





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-3464

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

*Light only - No sewer*

Upon the application of:

Name: Rene Zepeda

Address: 511 SAN Benito St.  
Weslaco, TX 78596

Phone: 956-756-0633

Approved by Environmental Health:	Temporary Service	Final Service
	<u>WRamirez</u> Authorized Signature	<u>WRamirez</u> Authorized Signature
Inspection/Permit No:	<u>Light only</u>	
Date Approved:	<u>0824 12:0</u>	<u>  /  /  </u>

Water Supplier: Weslaco City

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

Account/ESI No.: 10032789438228753  
 Temporary Pole  Permanent Service

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

1324 E 24<sup>th</sup> St Weslaco, TX 78596  
R.C. BABB No. 4 Lot 2 Blk 7

[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



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### 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

Rene Zepeda

Known to me ~~or proved~~ to me in the oath of \_\_\_\_\_ or through DL# [redacted] (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:

1324 E. 24<sup>th</sup> St. Weslaco, TX 78596  
P.C. BABB NO. 4 lot 2 blk 7

[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]

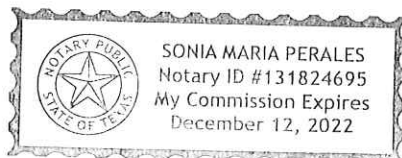
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

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 August 22<sup>nd</sup>, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## 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: **May 5, 2020** .

Grantor: **INFINITE HORIZON INVESTMENTS, LLC**

Grantor's Mailing Address: 4121 N. 10th St. No 208, McAllen, TX 78504

Grantee: **RENE ZEPEDA**

Grantee's Mailing Address: 511 San Benito St, Weslaco, TX 78596

Consideration: For the sum of Ten and NO/100 Dollars (\$10.00) 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 **TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00)** and is executed by **Grantee**, payable to the order of **Grantor** in this deed and by a deed of trust of even date from Grantee to **CENTER FOR REAL ESTATE CONNECTION, LLC, TRUSTEE**.

Property (including any improvements):

**Lot 2, Block 7, R.C. BABB SUBDIVISION NO. 4, Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 22, Page 152, Map Records, Hidalgo County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

NO TITLE EXAMINATION OR SURVEY WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE,

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

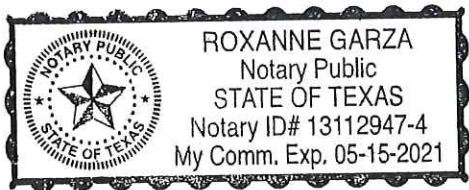


Crispina Tan  
(Member Infinite Horizon Investments, LLC)

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the day of May 5<sup>th</sup>, 2020 by Crispina Tan.



Notary Public State of Texas

AFTER RECORDING RETURN TO:  
Rene Zepeda  
511 San Benito St  
Weslaco, Texas 78596



Chapter 232, Texas Local Government Code

8/19/2020 11:51:21 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-3464  
Receipt No.: 013849  
B0050-04-007-0002-00

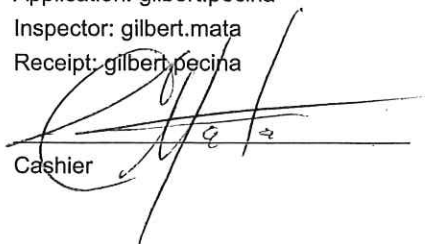
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Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- ZEPEDA RENE  
511 SAN BENITO ST  
WESLACO, TX 78596  
(956) 756-0633  
(956) 756-0633
- [1] Contractor: SELF
  - [2] Water System: City of Weslaco
  - [3] Class of Work: 01 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 1620Sq.Ft.
  - [5] Legal Description: R.C. BABB NO. 4 LOT 2 BLK 7
  - [6] Location: Airport & ML 5 1/2
  - [7] Sewage: City of Weslaco
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$25000
  - [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
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 and regulations  
Description: Permit 1-3464  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: gilbert.pecina  
Inspector: gilbert.mata  
Receipt: gilbert.pecina

