

PLANNING DEPT. PCTS 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DANIEL GARCIA	1-5320
2.	APOLONIA MARTINEZ	1-5351
	COMM. COURT: DECEMBER 14, 2021	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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: 1-5300

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

Upon the application of:

Name: Daniel Lavorente Garcia

Address: 1233 Mohawk Trail  
Alamo TX 78516

Phone: 956 867 4109

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

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:

North Alamo Village Lot 67

[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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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5390

### 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

Daniel Garcia

Known to me [or proved to me in the oath of MX 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:

North Akamo Village lot 67"

[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]

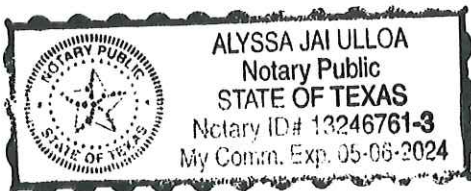
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 November 30, 2021, to certify which, witnesses my hand and seal of office.



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

**CHARGE: VLTC**

**GF 175108-ML**

**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:** October 7, 2021

**Grantor:** MARTIN PENA, a single person

**Grantor's Mailing Address:**

P.O. Box 1303  
La Joya, Texas 78560  
Hidalgo County

**Grantee:** DANIEL LANDAVERDE GARCIA and CLARA LUZ AVALOS OCHOA, a married couple

**Grantee's Mailing Address:**

235 E. 3rd Street  
San Juan, Texas 78589  
Hidalgo County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Lot 67, NORTH ALAMO VILLAGE, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 193, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty, to the extent they validly exist:**

Restrictive covenants described in instrument filed in Volume 1755, Page 799, Deed Records; Volume 1954, Page 350; Volume 2265, Page 509 and Volume 21, Page 193, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of North Alamo Village, recorded in Volume 21, Page 193, Map Records of Hidalgo County, Texas.

Fifteen (15) foot water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 20, 1973, recorded in Volume 1411, Page 157, Deed Records of Hidalgo County, Texas.

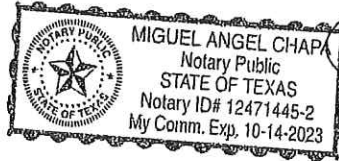
Mineral and/or royalty reservation contained in deed dated July 3, 1953, recorded in Volume 945, Page 165 and dated February 28, 1973, recorded in Volume 1359, Page 893, both in the Deed Records of Hidalgo County, Texas.

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared MARTIN PENA, proved to me through DRIVERS LICENSE to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MARTIN PENA executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7<sup>TH</sup> day of OCTOBER, 2021.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_  
Notary Public ID: \_\_\_\_\_

**PREPARED IN THE OFFICE OF:**  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 687-7763  
Fax: (956) 683-8958  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/GF No.: 12589-21 / 175108vltc

**AFTER RECORDING RETURN TO:**  
DANIEL LANDAVERDE GARCIA and  
CLARA LUZ AVALOS OCHOA  
235 E. 3rd Street  
San Juan, Texas 78589



Chapter 232, Texas Local Government Code

11/29/2021 3:17:24 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-5320  
Receipt No.: 021169  
N3300-00-000-0067-00

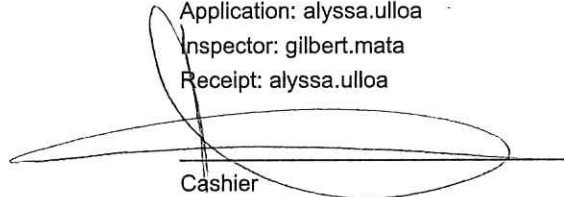
GARCIA DANIEL LANDA VERDE & CLARA L AVALOS OCHOA  
235 E 3RD ST  
SAN JUAN, TX 78589  
(956) 732-7409  
(956) 732-7409

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: applicant must comply with all county setbacks and regulations  
Description: Permit 1-5320  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 296Sq.Ft.
- [5] Legal Description: NORTH ALAMO VILLAGE LOT 67
- [6] Location: SIOUX & VALVERDE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone C

