



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
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: 4-5872

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

Upon the application of:

Name: David Davita

Address: 5914 Barb Mar

Lane

Edinburg, TX 78542

Phone: 956 201 2231

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

Water Supplier: NIA

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

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

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

5914 Barb Mar Ln Edinburg TX 78541

All of the North One-half (1/2) of lot 125, Seminary Heights

[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
County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596
Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-5872

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

David Danik

Known to me [or proved to me in the oath of DL or through DL (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:

5914 Barb Mar Ln Edinburg TX 78541
All of the North One half (1/2) of lot 125, Seminary Heights
[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]

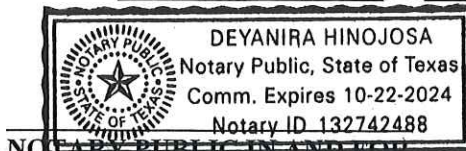
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Paul Danik (Signature)

SUBSCRIBED AND SWORN TO before me on November 2nd, 2022, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Handwritten signature



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

3/31/2022 9:56:42 AM

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

Permit No.: Permit 4-5872
 Receipt No.: 023022
 S2400-00-000-0125-01

DAVILA DAVID
 5914 BARB MAR LANE
 EDINBURG, TX 78541
 (956) 207-2231
 (956) 393-1955

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5557Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS N150' LOT 125
2.98AC GR 2.92AC NET
- [6] Location: Bar Mar Ln & Aurora Road
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$418970
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: Must comply with all county setbacks and regulations
 Description: Permit 4-5872
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: heather.segura
 Inspector: julio.ruiz
 Receipt: heather.segura

Heather Segura
 Cashier

3/31/22
 Date

581918

[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. 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.

Heather Segura
 nature of Owner or Applicant

03/31/22
 Date

CHARGE TO: VLTC
GF #159051 (MB)

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 5, 2018

Grantor: MARIA MARGARITA H. PENA, joined pro forma by my husband, ENRIQUE S. PENA

Grantor's Mailing Address: 9011 S. Jewel Bend Ln.
Houston, Texas 77075

Grantee: DAVID DAVILA, a single person

Grantee's Mailing Address: 5610 Nardo St.
Edinburg, Texas 78541

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

All of the North One-half (1/2) of Lot 125, SEMINARY HEIGHTS, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

BEGINNING at an iron pin at the Northeast corner of Lot 125, Seminary Heights, for the Northeast corner of the following described tract of land;

THENCE, with the North line of said Lot 125, North 81 degrees 21 minutes West, at 60.0 feet pass the center of existing drain ditch, at 100.0 feet pass an iron pipe set on line, at 845.8 feet pass an iron pin set on the East line of 40.0 foot county road, and at 865.8 feet the Northwest corner of Lot 125, for the Northwest corner hereof;

THENCE, with the West line of Lot 125, in 40.0 foot county road, South 8 degrees 39 minutes West, 150.05 feet to a point for the Southwest corner hereof;

THENCE, parallel to the North line of Lot 125, South 81 degrees 21 minutes East, at 20.0 feet pass an iron pin found on the East line of 40.0 foot county road at 766.35 feet pass an iron pin found on line, at 806.4 feet pass the center of existing drain ditch and at 866.35 feet an iron pin found on the East line of Lot 125, for the Southeast corner hereof; said point being on the West line of Southern Pacific Railroad right-of-way;