  
Cashier

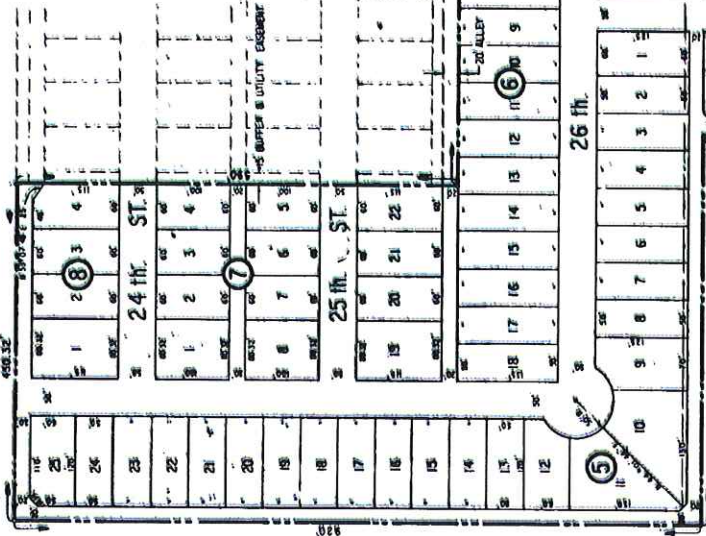
8/19/20  
Date

[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 of Applicant

8-19-2020  
Date



Scale 1" = 100'

The R. C. Babb No. 4 Subdivision, containing 26.06 gross acres, more or less, situated in and a part of Farm Tracts 758 and 755, West-Adams Tract, Hidalgo County, Texas, and is more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of this subdivision, which is North a distance of 600.00 ft. from the southeast corner of Farm Tract 755;

THENCE, West, a distance of 480.00 ft., to a point;

THENCE, North, a distance of 149.00 ft., to a point;

THENCE, West, a distance of 306.00 ft., to a point;

THENCE, South, a distance of 149.00 ft., to a point;

THENCE, West, a distance of 30.00 ft., to a point;

THENCE, North, a distance of 635.00 ft., to a point;

THENCE, West, a distance of 500.00 ft., to a point;

THENCE, North, a distance of 930.00 ft., to a point for the northeast corner of this subdivision;

THENCE, East, a distance of 635.32 ft., to a point;

THENCE, South, a distance of 598.00 ft., to a point;

THENCE, East, a distance of 635.48 ft., to a point;

THENCE, South, a distance of 135.00 ft., to a point;

THENCE, West, a distance of 236.00 ft., to a point for the northeast corner of this subdivision;

THENCE, South, a distance of 430.00 ft., to the POINT OF BEGINNING, CONTAINING within these metes and bounds 26.06 gross acres, more or less.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, owner of the land shown on this plat and designated herein as R. C. Babb No. 4, a subdivision to Hidalgo County, Texas, and whose name is subscribed hereto, hereby approve, accept, and adopt the same for the purpose of subdividing the land shown on this plat into public forever all streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purposes and consideration therein expressed.

OWNER:  
*Arturo C. Cuellar*  
Arturo C. Cuellar

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Arturo C. Cuellar, known 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 1982, A.D.

*R. C. Babb*  
Notary Public in and for Hidalgo Co., Texas

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned, a Registered Public Surveyor in the State of Texas, have examined the plat of the subdivision shown on this plat and have approved the same and the same is hereby made and is prepared from an actual survey of the property shown on this plat. I have also examined the ground, and further certify that proper engineering consideration has been given to this plat.

*R. C. Babb*  
R. C. Babb, S. 1000  
S. E. 1000, A. B. S., No. 5480

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Westport, Hidalgo County, Texas, do hereby certify that I have examined the plat of the subdivision shown on this plat and have approved the same and the same is hereby made and is prepared from an actual survey of the property shown on this plat. I have also examined the ground, and further certify that proper engineering consideration has been given to this plat.

*R. C. Babb*  
Chairman, Planning Commission

I, the undersigned, Mayor of the City of Westport, hereby certify that this plat of the R. C. Babb No. 4 conforms to all requirements of the Subdivision Regulations of this City, where my approval is required.

*R. C. Babb*  
Mayor - City of Westport, Texas

APPROVED FOR RECORDING  
I, \_\_\_\_\_  
Notary Public in and for Hidalgo County, Texas

R. C. BABB NO. 4

Recorded in Book 27, Page 152  
Hidalgo County, Texas  
Hidalgo and Hunt, Inc.  
County Surveyors

CHECKED FOR DRAINAGE  
BY: *W. J. O. G.*

*24th Aug 82*  
*E. Hargrove*

