

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Maria Gamez & Esteban Jasso	4-5360
2. Isael Posadas	4-6320
COMM. COURT: AUGUST 9, 2022	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
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: 4-5360

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

Water Only

Upon the application of:

Name: Maria Gomez

Address: 1519 N Tower Rd
Edinburg Tx 78542

Phone: 956-270-0694

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>Pending Install.</u>	
Date Approved:	<u>7 / 27 / 22</u>	<u> / /</u>

Water Supplier: North Alamo Water

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:

A 1.0 acre tract out of the East 10.0
acres out of Lot # 8 Section # 249,
Texas-Mexican Railway Co Survey.
[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 August 9, 2022, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available
within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the
water service provider.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business 281 Edinburg, Texas 78539 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: 4-5300

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

Maria Criselda Gomez Ferrer

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

1519 N Tower Rd, 78542"

[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]

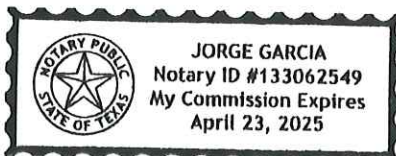
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 27th, 2022, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

11/5/2021 3:59:15 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5360
Receipt No.: 020907
T2100-00-249-0008-16

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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JASSO ESTEBAN & GAMEZ MARIA
7106 E MILE 17RD
EDINBURG , TX 78542
(361) 433-8526
(361) 433-8526

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3868Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY E330'-N132'-S264' LOT 8 SEC 249 A/K/A TR B-E10.0AC 1.0AC GR .94AC NET
- [6] Location: TOWER RD & MILE 17 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$329000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-5360
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: julio.ruiz
Receipt: maria.cerda



Cashier

Date

29465

[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

Warranty Deed with Vendor's Lien

SIERRA TITLE
GF# 2174116

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.

Date: November 10, 2017

Grantor: GERONIMO JUAREZ joined herein proforma by his wife, BELINDA MIREYDA JUAREZ

Grantor's Mailing Address: 5040 E. San Diego Rd.
Rio Grande City, Texas 78582
Starr County

Grantee: ESTEBAN JASSO and wife, MARIA GAMEZ

Grantee's Mailing Address: 7106 E. Mile 17 Rd.
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of FORTY SIX THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$46,550.00), and is executed by Grantee, payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. Congress Ave., Austin, Travis County, Texas 78701-1496. The note is secured by a vendor's lien retained in favor of VETERANS LAND BOARD OF THE STATE OF TEXAS in this Deed and by a Deed of Trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property (including any improvements):

A 1.0 acre tract out of the East 10.0 acres out of Lot Eight (8), Section Two Hundred Forty nine (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEYS, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 21, Map Records, Hidalgo County, Texas, being more particularly described as follows:

BEGINNING, at the Southeast corner of this tract, said corner being 132.0 feet North of the Southeast corner of Lot 8;

THENCE, West, 330.0 feet to the Southwest corner hereof;

THENCE, North 132.0 feet to the Northwest corner hereof;

THENCE, East, 330.0 feet to the center line of Tower Road and the Northeast corner hereof;

THENCE, South 132.0 feet to the PLACE OF BEGINNING AND CONTAINING 1.0 acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right of Way Easement granted to North Alamo Water Supply Corporation, by Ramon Arrequin and wife, Herminia Arrequin, dated April 14, 1978, filed for record on December 29, 1978 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1605, Page 576, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 1, Page 21, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease dated May 23, 1951, recorded in Volume 117, Page 31, Oil and Gas Records, Hidalgo County, Texas and unitized in instrument dated August 3, 1955, recorded in Volume 174, Page 373, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated March 8, 1952, recorded in Volume 764, Page 263, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated November 20, 1954, recorded in Volume 812, Page 432, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument dated January 26, 1955, recorded in Volume 165, Page 492, Oil and Gas Lease Records, Hidalgo County, Texas, and subsequent transfers thereof.

Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Any portion of the land described herein lying within canal right of way.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2018 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

VETERANS LAND BOARD OF THE STATE OF TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of VETERANS LAND BOARD OF THE STATE OF TEXAS, and are transferred to that party without recourse on Grantor.

Geronimo Juárez
GERONIMO JUAREZ

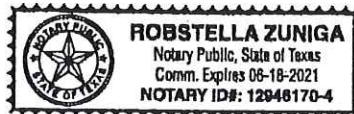
Belinda M. Juárez
BELINDA MIREYDA JUAREZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF STARR

This instrument was acknowledged before me on the 10 day of November, 2017, by
GERONIMO JUAREZ.

(SEAL)



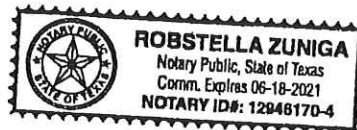
Robstella Zuniga
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF STARR

This instrument was acknowledged before me on the 10 day of November, 2017, by
BELINDA MIREYDA JUAREZ.

(SEAL)



Robstella Zuniga
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Esteban Jasso and Maria Gamez
7106 E. Mile 17 Rd.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3174716;RZ/ct

WARRANTY DEED

6571.1

Date: November 2, 1987

Grantor: SAM ARREGUIN, FRED ARREGUIN A/K/A ALFREDO ARREGUIN, NICHOLAS ARREGUIN, ESTELA JOJOLA, MARIA ELENA VERA, and RUBEN ARREGUIN
Grantor's Mailing Address (including county): Rt. 1, Box 167, Edinburg, Hidalgo County, Texas

Grantee: ANTONIO ARREGUIN

Grantee's Mailing Address (including county): Fort Seward St., Garberville, California

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and all other valuable consideration

Property (including any improvements):

TRACT B

A 1.0 acre tract out of the East 10.0 acres out of Lot 8, Section 249, Tex#Mex Railway Subdivision, Hidalgo County, Texas and described as follows:

Beginning at the Southeast corner of this tract, said corner being 132.0 feet North of the Southeast corner of Lot 8;
Thence, West, 330.0 feet to the Southwest corner hereof;
Thence, North, 132.0 feet to the Northwest corner hereof;
Thence, East, 330.0 feet to the center line of Tower Road and the Northeast corner hereof;
Thence, South, 132.0 feet to the PLACE OF BEGINNING AND CONTAINING 1.0 acre more or less.

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.

Sam Arreguin
SAM ARREGUIN

Fred Arreguin Alfred Arreguin
FRED ARREGUIN A/K/A ALFREDO ARREGUIN

Nicholas Arreguin
NICHOLAS ARREGUIN

Estela Jojola
ESTELA JOJOLA

Maria Elena Vera
MARIA ELENA VERA

Ruben Arreguin
RUBEN ARREGUIN

(Acknowledgment)

STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF MENDOCINO

This instrument was acknowledged before me on the 2nd day of November .19 87 .
~~xx~~ executed by NICHOLAS ARREGUIN, MARIA ELENA VERA and RUBEN ARREGUIN,
before me CAROL M. OGLESBY, notary public.

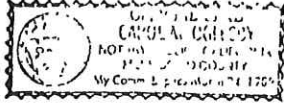


Carol M. Oglesby
Notary Public, State of ~~XXX~~ CALIFORNIA
Notary's name (printed):

Notary's commission expires: March 24, 1989

STATE OF ~~XXXXX~~ CALIFORNIA
COUNTY OF MENDOCINO

This instrument was acknowledged before me on the 3rd day of November, 1987, VOL 2596 PAGE 25
executed by FRED ARREGUIN A/K/A ALFREDO ARREGUIN, before me,
CAROL M. OGLESBY, notary public.



