

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ALFREDO BARRERA	1-1084
	COMM. COURT: SEPTEMBER 18, 2018	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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: 1-1084

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

Upon the application of:

Name:

Alfredo Garcia

Address:

1020 E. Mile 12 1/2 N  
Weslaco, TX 78599

Phone:

(956) 472-5575

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>09105118</u>

Water Supplier: N.A.W.S

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

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

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

Country Village wt 23 Blk 1

[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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. 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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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-7084

**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

Alfredo Barera Jr.

Known to me [or proved to me in the oath of DLTX# 1479964 or through  
(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:

Country Village lot 23 blk 1"

[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."

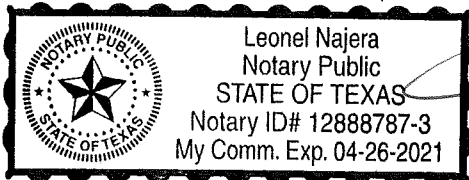
-OR-

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 Sep. 5<sup>th</sup>, 2018, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**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:** August 27, 2018

**Grantor:** B TWIN, LLC, a Texas Limited Liability Company

**Grantor's Mailing Address:**

B Twin, LLC  
501 Mockingbird Lane  
McAllen, Texas 78501

**Grantee:** ALFREDO BARRERA, JR.

**Grantee's Mailing Address:**

Alfredo Barrera, Jr.  
1020 E Mile 12 1/2 N  
Weslaco, Texas 78599

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**LOT 23, COUNTRY VILLAGE SUBDIVISION, UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.**

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior 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 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

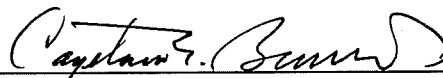
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

B TWIN, LLC, a Texas Limited Liability Company,

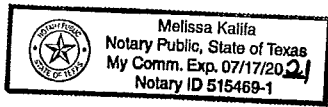


\_\_\_\_\_  
Cayetano E. Barrera, President

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 28, 2018, by Cayetano E. Barrera, as the President of B Twin, LLC, a Texas Limited Liability Company, on behalf of said company.



Melissa Kalifa  
Notary Public, State of Texas  
My commission expires: 07-17-2021

PREPARED IN THE OFFICE OF:

BARRERA, SANCHEZ & ASSOCIATES, P.C.  
10113 North 10th St., Suite A  
McAllen, Texas 78504  
Tel: (956) 287-7555  
Fax: (956) 287-7711

AFTER RECORDING RETURN TO:

BARRERA, SANCHEZ & ASSOCIATES, P.C.  
10113 North 10th St., Suite A  
McAllen, Texas 78504  
Tel: (956) 287-7555  
Fax: (956) 287-7711



Chapter 232, Texas Local Government Code

9/5/2018 3:04:30 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
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Edinburg, Texas 78542  
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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 1-1084  
Receipt No.: 004254  
C9120-00-001-0023-00

BARRERA ALFREDO JR.  
1020 E. MILE 12 1/2 N  
WESLACO, TX 78596  
(956) 472-5575  
(956) 472-5575

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: COUNTRY VILLAGE LOT 23 BLK 1
- [6] Location: mile 13 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1084  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 9004  
Payment: \$30.00  
Change Due: \$0.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: ayssa.ulloa

Cashier

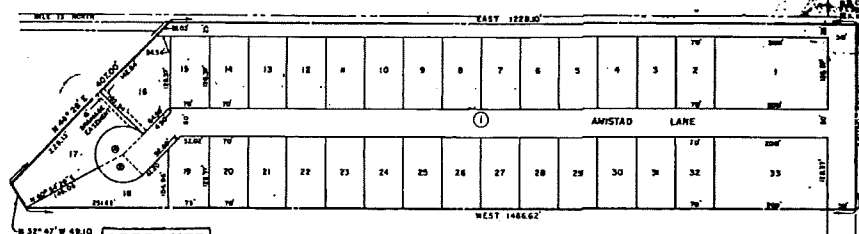
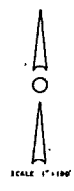
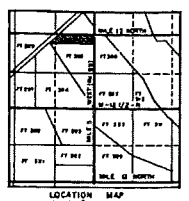
9/5/18  
Date

[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

9/5/18  
Date



**CURVE DATA**

1	143° 25' 40"
2	30.00'
3	112.25'
4	108° 54' 20"
5	30.00'
6	84.00'

**APPROVED FOR RECORDING**  
*Charles L. Holden*  
 Jan 7-1928

257781  
**COUNTRY VILLAGE SUBDIVISION**

The Country Village Subdivision, a subdivision containing 18.54 gross acres out of the North 231.74 ft. of Farm Tract 385, Block 151, West Tract Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:

**BEGINNING** at a point, said point being the northeast corner of Farm Tract 385, and also being the northeast corner of this subdivision;

**THENCE**, South along the East line of Farm Tract 385, which is also the centerline of a state road, FM Road 48, a distance of 231.74 ft. to a point being the southeast corner of this subdivision;

**THENCE**, West along a line parallel with the North line of Farm Tract 385, a distance of 56.86 ft. to a found iron pin lying on the West right-of-way line of FM Road 48, and at a total distance of 1,486.43 ft. to a found iron pin being the southwest corner of this subdivision;

**THENCE**, North 32° 47' W 481.0 ft. to a set iron pin lying on a drainage easement line, said line also being the northwest line of Farm Tract 385;

**THENCE**, North 64° 22' E along the northwest line of Farm Tract 385 a distance of 345.58 ft. to a point lying on the South right-of-way line of a county road, and at a total distance of 841.84 ft. to a found iron pin lying on the centerline of said county road, said iron pin being the northeast corner of this subdivision;

**THENCE**, East along the centerline of said county road a distance of 1,170.18 ft. to a found iron pin lying at the intersection of the centerline of said county road and the West right-of-way line of FM Road 48, and with a total distance of 1,228.18 ft. to a point being the northeast corner of this subdivision, and also being the **POINT OF BEGINNING**, CONTAINING within these notes and bounds 18.54 gross acres, more or less.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, the undersigned, a Registered Professional Engineer and Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the grounds, and that proper engineering consideration has been given this plat.

*William A. Brown*  
 Registered Professional Engineer No. 25573  
 Registered Public Surveyor No. 3777

STATE OF TEXAS  
 COUNTY OF HIDALGO

We, the undersigned owners of the land shown on this plat and designated herein as the Country Village Subdivision of the County of Hidalgo, Texas, and whose names are subscribed hereto, hereby declare, to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*James Brown, Alfred Parker*  
 Owners

STATE OF TEXAS  
 COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Robert Parise and Adon Parise, 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 stated.

Given under my hand and seal of office this 24<sup>th</sup> day of July, 1921.

*John Walker*  
 County Clerk - Hidalgo County, Texas  
 My Commission Expires 21st Day May, 1928



**APPROVED FOR RECORDING**  
 COUNTY OF HIDALGO  
 REGISTERED PUBLIC SURVEYOR  
*Charles L. Holden*

Recorded in Book 21, Page 194  
 of the PUBLIC RECORDS of Hidalgo County, Texas  
 Charles L. Holden  
 County Surveyor