



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-10589

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

Upon the application of:

Name: Armando Loza

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

Address: 17200 John T. Eberle Dr.

Water Supplier: N/A

Weslaco, TX 78599

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

Phone: (956) 246-0869

Account/ESI No.: 1000134300

Temporary Pole Permanent Service

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

The Hubbards lot 3 Blk 156

[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



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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-10889

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

ARMANDO LOZA

Known to me [or proved to me in the oath of TXDLCT 11205460 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:

THE HURTADO LOT 3 BLK 156"

[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~~]

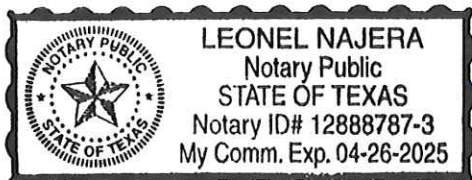
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 April 11TH, 2025, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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 1-10589
Receipt No.: 040032
T3400-00-156-0003-16

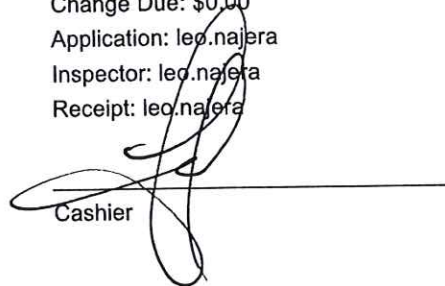
LOZA ARMANDO
17200 JOHN EBERLY DR.
WESLACO, TX 78599
(956) 246-0869
(956) 246-0869

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 576Sq.Ft.
- [5] Legal Description: THE HIGHLANDS E51.15'-W362.28'-S190.9'-N447.13' LOT 3 BLK 156 0.22AC NET
- [6] Location: mile 15 & mile 6
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-10589
Price: \$200.00

Total Amount.....\$200.00


Method of Payment: Cash
Check/M.O.#:
Payment: \$200
Change Due: \$0.00
Application: leo.najera
Inspector: leo.najera
Receipt: leo.najera


Cashier

4/11/25
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

4-11-25
Date

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

GIFT WARRANTY DEED

The State of Texas

} Know all Men by These Presents:

County of Hidalgo

That I, Grantor: Martha F Garza (P O Box 339 Elsa, Texas 78543) of the County of Hidalgo State of Texas for and in consideration of the sum of TEN AND NO/100(\$10.00) an other good and valuable consideration; to me in had paid by: Armando Loza (17200 John T Eberly Dr Weslaco, Texas 78599) , the receipt of which is hereby acknowledged and confessed, as follows have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said of the County of Hidalgo State of Texas all that certain tractor parcel of land lying situated in the County of Hidalgo, State of Texas and described as follows, to-wit:

Property (including any improvements):

A 0.22 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 156, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 256.23 FEET AND 156; THENCE, EAST A DISTANCE OF 51.14 FEET; THENCE, SOUTH A DISTANCE OF 190.9 FEET; THENCE, WEST A DISTANCE OF 51.15 FEET; THENCE NORTH A DISTANCE OF 190.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.22 ACRE, MORE OR LESS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Armando Loza, his heirs and assigns forever and I do hereby bind ourselves, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Armando Loza, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This instrument was prepared based on information furnished by the parties, and no independent title search or survey was requested in connections with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this Property.

Witness my hand at Mercedes, Texas this 14th day of November, 2018

Martha F Garza
Martha F Garza

Acknowledgment

The State of Texas

County of Hidalgo

This instrument was acknowledgment before me on the 14th day of November, 2018 BY SAID Martha F Garza



Berthaa Gil
Notary Public State of Texas
July 12, 2020
My Commission Expire

AFTER RECORDING RETURN TO:
GRANTEE:
Armando Loza
17200 John T Eberly Dr
Weslaco, Texas 78599

LOT 3

DOC #1406207

DOC #1406207

EAST
51.14

311.14

DOC #2873506

DOC #555313

0.223 AC

BASIS OF BEARINGS

NORTH
190.00

SOUTH
190.00

25' ALLEY

1.5
3.2

1-STORY
FRAME
HOUSE

DOC #36114

WEST
51.14
ALLEY

DOC # 603309

APPARENT

WARRANTY DEED

FK

Date: June 6, 1990

Grantor: MARIA MELGOSA DE ZAVALA a/k/a Maria Socorro Melgosa, joined herein by
BRUNO ZAVALAGrantor's Mailing Address (including county): Rt. 1, Box 403-Z
Weslaco, Texas 78596

Grantee: FELIPE ARREDONDO GONZALEZ

Grantee's Mailing Address (including county): Rt. 1, Box 403-Z
Weslaco, Texas 78596