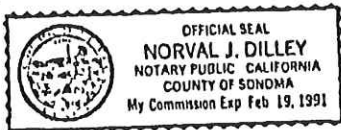
Carol M. Oglesby
Notary Public, State of ~~XXXXX~~ CALIFORNIA
Notary's name (printed).
Notary's commission expires March 24, 1989

AFTER RECORDING RETURN TO
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

90 6 WU 21 WU 80
LILIAN BILLY LEO
COUNTY CLERK
CO COUNTY, TEXAS

STATE OF CALIFORNIA
COUNTY OF Sonoma



On this 23 day of Nov, in the year 1987
before me,
Norval J. Dilley, a Notary Public, State of California,
duly commissioned and sworn, personally appeared Sam Arreguin
personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person, whose name
subscribed to this instrument, and acknowledged that he executed it.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the Sonoma County of
Sonoma on the date set forth above
in this certificate

Norval J. Dilley
Notary Public, State of California
My commission expires

The document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

6571.1



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business 281
Edinburg, Texas 78539
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: 4-6320

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

Upon the application of:

Name: ISRAEL POSADAS

Address: 4515 N JACKSON RD
EDINBURG TX

Phone: 956-237-1818
956-984-9185

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>EXIST</u>
Date Approved:	<u>/ /</u>	<u>7/20/22</u>

Water Supplier: SHARYLAND WATER

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

Account/ESI No.: 10032789480126680
 Temporary Pole Permanent Service

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

Ramsayer Gardens Lot 61 (all of the South 1/2)

[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 August 9, 2022, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business 281 Edinburg, Texas 78539 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
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Precinct 1 2 3 4
4-6320

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

Israel Pasadas

Known to me [or proved to me in the oath of DL# _____ or through
_____ (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ransyer Gardens Lt 61 (all of the South 1/2)

[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."

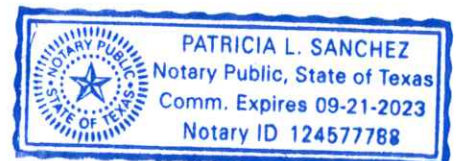
-OR-

~~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."~~

Israel Pasadas (Signature)

SUBSCRIBED AND SWORN TO before me on 19th July, 2022 to certify which, witnesses my hand and seal of office.

Patricia Sanchez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-6320

Receipt No.: 024917

R0800-01-000-0061-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

POSADAS ISABEL
2327 W RHIN DR
EDINBURG , TX 78539
(956) 287-1818
(956) 984-9185

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 LOT 61 S5ACS
4.86 AC NET
- [6] Location: JACKSON RD & MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 50', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-6320
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez 07/18/2022
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

7/18/22
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: February 26, 2020

Grantor: **MARTHA E. NIETO**

Grantor's Mailing Address (including county):

1313 Olympia Ave., Apt. #1
McAllen, Texas 78503
Hidalgo County

Grantee: **ISABEL POSADAS**

Grantee's Mailing Address (including county):

2327 West Rhin Drive
Edinburg, Texas 78539
Hidalgo County

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

Property: **All of the South ½ of Lot 61, RAMSEYER GARDENS, Hidalgo County, Texas according to Map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
2. Roadways and reservations as shown on the map and dedication of Ramseyer Gardens, recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.
3. Electric Transmission line easement in favor of Central Power and Light Company

as shown by Instrument dated January 12, 1931, recorded in Volume 338, Page 263, Deed Records of Hidalgo County, Texas.

4. Right of way easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
5. Right of Way Easement in favor of Trunkline Gas Supply Company, as shown by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.
6. Right of Way Easement in favor of Trunkline Gas Company, as shown by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.
7. Easement for roadways, canal rights of way, oil and gas pipelines and other rights as shown by instrument dated December 17, 1960, recorded in Volume 1006, Page 289, Deed Records of Hidalgo County, Texas.
8. Easement and Right of Way in favor of Central Power and Light Company, dated April 12, 1984, Recorded in Volume 1970, Page 963, Official Records, Hidalgo County Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
9. Easement and Right of Way in favor of Sharyland Water Supply Corporation, dated February 10, 2020, Recorded under Document Number 3087822, Official Records, Hidalgo County, Texas, for a radio antenna tower and access easement.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Murff F. Bledsoe III, as Lessee, dated February 19, 1983, recorded in Volume 427, Page 411 and Volume 427, Page 424; dated February 18, 1983, recorded in Volume 427, Page 431; dated February 28, 1983, recorded in Volume 427, Page 663 and Volume 427, Page 825; dated February 24, 1983, recorded in Volume 427, Page 827 and dated February 25, 1983, recorded in Volume 428, Page 460, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 7, 1983, by and between William J. Doyle, as Lessor, and Murff F.