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

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

  
Cashier

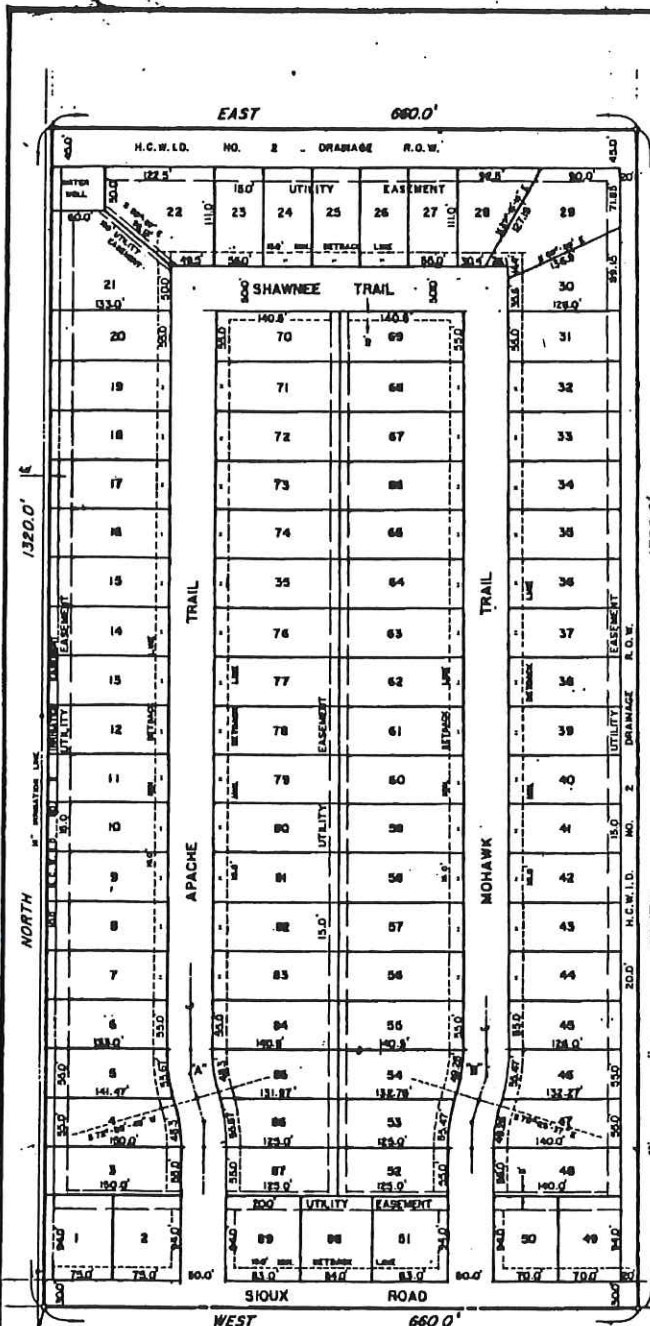
11/29/21  
Date

[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

11/29/21  
Date



MAP OF  
**NORTH ALAMO  
 VILLAGE**

HIDALGO CO.; TEXAS  
 BEING A RESUBDIVISION OF THE WEST 1/4 OF LOT 16, BLOCK 48  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY DIRECTION.



*Larry L. Smith*  
 LARRY L. SMITH  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 SURVEYED: August 28, 1980  
 T186-P15 JOB # 000302

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, R.C. LOVELAND, ACTING IN MY CAPACITY AS REPRESENTATIVE OF TWO SUMMERS, INC., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE CITY OF ALAMO OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

TWO SUMMERS, INC..  
*R.C. Loveland*  
 R.C. LOVELAND, PRESIDENT

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.C. LOVELAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF July A.D. 1981.



Lyle J. Joder  
 NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS  
 LYLE JODER BLEWETT  
 My Commission Expires the 25th Day of April 1982

S.W. COR. LOT 15, BLK. 48  
 A = 17'-34'-14"  
 R = 182.18'  
 T = 28.16'  
 L = 55.87'

A = 17'-30'-23"  
 R = 219.57'  
 T = 27.95'  
 L = 50.59'

**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 By *Vona Walker*  
 Date 7-21-81

Recorded in Book 21 Page 193  
 of the city records of Hidalgo County, Texas  
 Charles L. Madden  
 County Surveyor

# PLANNING DEPARTMENT

## County of Hidalgo



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5351

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

Upon the application of:

