

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Armando Navarro	4-4840
2.	Gabriel Lozoya	4-2573
3.	Salomon Delgado	4-4342
4.		
	COMM. COURT: JULY 13, 2021	

# PLANNING DEPARTMENT

## 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  
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: 4-4840

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

Upon the application of:

Name: Armando Navarro

Address: 2700 CEDRO AVE.  
SAN JUAN TX 78589

Phone: (956) 263-8700

Approved by Environmental Health:	Temporary Service <i>light only</i> <u>M Ramirez</u> Authorized Signature <i>nos even yet</i>	Final Service
Inspection/Permit No:		Authorized Signature
Date Approved:	<u>07/6/21</u>	<u>/ /</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:

LOT 53 RANCHO ESCONDIDO SUBDIVISION

[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. 05-18-20

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4840

### 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

Armando Navarro Bernabe

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TX Driver 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:

Lot 53, Rancho Escandida Subdivision."

[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."

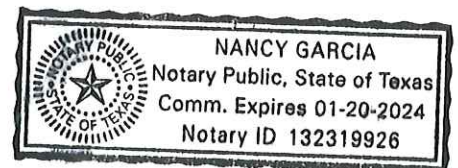
-OR-

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 July 6<sup>th</sup>, 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  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

6/7/2021 2:00:19 PM

Permit No.: Permit 4-4840  
Receipt No.: 018599  
R1060-00-000-0053-00

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

NAVARRO ARMANDO & NOHEMI  
2700 CEDRO AVE  
SAN JUAN , TX 78589  
(956) 263-8700  
(956) 263-8700

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: RANCHO ESCONDIDO LOT 53
- [6] Location: 495 and cesar chavez
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$2400
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side ES10', Side ', Corner 10'  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-4840  
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: danny.sanchez  
Receipt: alex.antons

  
Cashier

6/7/21  
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

6-7-21  
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.**

**General Warranty Deed**

**Date:** August 20, 2020

**Grantor:** OLIVIA ZAVALA-LOZANO, a married person

**Grantor's Mailing Address:**

100 Camino Real  
Alamo, Texas 78516

**Grantee:** ARMANDO NAVARRO and wife, NOHEMI NAVARRO

**Grantee's Mailing Address:**

2700 Cedro Ave.  
San Juan, Texas 78589

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

**Lot 53, Rancho Escondido Subdivision, an addition to the City of Alamo, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 22, Page 160, Map Records, Hidalgo County, Texas.**

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Restrictive covenants filed under Clerk's File No. 453083, Official Records, Hidalgo County, Texas.
2. Mineral and/or royalty grant and/or reservation in instrument(s) dated September 2, 1968, recorded in Volume 1211, Page 683, dated January 2, 1976, recorded in Volume 1479, Page 17, Deed Records, dated September 30, 1993, recorded under Clerk's File No. 453083, Official Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease(s) dated October 20, 1999, recorded under Clerk's File No. 826600, dated November 19, 1999, recorded under Clerk's File No. 835957, dated January 7, 2000, recorded under Clerk's File No. 846913, Official

- Records, Hidalgo County, Texas.
4. 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.
  5. Right of Way Easement dated June 17, 1992 recorded in Volume 3279, Page 567, Official Records, Hidalgo County, Texas.
  6. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.
  7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  8. Twenty-five foot (25') minimum setback line along the front; fifteen foot (15') minimum setback line along the rear; as per map or plat recorded in Volume 22, Page 160, Map Records, Hidalgo County, Texas.
  9. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  10. Standby fees, taxes, and assessments by any taxing authority for the year 2020, and subsequent 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

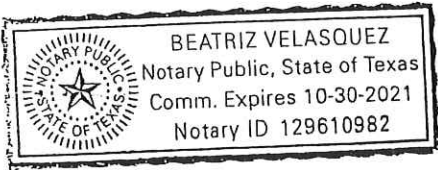
**This instrument was prepared based upon information furnished by the parties, and no independent title search has been made.**

**[Signature on following page]**

Olivia Lozano  
OLIVIA ZAVALA-LOZANO

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 20, 2020, by OLIVIA ZAVALA-LOZANO.