Bledsoe, III, as Lessee, recorded in Volume 1924, Page 494, Official Records of Hidalgo County, Texas.

12. Lease for coal, Lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed July 27, 2005 under Document Numbers 2005-1501846, 2005-1501847, 2005-1501848, 2005-1501849, 2005-1501850, 2005-1501851, 2005-1501852, 2005-1501853, 2005-1501854, 2005-1501855 and 2005-1501856, Official Records of Hidalgo County, Texas.
13. Lease for coal, lignite oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed August 18, 2005 under Document Numbers 2005-1510676, 2005-1510677, 2005-1510678, 2005-1510679 and filed September 21, 2005 under Document Numbers 2005-1523281, 2005-1523282 and Document Number 2005-1523283, Official Records of Hidalgo County, Texas.
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 13, 2005, by and between Sawnie S. Robertson as Lessor, and Metano Energy, LP, as Lessee, filed December 7, 2005 under Document Number 2005-1553186 and Amendment filed August 28, 2007 under Document Number 2007-1799551, Official Records of Hidalgo County, Texas.
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed December 30, 2005 under Document Numbers 2005-1561002, 2005-1561003, 2005-1561004, 2005-1561005, 2005-1561006 and 2005-1561007; filed January 18, 2006 under Document Numbers 2006-1568309, 2006-1568310, 2006-1568311, 2006-1568312 and 2006-1568313; and filed February 2, 2006 under Document Numbers 2006-1573792, 2006-1573793, 2006-1573794, 2006-1573795 and 2006-1573796 Official Records of Hidalgo County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 2005, by and between The Bernice Wilder Ikins Estate Trust, as Lessor, and Metano Energy, LP, as Lessee, as set forth in Memorandum filed February 2, 2006 under Document Number 2006-1573798, Official Records of Hidalgo County, Texas.
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, as Lessee, filed March 8, 2006 under Document Numbers 2006-1587752, 2006-1587753, 2006-1587754, 2006-1587755; filed March 23, 2006 under Document Numbers 2006-1593547 and 2006-1593548; filed April 20, 2006, under Document Numbers 2006-1604808, 2006-1604810, 2006-1604811, 2006-1604812, 2006-1604813 and 2006-1604814, all in the Official Records of Hidalgo County, Texas.

18. Mineral and/or royalty reservation contained in deed dated December 1, 1954, recorded in Volume 824, Page 216, dated December 17, 1960, recorded in Volume 1006, Page 289, dated October 31, 1963, Recorded in Volume 1074, Page 40, Dated February 8, 1973, recorded in Volume 1352, Page 29, dated September 11, 1973, recorded in Volume 1380, Page 680, dated July 30, 1975, recorded in Volume 1452, Page 752, dated August 20, 1976, recorded in Volume 1496, Page 941, and dated September 11, 1980, recorded in Volume 1688, Page 808, Deed Records of Hidalgo County, Texas.
19. Mineral and/or royalty reservation contained in Deed dated June 18, 1993, filed June 30, 1993 under Document Number 330445, Official Records of Hidalgo County, Texas.
20. Any claim or allegation that the land, described herein above, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting o the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
21. Visible and apparent easements on or across the property herein described.
22. Any portion of the property described herein within the limits or boundaries of any v. public or private roadway and/or highway.
23. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by and accurate and complete land survey of the land.
24. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years.

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 way belonging, TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, his heirs, executors, administrators and assigns forever; and we do hereby bind our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part therein.

SIGNED THIS 26th day of Feb, 2020.

Martha E. Nieto
Martha E. Nieto

THE STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 26th day of Feb, 2020, by MARTHA E. NIETO, known 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 considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of Feb, 2020.

Patricia L. Sanchez
NOTARY PUBLIC IN AND FOR THE STATE
OF TEXAS

