

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Raymundo Aguilera	4-7556
COMM. COURT: December 19, 2023	



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: 4-7356

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

Upon the application of:

Name: Raymundo Aguilera

Address: 1455 Mercy SR, Edinburg, TX

Legal Tex-Mex Survey W230'-E
680'-N 189.4'-S 378.8'
LOT 8 B/LK 238 1.00

Phone: 956-655-3966

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>12/12/23</u>

Water Supplier: Starland Water

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

Account/ESI No.: 1000095086
 Temporary Pole Permanent Service

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

TEX-MEX Survey LOT #8 Block 238
W230'-E 680'-N 189.4'-S 378.8' LT 8 B/LK 238 1.00

[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 December 19, 20 23, 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. 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
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Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 4-7556

**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

Raymundo Aguilera

Known to me [or proved to me in the oath of Raymundo Aguilera or through TEXAS D.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:

Tex-Map Survey W230'-E680'-N189.4'-S378.8' LT 8 BK 238 1.00 ."

[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~~]

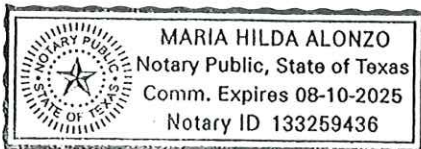
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 09/18, 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

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 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-7556
Receipt No.: 030616
T2100-00-238-0008-18

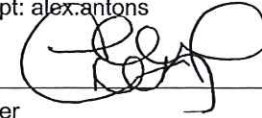
AGUILERA RAYMUNDO & SYLVIA
3709 W CHAPIN RD
EDINBURG , TX 78541
(956) 655-3966
(956) 655-3966

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 210000Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY W 230'-E 680'-N 189.4'-S 378.8' LT 8 BK 238 1.00
- [6] Location: CHAPIN & SUGAR
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$2755
- [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 & REGULATIONS
Description: Permit 4-7556
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 102
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons



Cashier


7/20/23

Date

10# 295167

[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

7-20-23

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
Conforms to State Bar of Texas Form

Date: October 14, 2021

Grantor: Yolanda Menchaca Garcia and Isaac Garcia Jr., a married couple

Grantor's Mailing Address: 3822 Marzia Ave.
Fresno, TX 77545
Fort Bend County, Texas

Grantee: Raymundo Aguilera and Sylvia Aguilera, a married person

Grantee's Mailing Address: 1412 Lark Ave.
McAllen, TX 78504
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 Seventy-Two Thousand and 00/100ths Dollars (\$72,000.00). The note is executed by Grantee payable to the order of VANTAGE BANK TEXAS. The note is secured by a vendor's lien retained in favor of VANTAGE BANK TEXAS in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

Property (Including any improvements): Attached as EXHIBIT A.

Reservations from Conveyance: None.

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 all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any 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 water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent 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, transfers 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.

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.

VANTAGE BANK TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that are evidenced by the Note described. The vendors' lien and the superior title to the Property are retained for the benefit of VANTAGE BANK TEXAS and are transferred to VANTAGE BANK TEXAS without recourse on Grantor.

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

Warranty Deed with Vendor's Lien
Page 1 of 3

Landtitle Texas, L.L.C.

GF No. 21011125

GRANTOR:

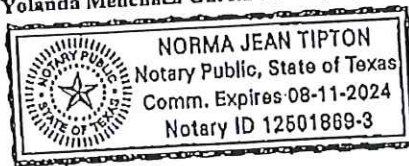
Yolanda Menchaca Garcia
Yolanda Menchaca Garcia

Isaac Garcia Jr.
Isaac Garcia Jr.

(Acknowledgements)

THE STATE OF TEXAS
COUNTY OF Harris

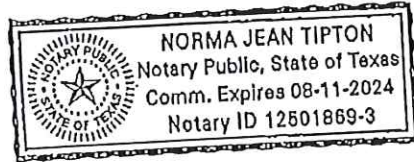
This instrument was acknowledged before me on this 15 day of October, 2021, by Yolanda Menchaca Garcia for the purposes and consideration therein expressed.



