

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Mario A. Romero	4-4414
	COMM. COURT: MAY 11, 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
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: 4-4414

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

Upon the application of:

Name: Mario Romero

Address: 7307 Tex Mex
Rd Edinburg, TX

Phone: 956-212-4288

Approved by Environmental Health:	Temporary Service <i>Light only</i> <u>MRamirez</u> Authorized Signature <i>No Septic yet</i>	Final Service
Inspection/Permit No:	Date Approved: <u>05/05/21</u>	Authorized Signature
		<u> / / </u>

Water Supplier: North Alamo water Supply

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

Account/ESI No.: 1000021762
 Temporary Pole Permanent Service

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

Tex-Mex Survey lot 4 W129.18' - E 258.36
- S 845.98' Lt 4 Sec 267 2.509 AC GR 2, 435 AC net

[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

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Ste. A
Weslaco, TX 78596
956-968-4734
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-4414

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

Mario Andres Romero

Known to me [or proved to me in the oath of Texas Driver Lic 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:

7307 Tex Mex Rd, San Carlos, TX 78542 ID# 1236324
Tex-Mex Survey Lot #4
Sect. # 207 2.509 Acres

[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."

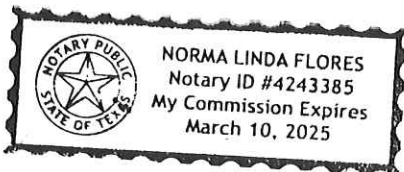
-OR-

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."

Romero

(Signature)

SUBSCRIBED AND SWORN TO before me on April 26, 2021 to certify which, witnesses my hand and seal of office.



Norma Linda Flores
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



(New Owner's)

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 4-4414
 Receipt No.: 016889
 T2100-00-267-0004-10

Mario Romero

Linda M. Cerda

TREVINO BARENA
 7300 E STATE HIGHWAY 107
 EDINBURG, TX 78542
 (000) 000-0000
 (956) 686-7636

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2900Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY Lot 4 W129.18'-E258.36'-S845.98' LT 4 SEC 267 2.509AC GR 2.435AC NET
- [6] Location: TEXAS & TOWER
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 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 4-4414
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.
 Change Due: \$0.00
 Application: danny.sanchez
 Inspector: aaron.hernandez
 Receipt: danny.sanchez

Cashier *ADS*

Date *03-09-21*

[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]
 Signature of Owner or Applicant

3/9/21
 Date

CHARGE: VLTC
CF# 170782 / MM

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: March 17, 2021

Grantor: DAREN A. TREVINO and wife, ILIANA TREVINO

Grantor's Mailing Address: 7300 E. State Highway 107
Edinburg, Texas 78542

Grantee: MARIO ANDRES ROMERO and wife, LINDA MARIE CERDA

Grantee's Mailing Address: 1722 N. Alamo Road
Alamo, Texas 78516

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100THS DOLLARS (\$240,000.00), of which, NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$97,500.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

A tract of land, containing 2.509 acres, situated in the County of Hidalgo, Texas, being a part or portion out of Lot Four (4), Section Two-Hundred and Sixty-Seven (267), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, according to the plat thereof recorded in Volume 1, Page 20, Hidalgo County, Map Records in the Office of the County Clerk of Hidalgo County, Texas, which said 2.509 acres being a part or portion out of a larger tract of land conveyed to Mary L. Merrill by virtue of a Warranty Deed recorded under Document Number 2477694, Hidalgo County Official Records, reference to which is here made for all purposes and, said 2.509 acres, also being more particularly described by metes and bounds as follows:

COMMENCING at a No. 4 rebar found at the Southeast corner of said Lot 4;

THENCE, North 81 degrees 18 minutes 07. seconds West along the South line, of said Lot 4 and within the existing right-of-way of Tex-Mex road, a distance of 129.18 feet to a Nail set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE, North 81 degrees 18 minutes 07 seconds West along the South line of said Lot 4 and within the existing right-of-way of Tex-Mex Road, a distance of 129.18 feet to a Nail set (Northing: 16632024.276, Easting: 1119792.025), for the Southwest corner of this tract;

THENCE, North 08 degrees 27 minutes 47 seconds East at a distance of 25.00 feet pass a No. 4 rebar set on the existing North right-of-way line of Tex-Mex Road, continuing a total distance of 845.98 feet to a No. 4 rebar set (Northing: 16632861.046, Easting: 1119916.530) for the Northwest corner of this tract;

THENCE, South 81 degrees 18 minutes 13 seconds East a distance of 129.19 feet to a No. 4 rebar set for the Northeast corner of this tract;

THENCE, South 08 degrees 27 minutes 47 seconds West along the East line of said Lot 4, at a distance of 820.99 feet pass a No. 4 rebar set on the existing North, right-of-way line of Tex Mex Road, continuing a total distance of 845.99 feet to the POINT OF BEGINNING and containing 2.509 acres, of which 0.74 of one acre lies within the existing right-of-way of Tex-Mex Road, leaving an existing net of 2.435 acres of land, more or less.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roads, easements and reservations as shown on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas.
3. Right of Way Easement in favor of Southwestern Bell Telephone Co. as shown by instrument dated October 7, 1949, recorded in Volume 673, Page 400, Deed Records of Hidalgo County, Texas.
4. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 28, 1973, recorded in Volume 1411, Page 667, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 29, 1951, by and between H.E. Dinger and wife, as Lessor, and Union Producing Co., as Lessee, recorded in Volume 117, Page 139, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 16, 1955, recorded in Volume 181, Page 1, Oil and Gas Records of Hidalgo County, Texas.
7. Subject to any portion of subject property herein lying within canal right of way.
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to that portion of subject property along the South side lying in Tex Mex Road as shown on survey dated January 23, 2019, prepared by Roberto N. Tamez, a registered professional land surveyor, No. 6238.
9. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
10. 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.

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.

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.

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.

BANK OF SOUTH TEXAS, 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 BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

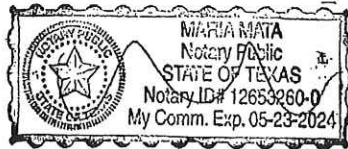
When the context requires, singular nouns and pronouns include the plural.

Date
DAREN A. TREVINO

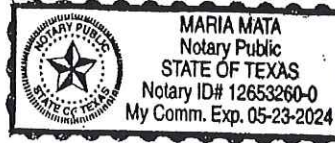
[Signature]
ILLIANA TREVINO

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 19th day of March 2021, by DAREN A. TREVINO.

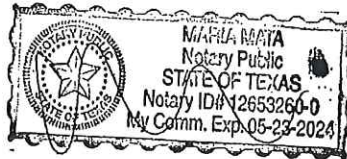


[Signature]
Notary Public, State of Texas

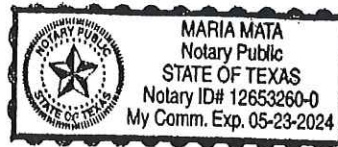


STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 9th day of March 2021, by ILLIANA TREVINO.



[Signature]
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
MARIO ANDRES ROMERO
LINDA MARIE CERDA
1722 N. Alamo Road
Alamo, Texas 78516