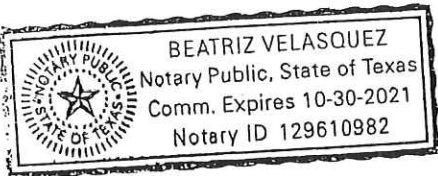


Beatriz Velasquez  
Notary Public, State of Texas

Gustavo Lozano, Jr.  
GUSTAVO LOZANO, JR. (Pro forma)

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 20, 2020, by GUSTAVO LOZANO, JR.



Beatriz Velasquez  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:

Eugene R. Vaughan, III  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Blvd., Suite 300  
Weslaco, Texas 78596  
Tel: (956) 968-5402

ALAMO LAND AND SUGAR CO. SUBD. - BLOCK 40

PLAT OF  
**RANCHO ESCONDIDO SUBDIVISION**  
 BEING A 21.55 ACRE SUBDIVISION OUT OF  
 LOT 8, BLOCK 40, ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 OF PORCION 72 IN HIDALGO COUNTY, TEXAS

802 9

DATE: 11<sup>th</sup> DAY OF August, 1982

STATE OF TEXAS  
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RANCHO ESCONDIDO SUBDIVISION" TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBMITTED HEREON, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND HAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE ABOVE DATED THIS THE 11<sup>th</sup> DAY OF August, 1982.

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED ATTORNEY, ON THIS DAY PERSONALLY APPEARED JAMES W. WELLS AND JOHN S. WELLS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS  
 COUNTY OF HIDALGO

THIS PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

STATE OF TEXAS  
 COUNTY OF HIDALGO

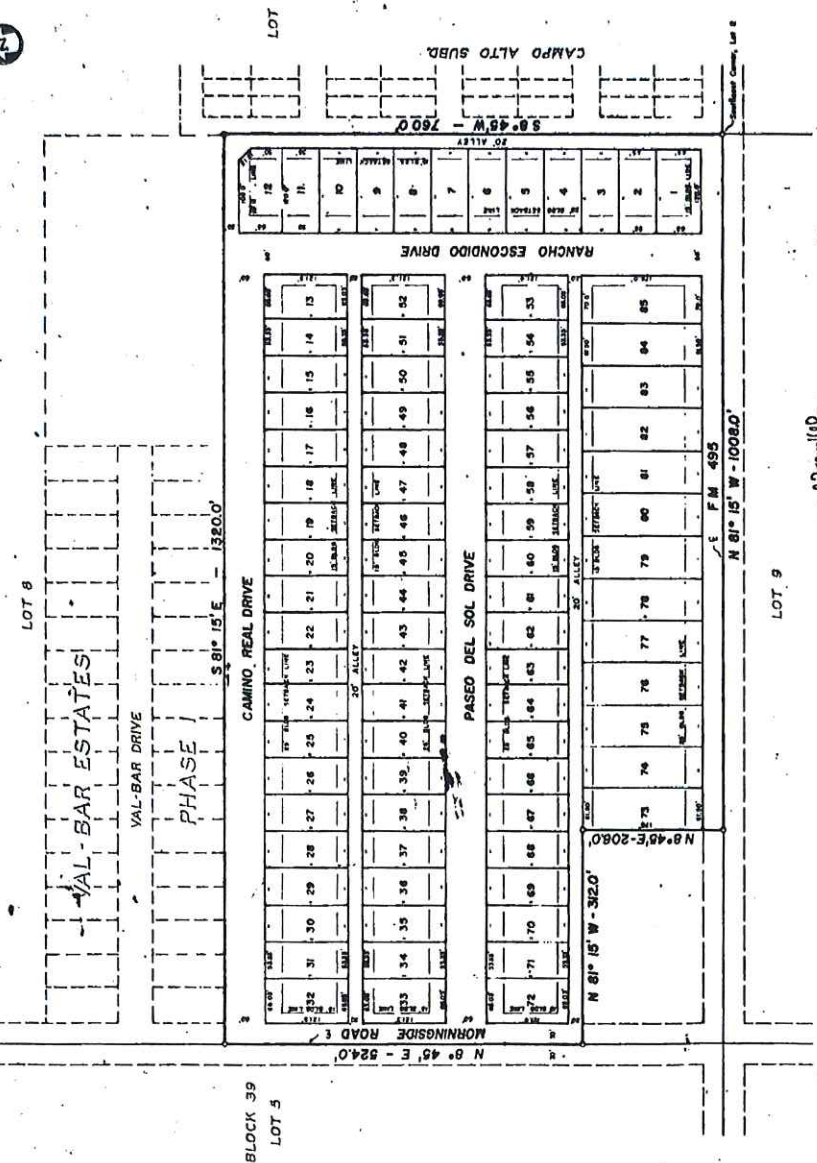
THIS PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO, TEXAS, AND IS HEREBY APPROVED BY SAID COUNCIL.

