



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3983

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

Upon the application of:

Name: Keila A. Rivera

Address: 12910 Mile 1 1/2 W
Mercedes, TX 78570

Phone: (956) 534-2034

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

Water Supplier: N.A.W.S

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 10032789404307392
[] Temporary Pole [X] Permanent Service

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

owner LA BUANCA EST. LOT 22

[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



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Precinct 1 2 3 4
1-3983

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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

Reika Rivera Ramos

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

La Blanca Est. lot 22"

[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-

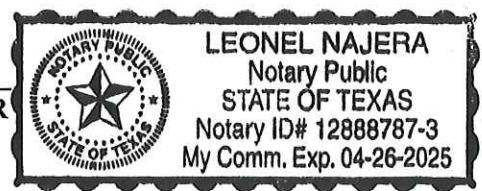
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Skaban

(Signature)

SUBSCRIBED AND SWORN TO before me on Dec. 12, 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

Date: May 12, 2020

Grantor: ROLANDO ARJONA and NORA ELIA ARJONA, a married couple

Grantor's Mailing Address:

2414 E. Mile 11 N
Weslaco, Hidalgo County, Texas 78599

Grantee: KEILA ARELY RIVERA RAMOS, a married person dealing with separate property.

Grantee's Mailing Address:

12910 Mile 1 ½ W
Mercedes, Hidalgo County, Texas 78541

Consideration:

Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): all of my rights, title, and interest to the certain piece of property located in Hidalgo County, Texas, and more particularly described as follows:

Lot TWENTY-TWO (22), LA BLANCA ESTATES SUBDIVISION, a subdivision in Hidalgo County, Texas per map or plat thereof recorded in Volume 23, Page 130, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

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; and taxes for 2020, 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.

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.

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

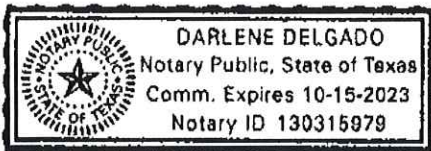
Rolando Arjona

ROLANDO ARJONA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 12, 2020, by ROLANDO ARJONA.



Darlene Delgado

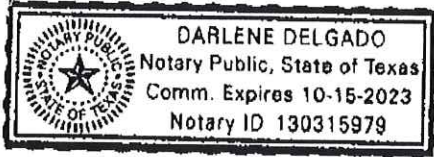
Notary Public, State of Texas
My commission expires: 10-15-2023

Nora E Arjona
NORA ELIA ARJONA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 12, 2020, by
NORA ELIA ARJONA.



Darlene Delgado
Notary Public, State of Texas
My commission expires: 10-15-2023

AFTER RECORDING RETURN TO:

Keila Arely Rivera Ramos
12910 Mile 1 1/2 W
Mercedes, Hidalgo County, Texas 78541

Recorded in Book 252 Page 132
of the Public Records of Hidalgo
County, Texas
Madden and York, Inc.
County Surveyors

AMENDED
MAP OF

LA BLANCA ESTATES SUBDIVISION
HIDALGO COUNTY, TEXAS

13.38 ACRES OUT
OF THE HIGHLAND VILLAS & SUBDIVISION
HIDALGO COUNTY, TEXAS

L. JAMES L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE
REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SUBMITTED AND SUBMITTED UNDER MY DIRECTION.



EMERY W. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
NO. 1481
COMMISSION EXPIRES FEBRUARY 10, 1963
2210-775-78 BOX 71-30027

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, EMERY W. SMITH, REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE
REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SUBMITTED AND SUBMITTED UNDER MY DIRECTION.