[Signature]
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on this 15 day of October, 2021, by Isaac Garcia Jr. for the purposes and consideration therein expressed.



[Signature]
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:
Raymundo Aguilera and Sylvia Aguilera
1412 Lark Ave.
McAllen, TX 78504

PREPARED BY:
J.J. Gonzalez | Attorney at Law
3700 North 10th Street, Suite 102
McAllen, Texas 78501
File/GF Number: 21011125

EXHIBIT A

Tract 1:

A 1.00 acre (43,562.00 SQ. FT.) gross, more or less, Tract of land out of Lot 8, Block 238, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, Thereof conveyed to Abbot Bonnie as recorded in Document Number 754860, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds, as follows:

COMMENCING; at the common corner of a tract of land conveyed to Gassner John C & Rosa I, as recorded in, Document Number 3121200, Official records, Hidalgo County, Texas, and a tract of land conveyed to Lopez Crystal Lee, as recorded in, Document Number 2983696, Official Records, Hidalgo County, Texas, also being the centerline of Chapin Street (having a 60.0 R.O.W.) THENCE; North 09 degrees 05 minutes 00 seconds East, along the common line of said land conveyed to Gassner John C & Rosa I, and Lopez Crystal Lee, at a distance of 30.00 feet, passing a found ½ inch iron rod, at the North Right Of Way of Chapin Street, continuing at a distance of 166.60 feet, to a point, for the Northwest corner of said tract of land conveyed to Lopez Crystal Lee, and being the Southwest corner of a Tract of land conveyed to Corona Hermelinda Cantu, as recorded in Document Number 2261715, Official Records, Hidalgo County, Texas, continuing along the common line of said tract of land conveyed to Gassner John C & Rosa I, and said tract of land conveyed to Corona Hermelinda Cantu to a total distance of 189.40 feet, Texas to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Northeast corner of said land conveyed to Gassner John C & Rosa I, and for the Southeast corner and the POINT OF BEGINNING, of this herein described tract of land, Having a grid coordinate of E=1082206.3372, N=16642498.0874,

THENCE; North 80 degrees 55 minutes 00 seconds West, along the North Line of said tract of land conveyed to Gassner John C & Rosa I, at a distance of 230.00 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Northwest corner of said tract of land conveyed to Gassner John C & Rosa I, and being at the East Line of a tract of land conveyed to Carlos and Norma L, as recorded in Volume 3226, Page 766, deed records, Hidalgo County, Texas, for the Southwest corner of this herein described tract of land;

THENCE, North 09 degrees 05 minutes 00 seconds East, along the East line of said tract of land conveyed to Leal Carlos & Norma L, continuing at a distance of 30.6 feet, to a point, for the Northeast Corner of said tract of land conveyed to Carlos & Norma L, continuing at a distance of 189.40 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Southwest corner of a tract of land conveyed to Hernandez Jerry L & Claudia, as recorded in Document Number 2221080, Official Records, Hidalgo County, Texas and being the Northwest corner of this herein described tract of land;

THENCE; South 80 degrees 55 minutes 00 seconds East, along the South line of said tract of land conveyed to Jerry L & Claudia, at a distance of 230.00 feet, to a set ½ inch iron rod with a plastic cap stamped "Sames", for the Southeast corner of said tract of land conveyed to Hernandez Jerry L. & Claudia, and being at the West line of said tract of land conveyed to corona Hermelinda Cantu, and for the Northwest corner of this herein described tract of land;

THENCE; South 09 degrees 05 minutes 00 seconds West, along the west line of said tract of land conveyed to corona Hermelinda Cantu, at a distance of 189.40 feet, to the POINT OF BEGINNING, containing a 1.00 acre tract (43,562.00 Sq. Ft.) Gross., tract of land more or less.

Tract 2:

Easement Estate as created in deed by and between Fred J. Cunningham and Dorothy Cunningham and Juan Ramon Partida dated April 24, 1979, filed May 10, 1979, under Volume 1622, Page 877, Official Records, Hidalgo County, Texas.