STATE OF TEXAS  
 COUNTY OF HIDALGO

THIS PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HIDALGO COUNTY REMEDIATION DISTRICT NO. 1, OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID DISTRICT.

STATE OF TEXAS  
 COUNTY OF HIDALGO

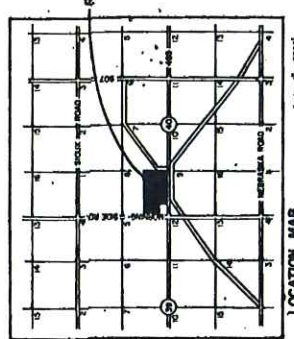
THIS PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HIDALGO COUNTY REMEDIATION DISTRICT NO. 1, OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID DISTRICT.



Recorded in Book 22 Page 1110  
 the public records of Hidalgo  
 County, Texas  
 Weldon and Sons, Inc.  
 County Surveyors

Filed in Book 22 Page 1110  
 the public records of Hidalgo  
 County, Texas  
 Weldon and Sons, Inc.  
 County Surveyors

RANCHO ESCONDIDO SUBD.



Scale: 1" = 200'

Scale: 1" = 200'

# PLANNING DEPARTMENT

## County of Hidalgo



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956-968-4734  
956-973-7850

Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2573

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

Upon the application of:

Name: Gabriel Lozoya

Address: 3023 Rio Red Cir S  
Edinburg, TX 78541

Phone: 956-463-9797

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>M Ramirez</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u> / /</u>	<u>7/6/21</u>

Water Supplier: Sharyland Water Supply Corporation

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

Account/ESI No.: 10032789409241651  
 Temporary Pole  Permanent Service

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

Ramseyer Gardens #1 W' 70'-E510'-N25' Lot 21 1/2  
W 70'-E510'-S100' Lot 22.0.20 AC

[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. 05-18-20

## County of Hidalgo

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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: 4-2573

### 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

Gabriel Lozoya

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TX ID (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:

Ramsayer Gardens #1 W70'-E510'-N25' Lot 21 1/2  
W 70 - E 510 - S100 Lot 22.0. 20 AC

[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."

Gabriel Lozoya (Signature)

SUBSCRIBED AND SWORN TO before me on 7/6/2021, 2021, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



525580

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
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-2573  
Receipt No.: 010320  
R0800-01-000-0021-23

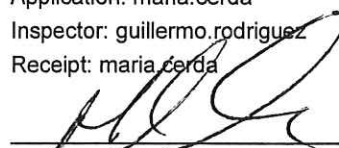

GARCIA GABRIEL LOZOYA & MARIA GUADALUPE LOZOYA  
126 CABANA DR  
DONNA, TX 78537  
(956) 463-9797  
(956) 457-9014

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCP set backs and regulations.

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1519Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 W70'-E510'-N25'  
LOT 21 & W70'-E510'-S100' LOT 22 0.20AC
- [6] Location: Monte Cristo & Rio Grande
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone X

Description: Permit 4-2573  
Price: \$30.00  
**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: maria.cerda  
Inspector: guillermo.rodriguez  
Receipt: maria.cerda

  
Cashier  
  
Date

Prop. ID# 525580

[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

1-7-2020  
Date

## CORRECTION WARRANTY DEED

**Date :** 11/04/2019

**Grantor:** Jose De Jesus Aguila and Wife Irma Cortina

**Grantor's Mailing Address:** 3212 Covina Street  
(including county) McAllen, Texas 78501  
Hidalgo County, Texas

**Grantee:** Gabriel Garcia Lozoya (Married Man )  
Maria Guadalupe Lozoya ( Wife )

**Grantee's Mailing Address:** 126 Cabana Dr  
(including county) Donna, Texas 78537  
Hidalgo County, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

