





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-10318

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

Upon the application of:

| Approved by Environmental Health: | Temporary Service    | Final Service        |
|-----------------------------------|----------------------|----------------------|
|                                   | Authorized Signature | Authorized Signature |
| Inspection/Permit No:             |                      | 55810                |
| Date Approved:                    | / /                  | 05/16/25             |

Name: Jose Luis Garcia  
DBA. South Land Builders

Address: 5569 Mipe 9 N.Rd.  
Mercedes Tx  
78570

Phone: (956) 472-0239

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789467179830  
 Temporary Pole  Permanent Service

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

Campacuas W105.22-E350.22-207 Lot 3 Blk 102 0.50'  
AC Wet

[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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|---|--|---|

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-10318

**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 Luis Garcia

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

5569 Mile 9 Rd N. Mercedes TX 78570."

[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]

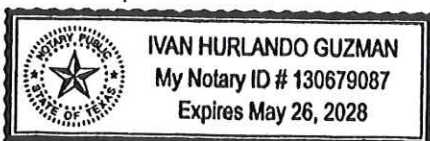
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 14<sup>th</sup>, 2025, 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<br>Edinburg, Texas 78539 | 1900 Joe Stephens Ave. Ste. A<br>Weslaco, Texas 78596 | 2401 N. Moorefield Rd.<br>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 1-10318  
Receipt No.: 038933  
C0700-00-102-0003-25

SOUTH LAND BUILDERS LLC  
2416 LUPITA ST  
WESLACO, TX 78599  
(956) 472-0239  
(956) 472-0239

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2301Sq.Ft.
- [5] Legal Description: CAMPACUAS W105.22-E350.22'-N207' LOT  
3 BLK 102 0.50 AC NET
- [6] Location: MILE 9 N. & MILE 1 1/2 W.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C  
Precinct: 1  
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 1-10318  
Price: \$200.00  
**Total Amount.....\$200.00**  
Method of Payment: Check  
Check/M.O.#: 508  
Payment: \$200.00  
Change Due: \$0.00  
Application: sonia.diaz  
Inspector: gilbert.pecina  
Receipt: sonja.diaz

\_\_\_\_\_  
Cashier *Sonia* 2/7/25  
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 2-7-25  
Date

Capital Title  
GF# 24-832727-uc

**General Warranty Deed**

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: November 20, 2024

Grantor: Abad Morales aka Abed Morales, a single person

Grantor's Mailing Address: 3219 S Ash St., Weslaco, TX 78596

Grantee: South Land Builders LLC

Grantee's Mailing Address: 1420 East Interstate Highway 2, Weslaco, TX 78596

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

0.50 acre tract out of the East 23 acres of Lot 3, Block 102, Campauas Addition, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 52, Map Records, Hidalgo County, Texas.

Beginning at the Northeast corner of Lot Three (3), Block 102, Camauas Addition, Hidalgo County, Texas,

Thence, West 245 feet to a point, the same being the Northeast corner of this tract to be described herein, and being the point of beginning hereof;

Thence, South 207 feet to a point for the Southeast corner of this tract;

Thence, West 105.22 feet to a point for the Southwest corner hereof;

Thence, North 207 feet to a point for the Northwest corner hereof;

Thence, East 105.22 feet to a point of being the point of beginning and containing .05 of an acre more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.





42916

22533

*10.00*  
*10.00*

STATE OF TEXAS }  
COUNTY OF HIDALGO }

KNOW ALL MEN BY THESE PRESENTS:

That We, Servando Villa and wife, Consuelo Villa,

of Hidalgo County, State of Texas, in consideration of the sum of  
Ten and no/100 \_\_\_\_\_ DOLLARS (\$ 10.00 )

to said grantor s in hand paid by the grantees hereinafter named, the receipt of which is hereby acknowl-  
edged, AND THE FURTHER CONSIDERATION of the execution and delivery by the grantees herein  
of their one certain promissory note dated June 13, 1983  
in the principal amount of One Thousand Five Hundred and no/100 \_\_\_\_\_ Dollars,  
payable to the order of The First National Bank of Mercedes  
which \$ 1,500.00 represents funds advanced by The First National Bank of Mercedes  
to the grantor s herein, at the request of and as a loan to the grantees herein in payment of part of the  
purchase price of the property herein conveyed, which note is payable in<sup>18</sup> monthly installments of \$ 93.93  
per month, including interest at the rate of 15.5 per cent per annum, the first installment being  
due and payable on July 13, 19 83, and a like installment being due and payable  
on the same day of each and every calendar month thereafter until said note and all interest thereon are  
fully paid off and discharged, which note contains the usual accelerated maturity, 10% attorney's fee and  
default clauses, and in addition to the vendor's lien retained herein in favor of The First National  
Bank of Mercedes, securing its payment, the grantees herein have  
executed their deed of trust of even date with said note to John C. Jones, Jr.,  
Trustee; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND

