

Known to me [or proved to me in the oath of _____ or through
Texas D.O.L. 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:

Hersill Townside 12925 Washington Ave Hargis Tx 78549
357th 200 x 778 2' Bounds on the West By Lincoln Ave 8 East of Acton
[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."

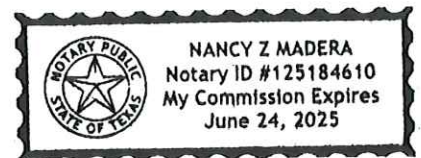
-OR-

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 September 20, 2023, 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

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Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-7788
Receipt No.: 031580
H1200-00-000-0000-07

PEREZ JOSE ANGEL
1102 W EAGLE
PHARR, TX 78577
(956) 279-3505
(956) 279-3505

- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 05 Residential, Move In or relocated building
[4] Size of Structure: 560Sq.Ft.
[5] Legal Description: HARGILL TOWNSITE 3.57AC - 200' X 778.2'
BOUND ON THE WEST BY LINCOLN AVE & EAST OF ADAMS AVE
[6] Location: FM 490 & WASHINGTON WOODFRAME
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$12000
[10] Flood Zone: Zone C

Community Panel Number: 4803340250B
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 & REGULATIONS
Description: Permit 4-7788
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: aaron.hernandez
Receipt: melissa.lopez

Handwritten signature of Melissa Lopez and date 9/20/23
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.

Handwritten signature of owner or applicant
Signature of Owner or Applicant

Handwritten date 9-20-23
Date

PLAT SHOWING

A 3.55 ACRE TRACT OF LAND BEING A PORTION OF SECTION 29, LAS MESTENAS RANCH SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT ACQUIRED BY THE ST. LOUIS, BROWNSVILLE AND MEXICO RAILWAY COMPANY FROM LOUIS NOLIE BY WARRANTY DEED RECORDED IN VOLUME 195, PAGE 223, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT ACQUIRED BY THE ST. LOUIS, BROWNSVILLE AND MEXICO RAILWAY COMPANY FROM W. A. HARDING BY WARRANTY DEED RECORDED IN VOLUME 210, PAGE 165, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN 200.00 FOOT RAILROAD RIGHT-OF-WAY ADJACENT TO AND NORTH OF BLOCKS 91 AND 92, ORIGINAL TOWNSITE OF HARGILL AS RECORDED IN VOLUME 3, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT CONVEYED TO PEDRO GARCIA, JR. BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1428781, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

