

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Javier E. Hernandez Paez	4-3817
2. Francisco I. Rivera	4-4299
COMM. COURT: FEBRUARY 16, 2021	



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: 4-3817

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

Upon the application of:

Javier E Hernandez

Name: ~~He~~ Paerz

Address: 6805 Palmera Circle

Edinburg tx

78542

Phone: 956-454-7684

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>MRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u>
		<u>218 121</u>

Water Supplier: N/A

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:

JAVIER E. HERNANDEZ

Las Villas Del Valle Lot #5 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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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:

43817

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

Javier S Hernandez Paez

Known to me [or proved to me in the oath of TX DL or through
CDL (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:

Las Villas Del Valle Lot #5
6609 Palmetra Circle Edinburg TX 78542 Block #01

[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."

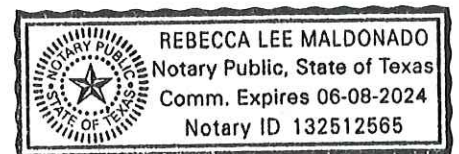
-OR-

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."

Javier Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on 6th February 2021 to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

10/5/2020 9:11:52 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3817

Receipt No.: 014617

L3398-00-001-0005-00

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

PAEZ JAVIER E HERNANDEZ
6505 PALMERA CIRCLE
EDINBURG, TX 78542
(956) 789-1222
(956) 454-7684

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: LAS VILLAS DEL VALLE LOT 5 BLK 1
- [6] Location: TOWER RD AND ALBERTA RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 12', Side 12', Corner '
Special Conditions: must comply with hcpd setbacks and regulations
Description: Permit 4-3817
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: peter.hernandez

Receipt: alex.antons

Cashier

Date

10/5/20

Prop. 10# 344032

[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

10/10/20

Date

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 6, 2016

Grantor: MARIA ELENA VASQUEZ, a single person

Grantor's Mailing Address (including county): 3715 W. Faith Hill, Apt. 3
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: JAVIER E. HERNANDEZ PAEZ

Grantee's Mailing Address (including county): 6505 Palmera Circle
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-THREE THOUSAND AND NO/100THS DOLLARS (\$23,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Five (5), Block One (1), Las Villas Del Valle, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 26, Page 25B, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in VOLUME 26, PAGE 25B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated November 16, 1983, recorded in Volume 1906, Page 747, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instrument dated February 9, 1990, recorded in Volume 2884, Page 432, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twelve foot (12') minimum setback line along the sides; twenty foot (20') minimum setback line along the rear; and, twenty foot (20') utility easement along the rear; as per map or plat recorded in Volume 26, Page 25B, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2016 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND

EXCLUDED.

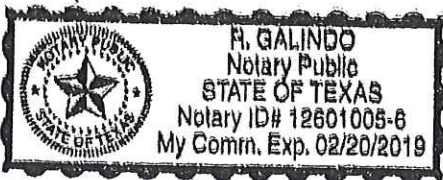
When the context requires, singular nouns and pronouns include the plural.

