

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JENNIFER VALERIO	1-2326
	COMM. COURT: SEPTEMBER 17, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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

T.J. Arredondo, CFM
Director of Planning

Precinct 0234

Application No: 1-2326

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

Upon the application of:

Name: Jennifer Valerio

Address: 3703 Sandra Ave
Donna TX 78537

Phone: (361) 332-8888

Approved by Environmental Health:	Temporary Service	Final Service
_____	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
_____	_____	_____
Inspection/Permit No:	_____	_____
Date Approved:	<u>1 / 1</u>	<u>9 / 16 / 19</u>

Water Supplier: NAWS

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

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

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

BAUL ESTATES LOT 26 BURY

[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 25th 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2324

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

Jennifer Valerio

Known to me [or proved to me in the oath of TX ID # _____ 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:

Balli Est lot 26 Blk 4"

[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]

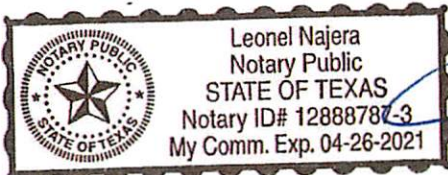
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jennifer Valerio (Signature)

SUBSCRIBED AND SWORN TO before me on SEP 6th, 20 19, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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: June 12, 2019

Grantor: B TWIN, LLC

Grantor's Mailing Address:

10113 N 10th STREET, STE A
McALLEN, TEXAS 78504
HIDALGO COUNTY

Grantee: JENNIFER RENEE VALERIO

Grantee's Mailing Address:

P.O. BOX 1856
DONNA, TEXAS 78537
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$33,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

Property (including any improvements):

TRACT NO. 1:

LOT 26, BLOCK 4, BALLI ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS

TRACT NO. 2:

LOT 27, BLOCK 4, BALLI ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.

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 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) The nature of quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchased Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

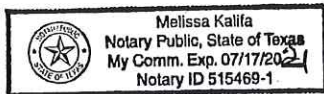
By: *Cayetano E. Barrera*
Cayetano E. Barrera, President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 12, 2019, by Cayetano E. Barrera, President of B Twin, LLC.



Melissa Kalifa
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th Street, Suite A
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:
B Twin, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 3 OF 3

ENGINEER'S CERTIFICATE
 I, **Reynaldo Balli, Sr.**, Registered Professional Engineer, do hereby certify that this is a true and correct map of **Balli Estates**, a subdivision of **Lot 3, Block 11**, of the **La Donna** Subdivision, as shown on the map of **Reynaldo Balli, Sr.**, dated **Nov. 16, 1976**, and recorded in **Map 92**, of the **Records of the Texas Bank & Trust Co., Hidalgo County, Texas**.
 All measurements are in feet and decimals thereof.
 Nov. 16, 1976



STATE OF TEXAS
COUNTY OF HIDALGO
 Know all men by these presents:
Reynaldo Balli, Sr., owner of the land on which is located **Lot 3, Block 11**, of the **La Donna** Subdivision, do hereby confirm and adopt this **Balli Estates** and further do hereby dedicate to the public use the streets and easements as shown thereon.
 It is the intent of the undersigned that the **Balli Estates** be dedicated to the public use of the **City of Donna, Texas**.
 It is further stated that the **Balli Estates** were caused these presents to be executed this **16th** day of **November**, 1976.

STATE OF TEXAS
 Before me, the undersigned authority, on this day personally appeared, **Reynaldo Balli, Sr.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein set out.
 Witness my hand and seal of office this **16th** day of **November**, 1976.

Filed for record at _____ o'clock _____ M., on the _____ day of _____, 1976.

 County Clerk
 In and for Hidalgo County

STATE OF TEXAS
COUNTY OF HIDALGO
 I, **Reynaldo Balli, Sr.**, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 1976, with its certificate of authentication was filed for record in my office on _____ day of _____, 1976, at _____ o'clock _____ M., in **Volume _____** of the **Map Records of said County**, at _____ M., the _____ day of _____, 1976.
 Witness my hand and seal of office in **Mineral Wells, Texas** the day and year last above written.

County Clerk
 Hidalgo County, Texas
 The Assessor-Collector
 Hidalgo County, Texas