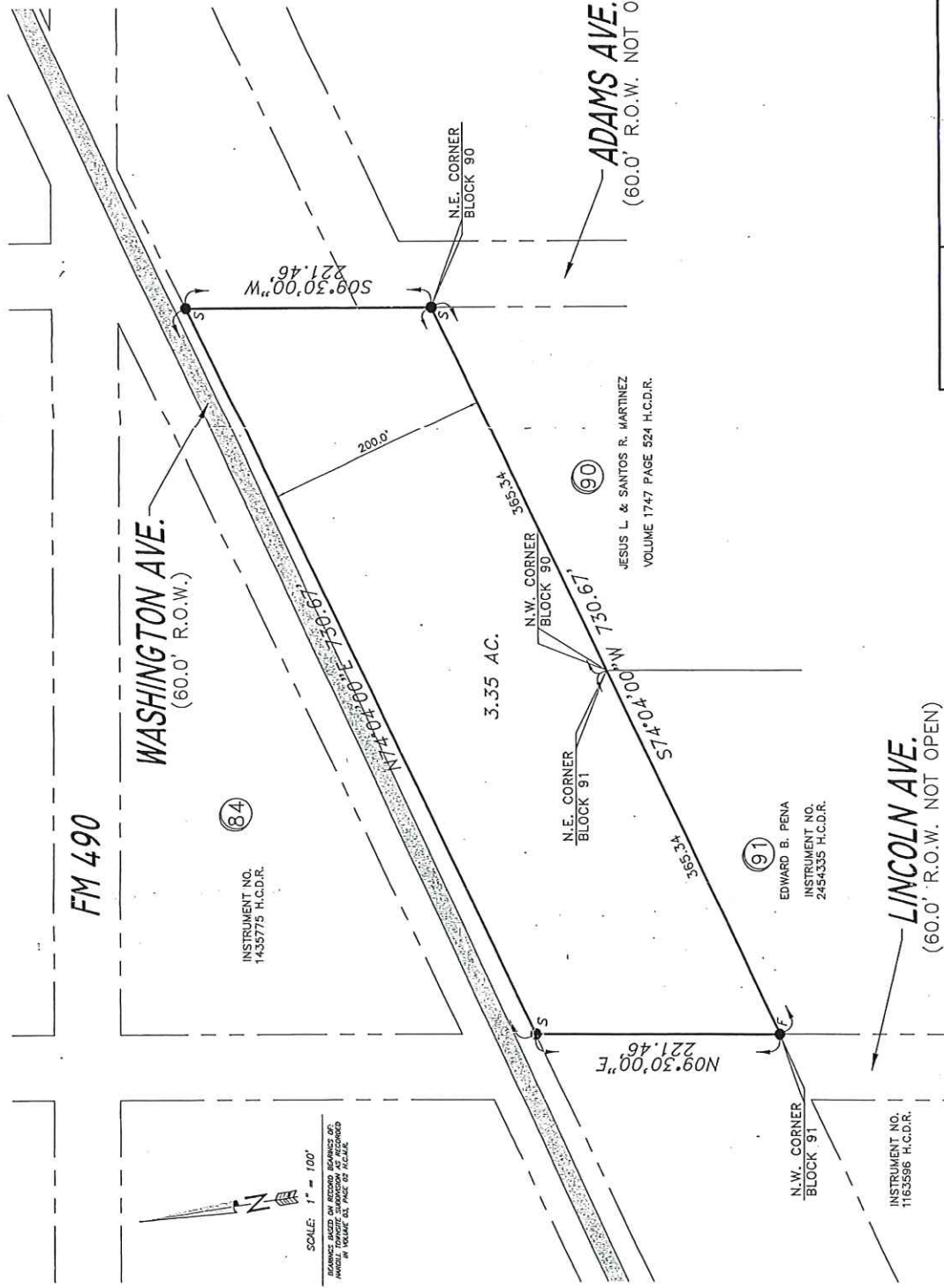
I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF TEXAS AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.



R. E. Garcia
REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

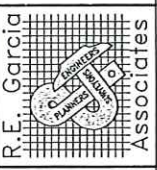
This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE: OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



TITLE: BOUNDARY SURVEY	
DATE: MAY 26, 2016	REV:
JOB # 2016-0225 BOOK T-136/PG.62	
SCALE: 1" = 100'	
DRAWN BY: D.E.S.	

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



FIRM: FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 250 B
MAP REVISED: 01/02/1981
THIS ZONE IS IN FLOOD AREA "1"

LEGEND:
F - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD

SCALE: 1" = 100'
DIMENSIONS BASED ON RECORD DRAWINGS OF ORIGINAL TOWNSITE AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS.

Charge to: VLIC

GF # 153920

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.

GENERAL WARRANTY DEED

Date: SEPTEMBER 13, 2017
Grantor (s): PEDRO GARCIA, JR., A SINGLE PERSON
Grantor's Mailing Address: 406 E. 6TH STREET HARGILL, HIDALGO COUNTY, TEXAS 78549
Grantee: JOSE ANGEL PEREZ
Grantee's Mailing Address: 1102 W. EAGLE PHARR, HIDALGO COUNTY, TEXAS 78577



Date: 7-6-21
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.
By: [Signature] Deputy Clerk

