



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3282

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

Upon the application of:

Name: Sergio Garza Gonzalez

Address: 2505 peach kn.
pasadena Tx. 77502

Phone: (713) 258-0169

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: NAWSC

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

Account/ESI No.: 1000010541
 Temporary Pole Permanent Service

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

Sergio Garza Gonzalez Talantis Lot 2

[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

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3282

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 W §

BEFORE ME, the undersigned authority, on this day personally appeared

Sergio Garza Gonzalez

Known to me [or proved to me in the oath of _____ or through Texas Drivers 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:

Talanti's properties lot 2 FM 493
(7125 N. FM. 493 Donna TX.)"

[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]

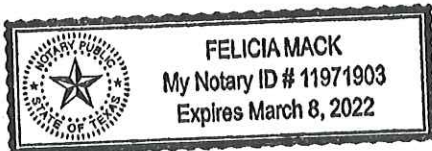
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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."

Sergio Garza (Signature)

SUBSCRIBED AND SWORN TO before me on December 3, 2020, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CLOSER

BN

GF#

203614

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: April 26, 2018

Grantor: Lorena Campos now known as Lorena Cespedes, not joined herein by my husband since this property constitutes no part of our legal homestead.

Grantor's Mailing Address:

777 Nantucket Dr.
Harlingen, Texas 78550
Cameron County

Grantee: Sergio Garza Gonzalez, a single person

Grantee's Mailing Address:

2505 Peach Lane
Pasadena, Texas 77502
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, which consideration is being paid to a facilitator pursuant to an IRC 1031 Tax Deferred Exchange.

Property (including any improvements):

Tract 1:

A 1.50 acre Tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10.acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 605.00 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a 1/2 inch iron rod set for a corner hereof;

THENCE, South parallel with the East line of Block 66, a distance of 110.00 feet to the Southeast corner hereof;

THENCE, West parallel with the South line of Block 66, a distance of 263.82 feet to a 1/2 inch iron rod found for the Northwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 165.00 feet to a ½ inch rod set for the Northwest corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 659.82 feet to a ½ inch iron rod set for the Northeast corner hereof;

THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 1.5 acre Tract of land more or less.

Tract 2:

A 0.50 acre Tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10.acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 550.0 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a ½ inch iron rod found for the Southwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 55.00 feet to a ½ inch iron rod set for the North West corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 396.00 feet to a ½ inch iron rod set for the Northeast corner hereof;

THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 0.50 acre Tract of land more or less.

Tract 3:

A 0.50 acre tract of land out of Lot 2, Talantis Properties Subdivision, an Addition to the City of Donna, Hidalgo County, Texas, being a re-subdivision of the North 10.acres of the South 10.0 acres of Block 66, La Blanca Agricultural Tract Subdivision, according to map thereof recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point North 495.00 feet from the Southeast corner of Block 66;

THENCE, West parallel with the South line of Block 66, a distance of 396.00 feet to a ½ inch iron rod found for the Southwest corner hereof;

THENCE, North parallel with the West line of Block 66, a distance of 55.00 feet to a ½ inch iron rod set for the North West corner hereof;

THENCE, East parallel with the North line of Block 66, a distance of 396.00 feet to a ½ inch iron rod set for the Northeast corner hereof;

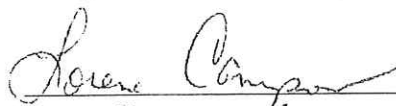
THENCE, South along the East line of Block 66, a distance of 55.00 feet to the PLACE OF BEGINNING and containing 0.50 acre Tract of land more or less.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted by J. V. Talantis to Carthage Hydrocol, Inc., by instrument dated April 14, 1949, recorded in Volume 660, Page 365, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement in favor of North Alamo Water Supply by instrument recorded in Volume 1788, Page 899, Deed Records of Hidalgo County, Texas.
- C. A ten foot (10') Irrigation Easement granted by Jim Talantis to Felix L. McCurdy, by instrument dated March 13, 1959, recorded in Volume 939, Page 476, Deed Records of Hidalgo County, Texas.
- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 25, Page 127A, Map Records Hidalgo County, Texas.
- E. Easements, rights, rules and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
- F. Easements or claims of easements which are not a part of the public record.
- G. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas.
- H. A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 25, Page 127A, Map Records of Hidalgo County, Texas.
- I. Oil and Gas Lease in favor of Blocker Exploration Company recorded in Volume 378, Page 627, Volume 379, Page 323, and Volume 384, Page 25, Oil and Gas Lease Records of Hidalgo County, Texas.
- J. All oil, gas, and other minerals reserved in Deed dated July 15, 1987, recorded in Volume 2479, Page 84, Official Records of Hidalgo County, Texas.
- K. Any claim or allegation that the land described herein, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
- L. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.

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.

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

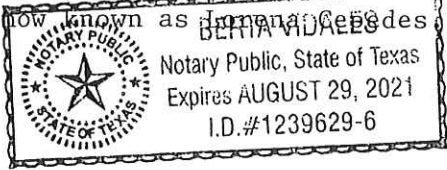


Lorena Campos now known as Lorena Cepedes

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 04, 2018, by Lorena Campos, now known as BETIA VADES



Marta Vudals

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#203614 BV
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\203614-WD\ag)

AFTER RECORDING RETURN TO:

Sergio Garza Gonzalez
2505 Peach Lane
Pasadena, TX 77502



Chapter 232, Texas Local Government Code

7/1/2020 1:34:30 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	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 1-3282
Receipt No.: 013031
T0320-00-000-0002-00

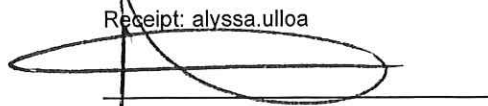
GONZALEZ SERGIO GARZA
2505 PEACH LN
PASADENA, TX 77502
(956) 000-0000
(281) 216-7051

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 200Sq.Ft.
- [5] Legal Description: TALANTIS PROPERTIES E396'-S110' LOT 2
- [6] Location: FM 493 & MILE 12 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340450C
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 1-3282
Price: \$30.00

Total Amount.....\$30.00

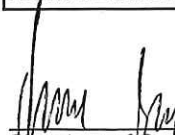
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

7/1/20
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 or Applicant

7/1/20
Date