**West 70 feet Of The East 510 Feet Of The North 125 Feet Of The South 250 Feet Of The North ½ Of Lot 21' And all Of Lot 22, Ramseyer Gardens Subdivision, Hidalgo County, Texas**

**Reservations From and Exceptions to Conveyance and Warranty:**

**Subject to:**

- 1) Easements and reservations as may be reflected by the map and plat of record in Volume 8, Page 28 and 29, Map Records of Hidalgo County, Texas;
- 2) Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15.
- 3) All visible and apparent easements.
- 4) Taxes for the year 2012 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
- 5) Subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City holding extraterritorial jurisdiction of said property.
- 6) Easements in favor of North Alamo Water Supply Corporation.
- 7) Zoning and building requirements in favor of Hidalgo County.
- 8) Any easements of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, 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, by, through and under Grantor and no further.

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

**This Deed Is Made In Place Of And As A Deed Of Correction Of A Deed Executed By Grantor To Grantee Herein Dated November 04, 2019 Filed November 22, 2019, under Document number 3055051, Official Records, Hidalgo County, Texas, wherein By Error or Mistake The Legal Description Reference Incorrectly The 3<sup>rd</sup> Call (4<sup>th</sup> Paragraph ) in The Metes And Bounds Description As "the Northeast corner hereof ". Instead Of "The Northwest Corner Hereof ". This Instrument is Made By Granter And Accepted By The Grantee In Order To Correct said Mistake, and In All Other Respects Confirming Said Former Deed.**

Grantee accepts the herein described property as is, where is, and with all faults, and without any representations or warranties whatsoever, express of 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

*Gabriel Lozoya*  
Gabriel Garcia Lozoya , Grantee

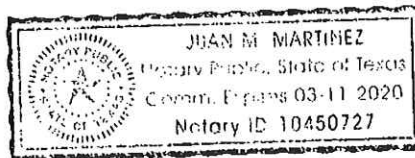
*Maria Guadalupe Lozoya*  
Maria Guadalupe lozoya , Grantee

### Acknowledgment

State of Texas  
County of Hidalgo

This instrument was acknowledged before me Gabriel Gracia Lozoya and Maria Guadalupe Lozoya this 04<sup>th</sup> day of November, 2019.

*Juan M. Martinez*  
\_\_\_\_\_  
Juan M. Martinez  
Notary Public for Hidalgo County  
State of Texas



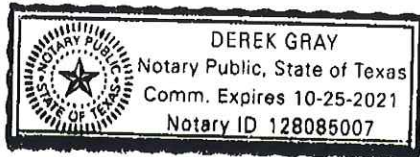
AFTER RECORDING RETURN TO:  
Gabriel Garcia Lozoya  
126 Cabana dr  
Donna, Texas 78537

# Acknowledgment

State Texas  
County Parker

This Instrument was Acknowledged before me Derek Gray on This Day  
(Notary Public)

12/18/19 By Orma Calera, Cortina  
Irma Aguila  
(Person Signing)



[Signature]  
(Notary Signature and Seal)

State Georgia  
County Walton

This Instrument Was Acknowledged before me Cassandra Hairston on This Day  
(Notary Public)

November 23, 2019 By [Signature], Jose De Jesus Aguila  
(Person Signing)

[Signature]  
(Notary Signature and Seal)



**Cassandra Hairston**  
**NOTARY PUBLIC**  
**Walton County, GEORGIA**  
**My Commission Expires**  
**11/04/2023**

213661

2251  
Prepared by the State Bar of Texas for use by lawyers only.  
Revised 10-85.  
© 1985 by the State Bar of Texas

P-1

**WARRANTY DEED**

VOL 3081 PAGE 719

Date: May 23, 1991

Grantor: Martin Valdez III and Ernestina Valdez (Mother)

Grantor's Mailing Address (including county): 213 E. Champion, Edinburg, Hidalgo County, Tx  
78539

Grantee: Jose De Jesus Aguila and wife Irma Aguila

Grantee's Mailing Address (including county): 3212 Covina Street, McAllen, Hidalgo County, Tx  
78539

Consideration: Ten and no/100ths Dollars (\$10.00) and all other good and valuable consideration.