Consideration: Ten and no/100 (\$10.00) Dollars, 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 3.55 acre tract of land being a portion of Section 29, Las Mestenas Ranch Subdivision as Recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, also being a portion of that certain tract acquired by the St. Louis, Brownsville and Mexico Railway Company from Louis Nolte by Warranty Deed recorded in Volume 195, Page 233, Deed Records, Hidalgo County, Texas, also being a portion of that certain tract acquired by the St. Louis, Brownsville and Mexico Railway Company from W.A. Harding by Warranty Deed recorded in Volume 210, Page 165, Deed Records, Hidalgo County, Texas, also being that certain 200.00 foot Railroad Right-of-way adjacent to and north of Blocks 91 and 92, Original Townsite of Hargill as recorded in Volume 3, Pages 45-46, Map Records, Hidalgo County, Texas, also being that certain tract conveyed to Pedro Garcia, Jr. by Warranty Deed recorded in Document #1428781, Official Records, Hidalgo County, Texas and being more fully described by metes and bounds as description as follows:

BEGINNING at a found one-half inch iron pipe on the east Right-of-Way line of Lincoln Ave., a 60.00 foot County Road, (not open) being the northwest corner of said Block 91, Original Townsite of Hargill, for the southwest corner of herein described tract;

THENCE North 09 degrees 30 minutes 00 seconds East 221.46 feet along the northerly projection of said east Right-of Way line of Lincoln Ave, to a set one-half inch iron rod on the south Right-of-Way line of Washington Ave, for the northwest corner of herein described tract;

THENCE North 74 degrees 04 minutes 00 seconds East 730.67 feet along said south Right-of-Way line of Washington Ave, to a set one-half inch iron rod on the northerly projection of the west Right-of-Way line of Adams Ave., a 60.00 foot County Road, (not open), for the northeast corner of herein described tract;

THENCE South 09 degrees 30 minutes 00 seconds West 221.46 feet along said northerly projection of the west Right-of-Way line of Adams Ave, to a set one-half inch iron rod being the northeast corner of said Block 90, Original Townsite of Hargill, for the southeast corner of herein described tract;

THENCE South 74 degrees 04 minutes 00 seconds West along the north line of said Block 90, pass at 365.34 a point being the northwest corner of said Block 90, also being the northeast corner of said Block 91, and continuing along the north line of said Block 91, for a total distance of 730.67 feet to the point of beginning.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Roadways and reservations as shown on the map of Original Townsige of Hargill, recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.
- B. Right of way easement in favor of Central Power and Light Company, as shown by instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records of Hidalgo County, Texas.
- C. Terms, stipulations and conditions contained in Easement Indenture executed by Union Pacific Railroad Company, a Delaware Corporation and Coastal States Crude Gathering Company filed July 9, 1998 under Document 691786, Official Records of Hidalgo County, Texas.
- D. Mineral and/or royalty reservation contained in deed dated November 7, 2000, filed December 14, 2000 under Document Number 928244, Official Records of Hidalgo County, Texas.
- E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated November 7, 2000 filed December 14, 2000 under Document Number 928244, Official Records of Hidalgo County, Texas.
- F. Any claim or allegation that the land, described in Schedule "A" 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 subdivision, or any loss of the use of the land by reason thereof.
- G. Rights of parties in possession.
- H. Visible and apparent easements on or across the property herein described.
- I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- J. 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.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

Date: 7-6-21

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document

By: [Signature]

Deputy Clerk

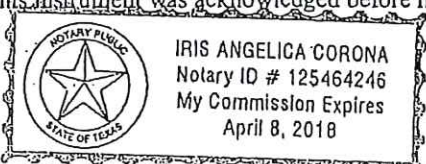
[Signature]
PEDRO GARCIA, JR.

(Acknowledgement)



STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18th day of SEPTEMBER, 2017 by PEDRO GARCIA, JR.



[Signature]
Notary Public, State of Texas

After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203/Fax(956) 781-6204