THENCE, with the East line of Lot 125 and West line of said Southern Pacific Railroad right-of-way, North 8 degrees 26 minutes East, 150.05 to the PLACE OF BEGINNING, containing 2.98 acres of land, more or less, of which the West 20.0 feet, comprising 0.07 acre, lies in foot county road and 0.34 acre off the East side is in use by existing drain ditch.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 13.
2. Roadways as shown on the map of Seminary Heights, recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas.
3. Right of way easement in favor of Hidalgo County as shown by instrument dated July 6, 1972, recorded in Volume 1327, Page 633, Deed Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8, 1979, by and between M. E. George, as Lessor, and Pamale Petroleum Co., as Lessee, recorded in Volume 380, Page 996 Oil and Gas Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8, 1979, by and between H. F. Moffitt, as Lessor, and Pamale Petroleum Co., as Lessee, recorded in Volume 380, Page 1000 Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8, 1979, by and between H. L. Cross, Co-Trustee, Lazaro Hinojosa, Jr., Co-Trustee, and LaVerne Cross, Co-Trustee, all Co-Trustees of the LaVerne Cross Family Trust, as Lessor, and Pamale Petroleum Co., as Lessee, recorded in Volume 381, Page 788 Oil and Gas Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8,

- 1979, by and between H. L. Cross, Co-Trustee, Lazaro Hinojosa, Jr., Co-Trustee, and Robert L. Schwarz, Co-Trustee, all Co-Trustees of the J.T. Cross Family Trust, as Lessor, and Pamale Petroleum Co., as Lessee, recorded in Volume 381, Page 793 Oil and Gas Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deeds dated November 14, 1947, recorded in Volume 647, Page 487, and dated August 6, 1956, recorded in Volume 870, Page 24, Deed Records of Hidalgo County, Texas.
 9. Mineral and/or royalty reservation contained in deed dated January 28, 1985, recorded in Volume 2092, Page 630, Official Records of Hidalgo County, Texas.
 10. Any claim or allegation that the land, described herein, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss by the use of the land by reason thereof.
 11. Visible and apparent easements on or across the property herein described.
 12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
 13. 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
 14. Taxes for the year 2018 and all subsequent years, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

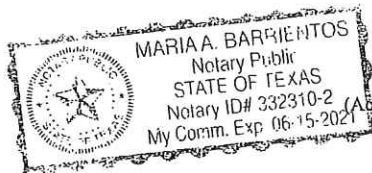

 MARIA MARGARITA H. PENA

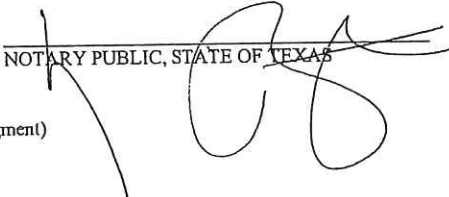

 ENRIQUE S. PENA, pro forma

(Acknowledgment)

STATE OF TEXAS *
 COUNTY OF HIDALGO *

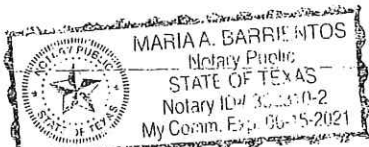
This instrument was acknowledged before me on October 5, 2018 by MARIA MARGARITA H. PENA.

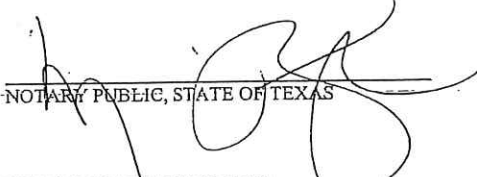



 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS *
 COUNTY OF HIDALGO *

This instrument was acknowledged before me on October 5, 2018 by ENRIQUE S. PENA.




 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
 DAVID DAVILA
 5610 Nardo St.
 Edinburg, Texas 78541

PREPARED IN THE OFFICE OF:
 LAW OFFICE OF CIRO OCHOA, JR.
 6013 N. 10th Street
 McAllen, Texas 78504
 Telephone (956) 687-7763
 GF#159051 MB;sc

WARRANTY DEED

Date: April ____, 1995

Grantor: EVANGELINA R. PENA and MARIA MARGARITA H. PENA

Grantor's Mailing Address (including county):

P.O. Box 891, Roma, Texas 78584
Starr County

Grantee: MARIA MARGARITA H. PENA

Grantee's Mailing Address (including County):

P.O. Box 891, Roma, Texas 78584
Starr County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of the North One-half (1/2) of Lot One Hundred Twenty-Five (125), SEMINARY HEIGHTS, Hidalgo County, Texas, recorded in Volume 9, Page 23, of Hidalgo County Map Records.