Property (including any improvements): West 70 Feet of the East 510 Feet of the North 125 Feet of the South 250 Feet of the North 1/2 of Lot 21 and all of Lot 22, Ramseyer Gardens Subdivision, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration 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, executors, 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 context requires, singular nouns and pronouns include the plural

*Ernestina Valdez*  
ERNESTINA VALDEZ

*Martin Valdez III*  
MARTIN VALDEZ III  
by Ernestina Valdez by Power of Atty

(Acknowledgment)

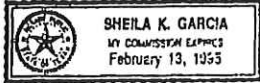
STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of May, 1991  
by Ernestina Valdez & Martin Valdez III (by Ernestina Valdez)

*Sheila K. Garcia*

Notary Public, State of Texas  
Notary's name (printed): Sheila K. Garcia

Notary's commission expires: February 13, 1995



(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO

PREPARED IN THE LAW OFFICE OF:

LAW OFFICES OF L. ARON PENA  
600 S. Clossner  
Edinburg, Texas 78539

LAW OFFICES OF L. ARON PENA  
600 S. Clossner  
Edinburg, Texas 78539  
512-383-5311

THE 1/5 ACRES OF LOT 21, AND ALL OF LOTS 22 AND 23  
RAMSEYER GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS,  
to be known as LAKEVIEW SUBDIVISION



1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 720 square feet or more of enclosed floor space devoted to living purposes exclusive of roofed and un-roofed porches, terraces, garages, carports and other out-buildings. Each residence shall have a hard surfaced driveway with properly installed drainage culvert, a covered patio a minimum of 10x20, a covered carport a minimum of 10 x 20, and the dwelling must be skirted, tied-down and hooked up to the water system and the county approved sewage system.
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimensions shall govern for front, side and rear set backs on all tracts. Ground-level improvements such as driveways, and fences are excluded from the scope of this paragraph.
  - A. Fifteen (15) feet from the road and utility easement along the front of each tract, or forty (40) feet from the road centerline, whichever is greater.
  - B. Six (6) feet from each side line.
  - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic system approved by the Hidalgo County Health Department.
5. No Stripped, unsightly, offensive, wrecked, junked or dismantled vehicle or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside dwellings, and no building or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or other motor vehicles may be parked or stored on the private street or easement facing the street.
6. No trash, ashes, garbage or other refuse shall be dumped or stored on any portion of the above described property, including the lake.
7. Maintenance of the lake, the pressurized irrigation system, and the road running through the tract shall be the responsibility of the individual tract owners, and costs shall be pro-rated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his responsibility, and will be kept neat and clean.
8. The tract owners may form an organization to provide for the maintenance of the lake, pressurized irrigation system, and the road, for the collection of the monies therefor, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.

11. No tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than one family.

12. No fence of any kind, and no recreational or exercise equipment (such as a swing set, merry-go-round, gymnasium equipment, etc.), and no clothes line or similar device will be permitted on any tract between the road frontage and the residence. Any variation from this restriction, for example, in the case of a corner lot, shall require written approval from Citrus City Lake Development Corporation or the owners of a majority of the lots within Lakeview Subdivision.

CITRUS CITY LAKE DEVELOPMENT CORPORATION

APPROVED AND ACCEPTED:

21:661

FILED FOR RECORD  
'91 MAY 28 AM 11 27  
WILLIAM BILLY LEO  
COUNTY CLERK  
HIDALGO COUNTY TEXAS



# 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  
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: 4-4342

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

Upon the application of:

Name: Salomon Delgado

Address: 4910 Raven Circle  
Edinburg, TX 78542

Phone: (956) 458-2078

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>M Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>existing septic</u> <u>7/9/2021</u>

Water Supplier: North Alamo Water

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 10000 28259  
 Temporary Pole       Permanent Service

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

Alberta Meadows lot 43

[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 25<sup>th</sup> 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: 4-4342

**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

Salomon Delgado

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:

Alberta Meadows lot 03"

[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."

