



# PLANNING DEPARTMENT

## 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: 1-8885

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

Upon the application of:

| Approved by<br>Environmental Health: | Temporary Service             | Final Service                 |
|--------------------------------------|-------------------------------|-------------------------------|
|                                      | _____<br>Authorized Signature | _____<br>Authorized Signature |
| Inspection/Permit No:                | _____                         | _____                         |
| Date Approved:                       | ____/____/____                | ____/____/____                |

✓ Name: Syda Lee Cervantes

✓ Address: 8119 Mile 19 N  
Edcouch, TX  
78538

✓ Phone: (956) 472-0156

Water Supplier: N/A

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

Account/ESI No.: 10032789492080412  
[ ] Temporary Pole [  ] Permanent Service

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

MTL 4 | E 132' - W 396' - S 330' LOT 13 BIK 816 1 AC 6R 0.94 AC

*[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 April 2, 2024, 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.

Heather Segura  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date

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~~956-205-7049~~

Precinct 1 2 3 4

**Anthony Uresti**  
~~Assistant~~ Director

Application No: 1-8885

### 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

Syda Lee Cervantes

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
~~TX 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:

MTL + I E 132' - W 396' S 330 Lot 13 Blk 86. 1 AC GRD. 94 AC

[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]

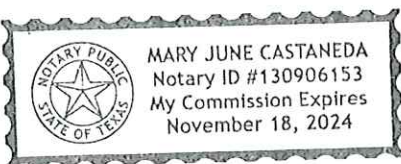
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Syda Lee Cervantes (Signature)

SUBSCRIBED AND SWORN TO before me on March 4, 2024, to certify which, witnesses my hand and seal of office.



Mary June Castaneda  
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<br>Edinburg, Texas 78539<br>Ph: 956-318-2840<br>Fax: 956-318-2844 | 1900 Joe Stephens Ave. Ste. A<br>Weslaco, Texas 78596<br>Ph: 956-968-4734<br>Fax: 956-973-7850 | 2401 N. Moorefield Rd.<br>Mission, Texas 78572<br>Ph: 956-205-7045<br>Fax: 956-205-7049 |

Permit No.: Permit 1-8885  
Receipt No.: 034105  
M0150-00-086-0013-08

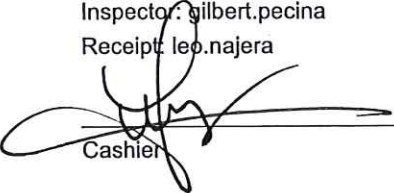
CERVANTES SYDA LEE  
8119 MILE 19 N  
EDCOUCH, TX 78538  
(956) 472-0156  
(956) 472-0156

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1040Sq.Ft.
- [5] Legal Description: M T L & I E132'-W396'-S330' LOT 13 BLK 86  
1AC GR 0.94AC NET
- [6] Location: MILE 19 N. & ENGLEMAN RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-8885  
Price: \$30.00

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

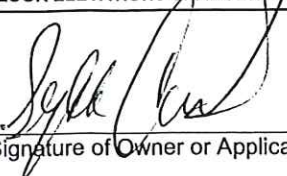
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: leo.najera  
Inspector: gilbert.pecina  
Receipt: leo.najera

  
Cashier

3/21/24  
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

3-21-24  
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## WARRANTY DEED

Date: April 21, 2021

Grantor: Abdon Hernandez, a widower

Grantor's Mailing Address:  
25109 Calle de Monte  
Monte Alto, Texas 78538

Grantee: Syda Lee Cervantes, an individual as her sole and separate property

Grantee's Mailing Address:  
  
8119 Mile 19 N.  
Edcouch, Texas 78538

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

PROPERTY (including any improvements):

See Exhibit "A"

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SEE Exhibit "A"

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor and Grantor's heirs, executors, administrators and successors are hereby bound 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 conveyance and warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

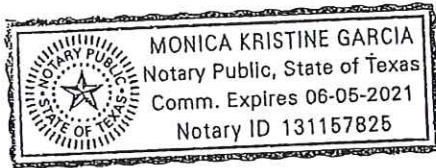
When the context requires, singular nouns and pronouns include the plural.

Abdon Hernandez  
ABDON HERNANDEZ

(Acknowledgment)

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on April 21, 2021, by Abdon Hernandez.



Monica Garcia  
Notary Public, State of Texas

EXHIBIT "A"

The East 264.0 feet of the West 528.0 feet of the South 330.0 feet of the South 1/2 of Lot Thirteen (13), Block Eighty-Six (86), Missouri Texas Land and Irrigation Company's Survey of lands in Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; SAVE AND EXCEPT all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same.

This conveyance is made and accepted subject to:

- (1) Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
- (2) Easements, rules, regulations and rights in favor of Engelman Water District No. 6 and easements for roadways as shown on the map of the above described subdivision.
- (3) Drainage line easement as set forth in instrument dated March 17, 1952 and recorded in Volume 745, Page 96, Deed Records.
- (4) Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated August 13, 1969, recorded in Volume 1260, Page 737, Deed Records.
- (5) Oil, gas and mineral lease executed by Adolph H. Barth and wife, Lula C. Barth to G. A. Gacke, dated March 26, 1959 and recorded in Volume 230, Page 517, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned to Texaco, Inc.
- (6) Visible or apparent easements on or across the property herein described.