BEGINNING at an iron pin at the Northeast corner of Lot 125, Seminary Heights, for the Northeast corner of the following described tract of land;

THENCE, with the North line of said Lot 125, North 81 Deg. 21 Min. West, at 60.0 feet pass the center of existing drain ditch, at 100.0 feet pass an iron pipe set on line, at 845.8 feet pass an iron pin set on the East line of 40.0 foot county road, and at 865.8 feet the Northwest corner of Lot 125, for the Northwest corner hereof;

THENCE, with the West line of Lot 125, in 40.0 foot county road, South 8 Deg. 39 Min. West, 150.05 feet to a point for the Southwest corner hereof;

THENCE, parallel to the North line of Lot 125, South 81 Deg. 21 Min, East, at 20.0 feet pass an iron pin found on the East line of 40.0 foot county road at 766.35 feet pass an iron pin found on line, at 806.4 feet pass the center of existing drain ditch and at 866.35 feet an iron pin found on the East line of Lot 125, for the Southeast corner hereof; said point being on the West line of Southern Pacific

Railroad right-of-way;

THENCE, with the East line of Lot 125 and West line of said Southern Pacific Railroad right-of-way, North 8 Deg. 26 Min. East, 150.05 to the PLACE OF BEGINNING. Containing 2.98 acres of land, more or less, of which the West 20.0 feet, comprising 0.07 acre, lies in 40.0 foot county road and 0.34 acre off the East side is in use by existing drain ditch.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

**SUBJECT TO all gas, oil and other minerals;
SUBJECT TO all gas, oil and mineral leases of record; and,
SUBJECT TO rules, regulations, rights of way and easements in favor of Hidalgo County Water District No. 130.**

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound 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.


EVANGELINA R. PENA


MARIA MARGARITA H. PENA

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 13, 1998, by
EVANGELINA R. PENA and MARIA MARGARITA H. PENA.

Guadalupe Alvarado
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

YZAGUIRRE, CHAPA & ASSOCIATES
821 NOLANA
McALLEN, TEXAS 78504
210/682-4308

AFTER RECORDING RETURN TO:

SAME

E. Chavez
P. 02
Mama Mary
Hb

bm85-sem298.1d

March 15, 1995 ✓

FIELD NOTES FOR SURVEY OF THE NORTH 1/2 OF LOT 125, SEMINARY HEIGHTS, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS.

BEGINNING at an iron pin set at the Northeast corner of Lot 125, Seminary Heights, for the Northeast corner of the following described tract of land;

THENCE, with the North line of said Lot 125, North 81 Deg. 21 Min. West, at 60.0 feet pass the center of existing drain ditch, at 100.0 feet pass an iron pipe set on line, at 845.8 feet pass an iron pin set on the East line of 40.0 foot county road, and at 865.8 feet the Northwest corner of Lot 125, for the Northwest corner hereof;

THENCE, with the West line of Lot 125, in 40.0 foot county road, South 8 Deg. 39 Min. West, 150.05 feet to a point, for the Southwest corner hereof;

THENCE, parallel to the North line of Lot 125, South 81 Deg. 21 Min. East, at 20.0 feet pass an iron pin found on the East line of 40.0 foot county road at 766.35 feet pass an iron pin found on line, at 806.4 feet pass the center of existing drain ditch and at 866.35 feet an iron pin found on the East line of Lot 125, for the Southeast corner hereof; said point being on the West line of Southern Pacific Railroad right-of-way;

THENCE, with the East line of Lot 125 and West line of said Southern Pacific Railroad right-of-way, North 8 Deg. 26 Min. East, 150.05 feet to the PLACE OF BEGINNING. Containing 2.98 acres of land, more or less, of which the West 20.0