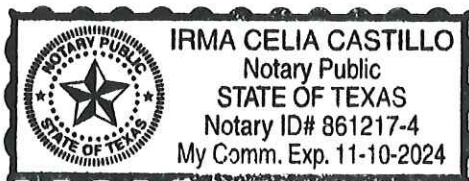
-OR-

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."

(Salomon Delgado)

SD (Signature)

SUBSCRIBED AND SWORN TO before me on July 9, 2021, to certify which, witnesses my hand and seal of office.



Irma Celia Castillo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

2/11/2021 11:28:24 AM

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 4-4342  
 Receipt No.: 016550  
 A2454-00-000-0063-00

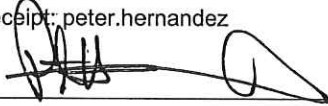
DELGADO SALOMON  
 4012 S RAUL LONGORIA RD  
 EDINBURG, TX 78542  
 (956) 458-2078  
 (956) 458-2078

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1701Sq.Ft.
- [5] Legal Description: ALBERTA MEADOWS LOT 63
- [6] Location: CESAR CHAVEZ AND ALBERTA RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$124000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 30', Side 7', Side 7', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 AND REGULATIONS  
 Description: Permit 4-4342  
 Price: \$30.00

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

Method of Payment: Check  
 Check/M.O.#: 2768  
 Payment: \$30  
 Change Due: \$0.00  
 Application: peter.hernandez  
 Inspector: peter.hernandez  
 Receipt: peter.hernandez

  
 \_\_\_\_\_  
 Cashier

2/11/2021  
 \_\_\_\_\_  
 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

2/11/21  
 \_\_\_\_\_  
 Date

XO/ct  
13-000V4#2

**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.

## GIFT WARRANTY DEED

**Date:** September 18, 2013

**Grantor:** MARIA JUANA MIRANDA DELGADO, a widow

**Grantor's Mailing Address:** 4012 South Raul Longoria  
Edinburg, Texas 78542  
Hidalgo County

**Grantee:** SALOMON DELGADO, as his sole and separate property

**Grantee's Mailing Address:** 4012 South Raul Longoria  
Edinburg, Texas 78542  
Hidalgo County

**Consideration:** One Dollar (\$1.00) and all the love and affection which Grantor holds for Grantee herein.

**Property (including any improvements):**

All of my interest in the following described real property, to-wit:

All of Lot 63 of ALBERTA MEADOWS being a subdivision of 40.00 acres being all of Lot 7, Block 52, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas; map and plat thereof recorded in Volume 29, Page 105, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance and Exceptions to Conveyance and Warranty:**

1. All validly existing covenants, restrictions, easements and encumbrances of record and all validly existing easements, rights of way and prescriptive rights, whether of record or not;
2. All mineral reservations or oil, gas and mineral leases, outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, which affect the property;
3. Any valid rules, regulations, rights of way, and easements in favor of any water or other district in which the property is located;
4. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts or shortages in area or boundary lines, and any encroachments or overlapping of improvements.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

*Maria Juana Miranda Delgado*  
MARIA JUANA MIRANDA DELGADO, a widow

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

**{Certificate of Acknowledgment}**

**STATE OF TEXAS**

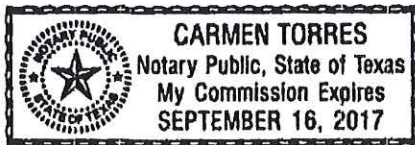
\*

**COUNTY OF HIDALGO**

\*

Before me, a notary public in and for the state of Texas, on this day personally appeared MARIA JUANA MIRANDA DELGADO, a widow, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of September, 2013.