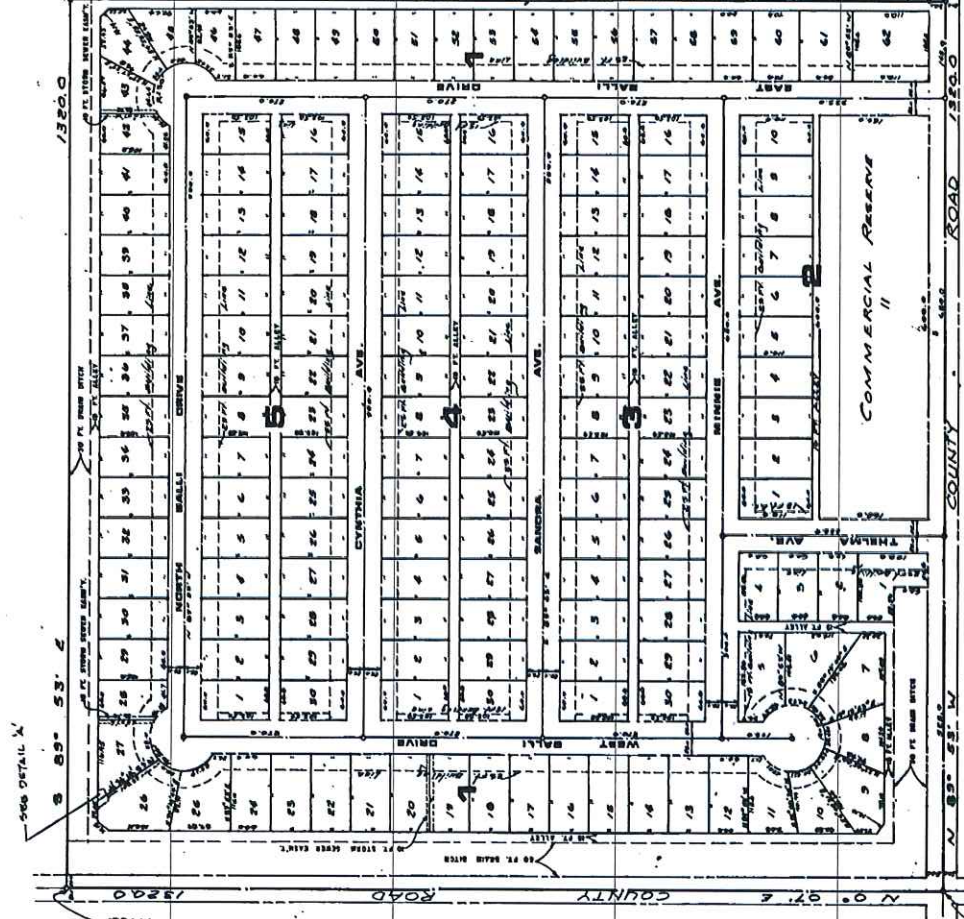
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS.
 Date: **February 23, 1977**

 City Engineer

APPROVED BY THE CITY COMMISSION OF THE CITY OF DONNA, TEXAS.

 City Commissioner

APPROVED FOR RECORDING
 BY
COMMISSIONER'S OFFICE
 The seal of the City of Donna, Texas
 SHERIFF SAUL-ROSA, County Clerk
 Donna, Hidalgo County, Texas



BALLI ESTATES
A RESUBDIVISION OF LOT 3, BLOCK 11
LA DONNA SUBDIVISION
 (HIDALGO COUNTY MAP RECORDS VOL. 1, PG. 51)
 OF THE LANDS OF THE TEXAS BANK & TRUST CO.
 HIDALGO COUNTY, TEXAS
 SUBDIVIDED FOR: **REYNALDO BALLI, SR.**
 NOV. 16, 1976
 SCALE: 1" = 100'

APPROVED FOR RECORDING
 BY
COMMISSIONER'S OFFICE
 The seal of the City of Donna, Texas
 SHERIFF SAUL-ROSA, County Clerk
 Donna, Hidalgo County, Texas

BALLI & ASSOCIATES, INC.
 ARCHITECTS-ENGINEERS-PLANNERS
 BROWNSVILLE, TEXAS



Chapter 232, Texas Local Government Code

9/6/2019 3:01:50 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2326

Receipt No.: 008970

B0500-00-004-0026-00

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

VALERIO JENNIFER RENEE

P.O. BOX 1856

DONNA, TX 78537

(956) 332-8888

(956) 332-8888

[1] Contractor: self

[2] Water System: City of Donna

[3] Class of Work: 05 Residential, Move In or relocated building

[4] Size of Structure: 768Sq.Ft.

[5] Legal Description: BALLI ESTATES LOT 26 BLK 4

[6] Location: lott & soderquist

[7] Sewage: City of Donna

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$7500

[10] Flood Zone: Zone B

Community Panel Number: 4803340500B

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 1-2326

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

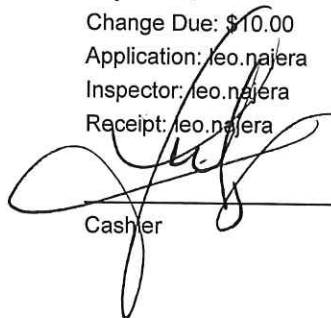
Payment: \$40.00

Change Due: \$10.00

Application: leo.najera

Inspector: leo.najera

Receipt: leo.najera


Casher

9/5/19
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

9-6-19
Date