Name: Apolonia MARTINEZ

Address: LOT 519 CIRCLE  
PHARR TX 78577

Phone: 806-494-7896

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

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:

Apolonia MARTINEZ

Balli Estates Lot 23 B1K4

*[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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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-5351

### 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

Apolonia Martinez

Known to me [or proved to me in the oath of TXDL# 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:

Balli Est. lot 23 Bk 4"

[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]

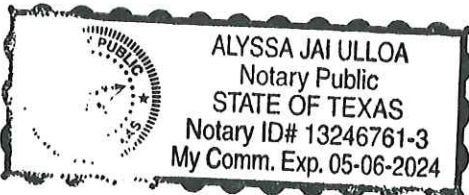
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~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."

Apolonia Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on December 8, 2021, to certify which, witnesses my hand and seal of office.



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

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 WITH VENDOR LIEN

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS DEED is made this day of October 27, 2021 by and between the "**Grantors**,"

SILVIA VIERA and CESAR VIERA, residing at 305 Pine St Donna, TX 78537

AND the "**Grantee**,"

APOLONIA MARTINEZ, residing at 107 sing Cir Pharr, TX 78577

FOR VALUABLE CONSIDERATION of the sum of ten dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Hidalgo county, Texas, free of encumbrances or other restrictions except as may be specifically set forth herein:

Property (including any improvements):

Property Address: 2719 Sandra Ave. Donna, TX 78537

Legal Description: Lot Twenty-Three (23), Block Four (4) BALLI ESTATES, an Addition to the City of Donna, Hidalgo County, Texas, as per amended map or plat thereof of recorded in the Office of the county of Hidalgo County, Texas.

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

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water or irrigation district, if any; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE- DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON SUCH PROPERTY.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on October 27, 2021.

Grantor (or authorized agent)

x/ *[Handwritten Signature]*

Print Name: *Silvia Rivera*

Grantor (or authorized agent)

x/ *[Handwritten Signature]*

Print Name: *Cesar Viera*

NOTARY ACKNOWLEDGMENT

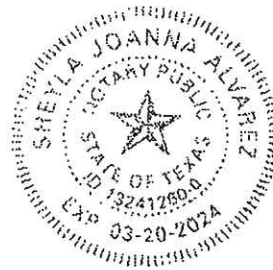
STATE OF TEXAS  
COUNTY OF HIDALGO

On October 27, 2021 before me, Sheyla J Alvarez, personally appeared SILVIA SALINAS VIERA, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: March 20, 2024

*[Signature]*  
Notary Public, Texas



NOTARY ACKNOWLEDGMENT

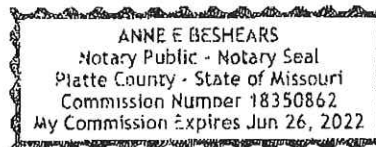
STATE OF Missouri  
COUNTY OF platte

On ~~November 10, 2021~~ before me, Anne E Beshears personally appeared CESAR VIERA, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 06/26/2022

*[Signature]*  
Notary Public, State of Missouri



AFTER RECORDING RETURN TO:

APOLONIA MARTINEZ  
107 SERRA CIR  
PHARR, TX 78577





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-5351  
Receipt No.: 021313  
B0500-00-004-0023-00

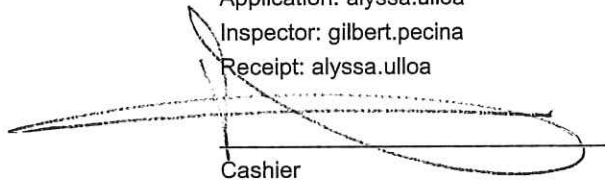
MARTINEZ APOLONIA  
107 SING CIR  
PHARR, TX 78577  
(806) 494-7896  
(806) 494-7896

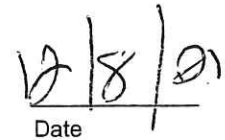
- [1] Contractor: SELF
- [2] Water System: City of Donna
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 216Sq.Ft.
- [5] Legal Description: BALLI ESTATES LOT 23 BLK 4
- [6] Location: LOTT & SODERQUIST RD.
- [7] Sewage: City of Donna
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$7000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340500B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-5351  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

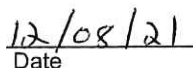
  
Cashier

  
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

  
Date