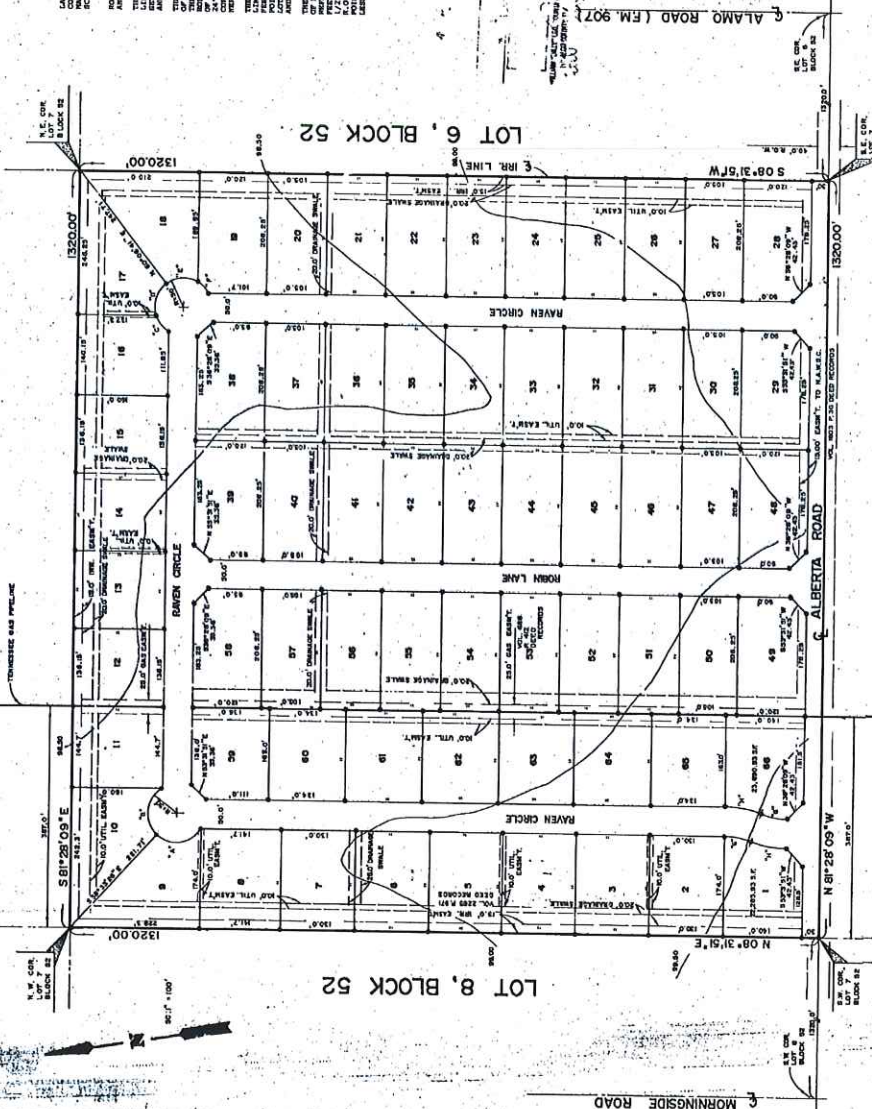
*Carmen Torres*  
\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540-0876  
(956) 383-6251**

# ALBERTA MEADOWS

BEING A SUBDIVISION OF 40.00 ACRES BEING ALL OF LOT 7, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.

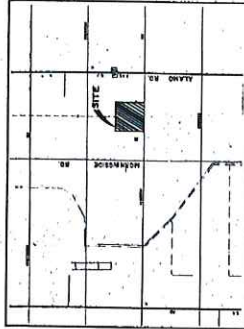
ALAMO LAND AND SUGAR COMPANY  
LOT 2, BLOCK 52



LOT 10, BLOCK 52

LOT 8, BLOCK 52

LOT 6, BLOCK 52



**NOTES:**

1. THIS SUBDIVISION IS BEING PLACED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE PURPOSE OF CONVEYING TO THE STATE OF TEXAS, COUNTY OF HIDALGO, THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED.
2. THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED ARE BEING CONVEYED TO THE STATE OF TEXAS, COUNTY OF HIDALGO, FOR THE PURPOSE OF CONVEYING TO THE STATE OF TEXAS, COUNTY OF HIDALGO, THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED.
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5. THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED ARE BEING CONVEYED TO THE STATE OF TEXAS, COUNTY OF HIDALGO, FOR THE PURPOSE OF CONVEYING TO THE STATE OF TEXAS, COUNTY OF HIDALGO, THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED.