EMERY W. SMITH
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EMERY W. SMITH
REGISTERED PUBLIC SURVEYOR AND ENGINEER
NO. 1481
COMMISSION EXPIRES FEBRUARY 10, 1963
2210-775-78 BOX 71-30027

THIS PLAN APPROVED BY THE COMMISSION DISTRICT ON THIS THE 22ND DAY OF SEPTEMBER, A.D. 1958
ATTEST: *J.C. Long*
SECRETARY

RECORDED IN BOOK 252 PAGE 132
OF THE PUBLIC RECORDS OF HIDALGO
COUNTY, TEXAS
MADDER AND YORK, INC.
COUNTY SURVEYORS

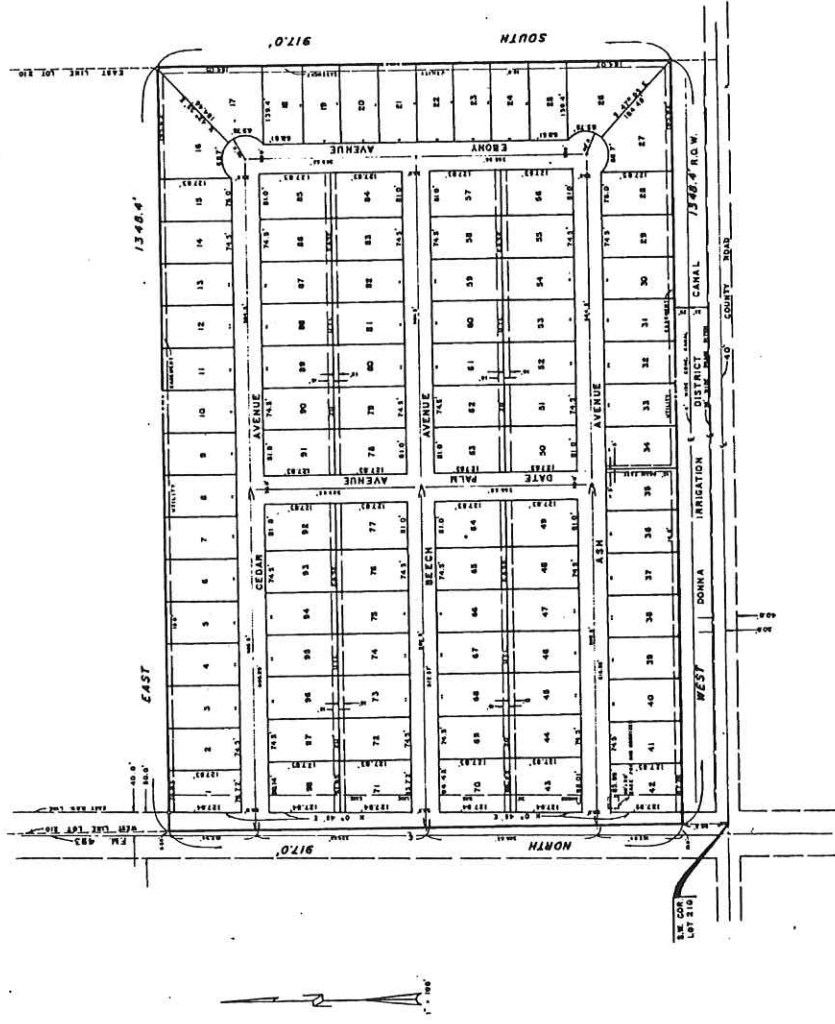
APPROVED
FOR RECORDING
BY: *J.C. Long*
SECRETARY

SECRETARY

RECORDED IN BOOK 252 PAGE 132
OF THE PUBLIC RECORDS OF HIDALGO
COUNTY, TEXAS
MADDER AND YORK, INC.
COUNTY SURVEYORS

CHECKED FOR DRAINAGE
BY: W.L.D.D.

APPROVED FOR RECORDING
BY: COMMISSIONER COURT
COMMISSIONER COURT
SEP 27 1958
THE COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY: *James L. Smith*





Chapter 232, Texas Local Government Code

1/15/2021 10:14:18 AM

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 1-3983
Receipt No.: 016110
L0540-00-000-0022-00

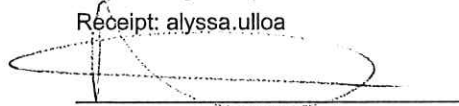
RAMOS KEILA A RIVERA
2414 E MILE 11 N
WESLACO, TX 78599
(956) 534-2034
(956) 393-7495

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2307Sq.Ft.
- [5] Legal Description: LA BLANCA ESTATES LOT 22
- [6] Location: FM 493 & MILE 17 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$170000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340350C
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 1-3983
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1246
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa



Cashier

1/15/21
Date

Property # 807137

[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

01-15-2021
Date