CONVEY unto Orlando Martinez and wife, Rosalinda A. Martinez  
118 S. Cantu, Weslaco, Texas 78596  
of Hidalgo County, Texas, all that certain property situate in the County of Hidalgo  
State of Texas, described as follows, to-wit:

A. 0.50 acre tract out of the East 23 acres of Lot 3, Block 102, Campauas Addition,  
Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 52,  
Map Records, Hidalgo County, Texas.

Beginning at the Northeast corner of Lot Three (3), Block 102, Campauas Addition,  
Hidalgo County, Texas,

Thence, West 245 feet to a point, the same being the Northeast corner of this tract  
to be described herein, and being the point of beginning hereof;

Thence, South 207 feet to a point for the Southeast corner of this tract;

Thence, West 105.22 feet to a point for the Southwest corner hereof;

Thence, North 207 feet to a point for the Northwest corner hereof;

Thence, East 105.22 feet to a point of being the point of beginning and containing .05 of an acre more or less.

"This conveyance is made subject to the following matters, to the extent same are in effect at this time:

Any and all restrictions, covenants, conditions, easements and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property."

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantees above named, their heirs and assigns, forever. And we do hereby bind ourselves, <sup>our</sup> heirs, executors and administrators, to WARRANT AND FOREVER DEFEND the title to the said property unto the said grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that a vendor's lien is created herein in favor of The First National Bank of Mercedes and said The First National Bank of Mercedes will hold superior title in and to the above described property, premises and improvements, and the title in the grantee will not become absolute until the above described note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and effect and reading thereof, when this deed shall become absolute; and it shall be the same as if a vendor's lien was retained in favor of the grantor herein and assigned by proper assignment to The First National Bank of Mercedes without recourse on Grantors in any manner for the payment of said indebtedness.



EXECUTED this 13th day of June, 1983.

Servando Villa  
Servando Villa

Consuelo Villa  
Consuelo Villa

\_\_\_\_\_  
\_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared Servando Villa and Consuelo Villa

known to me 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 13th day of June, 1983.

Rachel Torres Rachel Torres  
Notary Public Hidalgo County, Texas.

STATE OF TEXAS }  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of

\_\_\_\_\_  
Notary Public County, Texas.

Form 16 Fred F. Hunter

**General Warranty Deed**  
With Lien in Favor of Third Party

22533

TO

FILED FOR RECORD

1983 JUN 17 PM 4:12

J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

VANBERG & FLORES  
Attorneys at Law  
P. O. Box 1076  
Mercedes, Texas 78570

Return to

*Mj*

**CITY OF MERCEDES, TEXAS'  
CERTIFICATE OF COMPLIANCE**

Legal description: 0.50 acre tract of land out of lot 3 blk 102, Campacuas Addition, 5569 Mile 9 Rd, MERCEDES, TX, Mercedes, Texas 78570 –South Land Builders LLC

The property described above has been determined by the City of Mercedes, Texas that it lies within its extraterritorial jurisdiction.

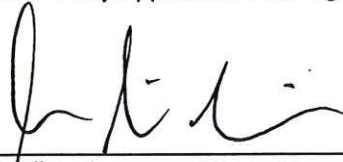
After careful examination, it has been determined that the subject property is not violative of the City of Mercedes' Subdivision Ordinance, nor the County of Hidalgo's 1987 Subdivision. See below for justification:

XX property's recorded legal description pre-existed applicable subdivision regulations.


Other: \_\_\_\_\_

The City of Mercedes does not perform title searches, thus it remains incumbent on the property owner and/or his/her agent to properly investigate for applicable deed restrictions, subdivision requirements (plat notes), and/or any other restrictive covenants.

By issuing this Certificate of Compliance, the owner and/or agent will sign below and agree that they will proceed to the water and/or sewer provider who has official CCN jurisdiction to pay for all utility service fees; and thereafter agree to go to the County of Hidalgo's Planning Department to secure any applicable building permit.

  
\_\_\_\_\_  
Applicant

2-6-25  
Date

  
\_\_\_\_\_  
Adrian Perez  
Planning Director  
City of Mercedes, TX

2/3/25  
Date