LOT	AREA (ACRES)	AREA (SQ. FT.)	AREA (SQ. YD.)
1	0.1250	5,454.55	1,207.50
2	0.1250	5,454.55	1,207.50
3	0.1250	5,454.55	1,207.50
4	0.1250	5,454.55	1,207.50
5	0.1250	5,454.55	1,207.50
6	0.1250	5,454.55	1,207.50
7	0.1250	5,454.55	1,207.50
8	0.1250	5,454.55	1,207.50
9	0.1250	5,454.55	1,207.50
10	0.1250	5,454.55	1,207.50
11	0.1250	5,454.55	1,207.50
12	0.1250	5,454.55	1,207.50
13	0.1250	5,454.55	1,207.50
14	0.1250	5,454.55	1,207.50
15	0.1250	5,454.55	1,207.50
16	0.1250	5,454.55	1,207.50
17	0.1250	5,454.55	1,207.50
18	0.1250	5,454.55	1,207.50
19	0.1250	5,454.55	1,207.50
20	0.1250	5,454.55	1,207.50
21	0.1250	5,454.55	1,207.50
22	0.1250	5,454.55	1,207.50
23	0.1250	5,454.55	1,207.50
24	0.1250	5,454.55	1,207.50
25	0.1250	5,454.55	1,207.50
26	0.1250	5,454.55	1,207.50
27	0.1250	5,454.55	1,207.50
28	0.1250	5,454.55	1,207.50
29	0.1250	5,454.55	1,207.50
30	0.1250	5,454.55	1,207.50
31	0.1250	5,454.55	1,207.50
32	0.1250	5,454.55	1,207.50
33	0.1250	5,454.55	1,207.50
34	0.1250	5,454.55	1,207.50
35	0.1250	5,454.55	1,207.50
36	0.1250	5,454.55	1,207.50
37	0.1250	5,454.55	1,207.50
38	0.1250	5,454.55	1,207.50
39	0.1250	5,454.55	1,207.50
40	0.1250	5,454.55	1,207.50
41	0.1250	5,454.55	1,207.50
42	0.1250	5,454.55	1,207.50
43	0.1250	5,454.55	1,207.50
44	0.1250	5,454.55	1,207.50
45	0.1250	5,454.55	1,207.50
46	0.1250	5,454.55	1,207.50
47	0.1250	5,454.55	1,207.50
48	0.1250	5,454.55	1,207.50
49	0.1250	5,454.55	1,207.50
50	0.1250	5,454.55	1,207.50
51	0.1250	5,454.55	1,207.50
52	0.1250	5,454.55	1,207.50

LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAYS AND SIDEWALKS, WHICH WILL BE ALLOWED WITHIN THE TRAIL AREA.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ENGINEER OF THE LAND SURVEY OF THE STATE OF TEXAS, COUNTY OF HIDALGO, HEREBY CERTIFY THAT THE FOREGOING REPRESENTS THE TRUE AND CORRECT LOCATION OF THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED AND THE INTERESTS OF THE CITY OF ALAMO, TEXAS, IN THE PROPERTY HEREIN DESCRIBED.

*JACK WILLIAMS*  
JACK WILLIAMS  
ENGINEER

STATE OF TEXAS  
COUNTY OF HIDALGO

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*Suzanne Headley*  
SUZANNE HEADLEY  
ENGINEER

No improvements of any kind shall be placed upon this property without the approval of the Board of Commissioners of the City of Alamo, Texas, and the approval of the City Engineer of the City of Alamo, Texas.

STATE OF TEXAS  
COUNTY OF HIDALGO

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*William A. ...*  
WILLIAM A. ...  
ENGINEER

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STATE OF TEXAS  
COUNTY OF HIDALGO

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*William A. ...*  
WILLIAM A. ...  
ENGINEER

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ENGINEER

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STATE OF TEXAS  
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*William A. ...*  
WILLIAM A. ...  
ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
134 S. STEWART ST., DALLAS, TEXAS 75202

CHECKS FOR DRAINAGE  
BY: *J. Williams*

29 105