Consideration. TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of the property conveyed by Warranty Deed dated August 23, 1979 and recorded
in Volume 1638, Pages 659-62, Deed Records of Hidalgo County, Texas and legally
described as follows:A 0.22 acre tract of land out of Lot 3, Block 156, West and Adams Tracts
Subdivision, Hidalgo County, Texas, and being more particularly described
as follows:BEGINNING at a point being South 256.23 feet and East 311.14 feet from the Northwest
corner of said Lot No. 3, Block No. 156; THENCE, East a distance of 51.14 feet;
THENCE, South a distance of 190.9 feet; THENCE, West a distance of 51.15 feet;
THENCE, North a distance of 190.0 feet to the point of beginning, said tract
containing 0.22 acre, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Prior reservation of all oil, gas and other minerals in and under the land
herein conveyed.
2. Easements as reflected on the recorded plat of the subdivision.
3. Rules, rights, regulations and easements in favor of Hidalgo & Cameron
County Water District No. Nine (9).
4. Oil, Gas and Mineral Leases of record.
5. All visible easements and any other easements, reservations, and rights-of-
way of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells,
and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to
have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor
and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to
Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully
claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Bruno Zavala
BRUNO ZAVALA
Maria M. Melgosa
MARIA MELGOSA DE ZAVALA

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(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of June, 1990,
by MARIA MELGOSA DE ZAVALA and BRUNO ZAVALA.



Mariano Bocanegra
Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires.

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

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

Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires.

AFTER RECORDING RETURN TO:
Felipe Arredondo Gonzalez
Rt. 1, Box 403-2
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

LAW OFFICE OF
ALEJANDRO MORENO, JR.
P.O. 107 N. 10th
Weslaco, Texas 78596

155152

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constituting the practice of law. No "standard form" can
meet all requirements.

12076 VOL 1775 PAGE 755

708
pd

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, Maria Malgosa de Zavala joined herein by my husband Bruno Zavala,

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN and no/100 (\$10.00) - - - - -
- - - - - DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged, and the further consideration of the execution by Grantee herein of his
one promissory Vendor's Lien Note of even date herewith in the principal sum of \$1,000.00
payable to the order of Maria Malgosa de Zavala at Box 1177, Elsa, Texas 78543, as therein
provided and bearing interest at the rate therein specified and providing for acceleration
of maturity in the event of default and for attorney's fees;

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed
of trust of even date herewith to Ramon Garcia Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
OVERLIN GARZA RIOS, 2117 Ross St., Laredo, TX 78040

of the County of Wabb and State of Texas, all of the following described real
property in Hidalgo County, Texas, to-wit:

A tract of land out of Lot 3, Block 156 West and Adams Tracts Subdivision, Hidalgo
County, Texas, according to map thereof recorded in Vol. 2, pg. 34 of the Map Records
of Hidalgo County, Texas; said tract being more particularly described by metes and
bounds as follows:

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BEGINNING at a point being South 256.23 feet and East 387.28 feet from the Northwest corner of said Lot 3, Block 156; THENCE, East a distance of 141.16 feet; THENCE, South 00 35' West a distance of 127.85 feet; THENCE, West a distance of 141.16 feet; THENCE, North a distance of 127.85 feet to the point of beginning, said tract containing 0.41 acre, more or less; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9, and all visible easements.
2. Any existing oil and gas leases of record.

The Grantee will have the right of ingress and egress from said property over the East 25 ft by 381.16 ft. which is adjacent to the east of the property herein conveyed.

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

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 5th

day of March

A. D. 1982.

Maria Helgosa de Zavala
 Maria Helgosa de Zavala
Bruno Zavala
 Bruno Zavala

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Hidalgo }

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Before me, the undersigned authority, on this day personally appeared Maria Malgosa de Zavala and husband, Bruno Zavala

known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 5 day of March, A.D. 19 82.

Notary Public in and for Hidalgo County, Texas.
My commission expires 1-31-85, 19.....
Dora Perez
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19.....
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19.....
(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

of _____ a corporation, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19.....
(Printed or stamped name of notary)

12076

WARRANTY DEED
WITH VENDOR'S LIEN

MARIA MELGOSA DE ZAVALA, ET VIR

TO

OVERLIN GARZA RIOS

FILED FOR RECORD THIS DATE
At 2:42 o'clock P.M.

APR 2 1982

SANTOS SALDANA
County Clerk, Hidalgo County, Texas

[Handwritten Signature]

PREPARED IN THE LAW OFFICE OF:

RAYON GARCIA

PLEASE RETURN TO:

Overlin Garza Rios
2117 Ross
Laredo, Tx 78040