(7) The following restrictive covenants:

(a) Any residential building shall be constructed of new or like new materials and contain not less than 600 square feet. Mobile homes or modular homes may be installed on said tract.

(b) Before any building or other structure is erected on said tract, a building permit must first be obtained from the County of Hidalgo and/or any other political subdivision having jurisdiction over the construction of improvements on said tract.

(c) A septic tank system shall be installed for each residence in accordance with the requirements of the Texas State Health Department. Each septic tank system must be inspected and approved by the proper officials of the State of Texas and/or of Hidalgo County, Texas.

(d) No structure of temporary character, bus, tent, basement, shack, garage, barn or other outbuildings may be used on said tract as a residence either temporarily or permanently.

(e) No junk yard, salvage yard, tavern or establishment which dispenses wine, beer or liquor on premises may be built on said tract. No noxious or offensive activity may be carried on upon such property, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood. Said property shall not be used or maintained as a dumping ground for rubbish or trash. No garbage or other waste materials shall be kept on said property except in sanitary containers. All incinerators shall be kept in a clean and sanitary condition. Said property shall be maintained in a neat and orderly manner.

PREPARED IN THE LAW OFFICE OF:  
BENAVIDES LAW FIRM  
P.O. Box 958  
107 W. 6<sup>th</sup> Street  
Weslaco, Texas 78599

WHEN RECORDED RETURN TO:  
SAME

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS § 181086  
COUNTY OF HIDALGO § KNOW ALL MEN BY THESE PRESENTS:

*Handwritten signature/initials*

That we, HENRY S. HERSHBERGER and wife, RACHEL HERSHBERGER, of Hidalgo County, Texas, (GRANTORS), in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the FURTHER CONSIDERATION OF the execution and delivery by Grantees of their one certain promissory note of even date herewith, in the principal sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 (\$7,700.00) DOLLARS, payable to the order of GRANTORS, as therein provided and bearing interest as therein specified, providing for acceleration of maturity and attorney's fees in event of default, and being secured by a Vendor's Lien and Superior Title herein retained and by a Deed of Trust of even date herewith to Dennis E. Hendrix, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ABDON HERNANDEZ and wife, ADELAIDA HERNANDEZ, whose address is Box 612, Benito Alaniz St., Elsa, Texas 78543, (GRANTEES), all of the following described real property, to-wit:

The East 264.0 feet of the West 528.0 feet of the South 330.0 feet of the South 1/2 of Lot Thirteen (13), Block Eighty-Six (86), Missouri Texas Land and Irrigation Company's Survey of lands in Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; SAVE AND EXCEPT all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same.

This conveyance is made and accepted subject to:

- (1) Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
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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 Grantees, their heirs and assigns forever; and we hereby bind ourselves, our heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

THIS CONVEYANCE IS MADE SUBJECT TO and Grantees herein do not assume payment of the unpaid balance of that certain \$8,806.08 indebtedness (First Note) described in and secured by a Mechanic's Lien Contract, dated November 20, 1980, recorded in Volume 266, Page 133, Mechanic's Lien Records, Hidalgo County, Texas, and of the unpaid balance of that certain \$10,000.00 indebtedness (Second Note) described in and secured by a Deed of Trust dated June 24, 1982, and recorded in Volume 1076, Page 759, Deed of Trust Records, Hidalgo County, Texas, but Grantors as well as any other owner and holder of Grantees' \$7,700.00 note (Third Note) shall be obligated, jointly and severally, to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of any such installment as and when due, then, so long as Grantees are not in default in the payment of Grantees' aforesaid Third Note or in the performance of the covenants of the Deed of Trust securing said note, Grantees shall have the right to pay any such delinquent installment or installments and to receive credit upon Third Note for all sums so paid, in such manner as Grantees shall direct, as of the date of such payment. Grantors agree that upon payment in full of the note(s) secured by vendor's lien herein retained, they shall obtain and have recorded at their expense, appropriate releases of all liens existing prior to date hereof.

Whenever used, the plural shall include the singular, the use of any gender shall include all genders, and the word Grantors and Grantees shall include their heirs, executors, administrators, successors and assigns, as appropriate.

EXECUTED this 18th day of April, 1986.

*Henry S. Hershberger*  
 Henry S. Hershberger  
*Rachel Hershberger*  
 Rachel Hershberger

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 21st day of April, 1986, by Henry S. Hershberger and wife, Rachel Hershberger.



*Shirley Clancy*  
 Notary Public, Hidalgo County, Texas

-3-

SHIRLEY CLANCY  
 NOTARY PUBLIC FOR THE  
 STATE OF TEXAS  
 MY COMMISSION EXPIRES 8-1-88

161086

FILED FOR RECORD  
'86 APR 22 PM 3 08  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

Charge to:  
Title USA Co. of Hidalgo County

Return to:  
Abdon Hernandez  
Box 612  
Benito Alariz St.  
Elsa, Tx. 78543  
CF 29,650