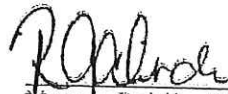

MARIA ELENA VASQUEZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

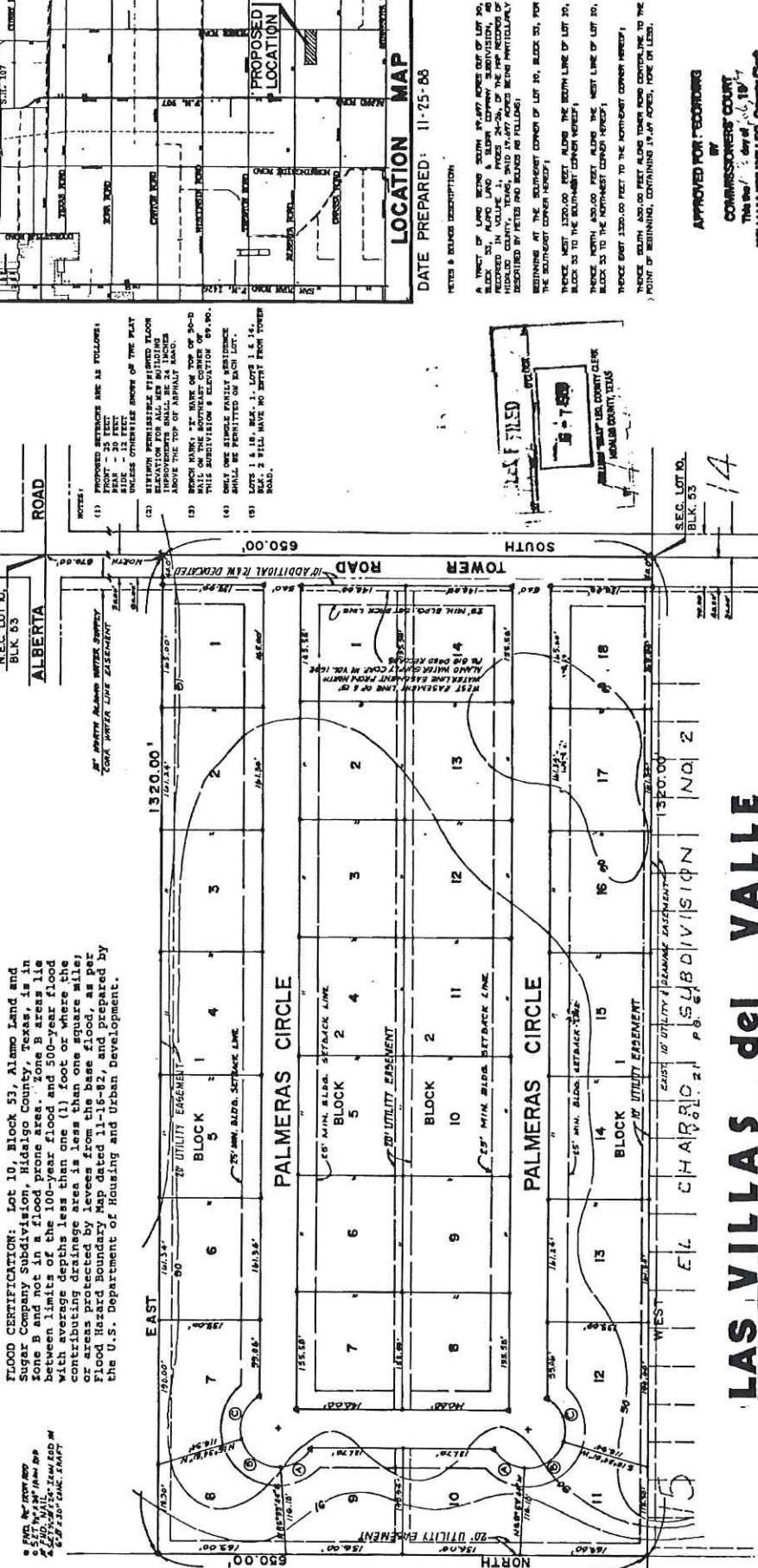
This instrument was acknowledged before me on the 8th of January, 2016, by MARIA ELENA VASQUEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JAVIER E. HERNANDEZ PAEZ
6505 Palmera Circle
Edinburg, Texas 78539

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 903832;MR:be



LOCATION MAP
 DATE PREPARED: 11-25-88
 FEET & INCHES DESCRIPTION

A TRACT OF LAND BEING SOUTH 1/4 ACRES OUT OF LOT 10, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY PETER AND BONDAS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 53, FOR THENCE MOST 1320.00 FEET ALONG THE SOUTH LINE OF LOT 10, BLOCK 53 TO THE SOUTHWEST CORNER HERETO;
 THENCE NORTH 400.00 FEET ALONG THE WEST LINE OF LOT 10, BLOCK 53 TO THE NORTHEAST CORNER HERETO;
 THENCE EAST 1320.00 FEET TO THE NORTHEAST CORNER HERETO;
 THENCE BEARING 145° 00' 00" WEST ALONG THE WEST LINE TO THE POINT OF BEGINNING, CONTAINING 1.44 ACRES, MORE OR LESS.

APPROVED FOR RECORDING BY
COMMISSIONERS' COURT
 This the 14th day of July, 1989
WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas
 By _____ Deputy

CHECKED FOR DRAINAGE BY _____

26 25B

APPROVED FOR RECORDING
 APPROVED FOR RECORDING BY
WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas

CHECKED FOR DRAINAGE
 BY _____

26 25B

APPROVED FOR RECORDING BY
WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas

By _____ Deputy

CHECKED FOR DRAINAGE BY _____

26 25B

THE UNDERSIGNED, MAYOR OF THE CITY OF EDWING, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

THIS PLAN APPROVED BY HIDALGO COUNTY, IRRIGATION DISTRICT NO. 2 ON THIS 14th DAY OF _____ A.D. 1989

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND MADE UNDER MY SUPERVISION.
 REGISTERED PUBLIC SURVEYOR #2909

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND MADE UNDER MY SUPERVISION.
 REGISTERED PROFESSIONAL ENGINEER #2909

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS **LAS VILLAS DEL VALLE SUBDIVISION**, IN THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.
 OWNER: **WILLIAM A. SCHWAB, TRUSTEE**

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, AUTHORITY OF THIS PLAN, PERSONALLY SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF December 1988.
Boris R. Solis
 NOTARY PUBLIC
 COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, SECRETARY OF THE CITY OF EDWING HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.
 SECRETARY

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, SECRETARY OF THE CITY OF EDWING HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.
 SECRETARY

STATE OF TEXAS, COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND MADE UNDER MY SUPERVISION.
 REGISTERED PROFESSIONAL ENGINEER #2909

ALAMAS & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 1100 S. GARDNER ST. SUITE 100
 DALLAS, TEXAS 75215

REGISTERED PROFESSIONAL ENGINEER
 #2909

REGISTERED PUBLIC SURVEYOR
 #2909

REGISTERED PROFESSIONAL ENGINEER
 #2909

LAS VILLAS del VALLE

HIDALGO COUNTY, TEXAS
 A TRACT OF LAND BEING SOUTH 1/4 ACRES OUT OF LOT 10, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS DESCRIBED IN VOLUME 26, PAGE 25B OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SEC. LOT 10, BLK. 53
 14



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: 4-4299

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

Upon the application of:

Name: Francisco J Rivera

Address: 7108 PRIMOS CIR
Edinburg, TX
78542

Phone: (956) 714-9047

Approved by Environmental Health:	Temporary Service <u>Light Only</u> <u>W Ramirez</u> Authorized Signature <u>No septic yet</u>	Final Service
Inspection/Permit No:		Authorized Signature
Date Approved:	<u>02/05/21</u>	<u> / /</u>

Water Supplier: North Alamo water

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

Account/ESI No.: 1000017260
 Temporary Pole Permanent Service

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

104 13 Green Valley Acres Lot #13

[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



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
4-4299

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4299

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

FRANCISCO I RIVERA

Known to me [or proved to me in the oath of TX DL 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:

Green Valley Acres
7108 PRIMOS CIR, GREEN VALLEY LOT 13."

[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."

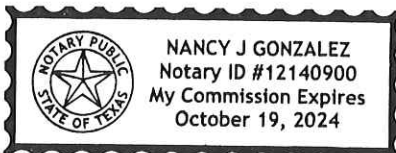
~~-OR-~~

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 February 3, 2021, to certify which, witnesses my hand and seal of office.



Nancy J Gonzalez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4299
Receipt No.: 016358
G7700-00-000-0013-00

- RIVERA FRANCISCO I & CORAL RIVERA
7108 PRIMOS CIR
EDINBURG , TX 78542
(956) 800-7334
(956) 800-7334
[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2360Sq.Ft.
[5] Legal Description: GREEN VALLEY ACRES LOT 13
[6] Location: CANTON RD AND TOWER RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$160000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4299
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.
Change Due: \$0.00
Application: danny.sanchez
Inspector: peter.hernandez
Receipt: danny.sanchez

Cashier [Signature] Date 02-02-21

[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 [Signature] Date 2/2/21

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.

Warranty Deed with Vendor's Lien

Date: DECEMBER 16, 2020

Grantor: ILLIANA VILLA and ROMAN VILLA

Grantor's Mailing Address: 7108 PRIMOS CIRCLE
ALAMO, TEXAS 78516
HIDALGO COUNTY

Grantee: FRANCISCO I. RIVERA and CORAL RIVERA, husband and wife

Grantee's Mailing Address: 1301 N. 13TH ST.
ALAMO, TEXAS 78516
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of FORTY-ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$41,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot Thirteen (13), GREEN VALLEY ACRES, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 19, Page 171, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1561, Page 17, Deed Records and Volume 3082, Page 604, Official Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Right of Way Easement dated February 14, 1985, in favor of Hidalgo County Drainage District Number One, recorded in Volume 2096, Page 231, Official Records of Hidalgo County, Texas.
- f. Easements and reservations as shown according to the map or plat thereof recorded in Volume 19, Page 171, Map Records of Hidalgo County, Texas.
- g. Water Service Agreement dated April 25, 1977, by and between North Alamo Water Supply Corporation and Adan Guzman and Raul Esparza, Jr., recorded in Volume 1537, Page 983, Deed Records, Hidalgo County, Texas.

- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 7, 1973, recorded in Volume 345, Page 576 and dated May 2, 1973, recorded in Volume 345, Page 634 and in Volume 345, Page 582, Oil and Gas Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 20, 1985, recorded in Volume 2175, Page 204, Official Records of Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 15, 1985, recorded in Volume 2239, Page 14, Official Records of Hidalgo County, Texas.
- k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 25, 1985, recorded in Volume 2239, Page 54, Official Records of Hidalgo County, Texas.
- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1985, recorded in Volume 2239, Page 78, Official Records of Hidalgo County, Texas.
- m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto contained in instrument dated September 7, 1950, recorded in Volume 699, Page 307, Deed Records of Hidalgo County, Texas.
- n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument c, executed by P.D. Moore to Frank E. Osborn, Jr., recorded in Volume 1121, Page 697, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except Grantor's interest in and to all minerals which is hereby expressly reserved".
- o. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated April 21, 1976, executed by Joaquin Villanueva and wife, Ruth Villanueva to Adan Guzman, recorded in Volume 1482, Page 63, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises".
- p. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- q. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

SECURITY SERVICE FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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

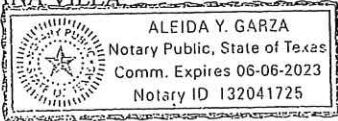
[Signature]
ILLIANA VILLA
[Signature]
ROMAN VILLA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of December, 2020, by
ILLIANA VILLA

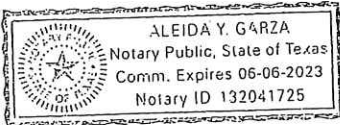


[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of December, 2020, by
ROMAN VILLA.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF#202439222

AFTER RECORDING RETURN TO:
FRANCISCO I. RIVERA and CORAL RIVERA
1301 N. 13TH ST.
ALAMO, TEXAS 78516