

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON 09- 29- 2026						ROUTING STAFF	RETURNED	RECEIVED
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST		DATE BY C.COURT	BY STAFF
09/16/2026	ALLEN ARREDONDO	TEX-MEX SURVEY	8	249	4-11175	WATER	MC/EL		

SUBMITTED
09/18/2026



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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: 4-11175

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

Upon the application of:

Name: Allen Arredondo

Address: 2710 Pfeiffer St
Edinburg, Tx
78542

Phone: (956) 252-8343

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

Water Supplier: North Alamo Water Supply

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:

owners - Allen Arredondo / Fatima Ruiz

A 1.0 acre tract of land out of the West 10.0 acres of the East 20.0 acres of Lot B, Section 249, Tex-Mex Railway S/D.
[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 September 20, 2020, 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.

Priscilla Lopez
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

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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

Allen Arredondo

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

6771 E Mile 17 North, Edinburg Tx 78542
A 1.0 acre tract of land out of the West 10.3 acres of the East
200 acres of lot 8 section 294 Tex-Mex Railway S10th @ East
[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-

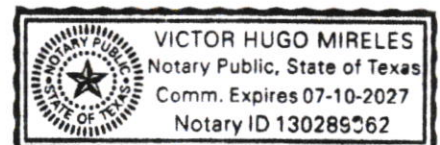
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]

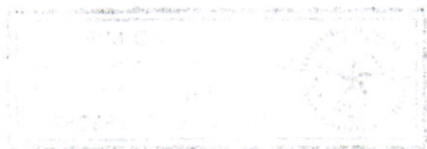
(Signature)

SUBSCRIBED AND SWORN TO before me on 1st Sept, 2026, to certify which, witnesses my hand and seal of office.

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



- Septic Tank installation - Sign off for final water
956 - 318-2840





Chapter 232, Texas Local Government Code

8/24/2026 12:12:19 PM

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 4-11175

Receipt No.: 048748

T2100-00-249-0008-03

ARREDONDO ALLEN & FATIMA L RUIZ

2710 E PFEIFFER ST

EDINBURG, TX 78542

(956) 252-8343

(956) 252-8343

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 44 Mobile homes

[4] Size of Structure: 1001Sq.Ft.

[5] Legal Description: TEX-MEX SURVEY LOT 8-

S264'/W165'/E495' BLK 249 .86 AC NET

[6] Location: MILE 17 N RD & TOWER RD

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$73900

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL SETBACKS AND
REGULATIONS REQUIRED BY THE HCPD

Description: Permit 4-11175

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Credit Card

Check/M.O.#:

Payment: \$200

Change Due: \$0.00

Application: melissa.lopez

Inspector: israel.lozoya

Receipt: melissa.lopez

Melissa Lopez 8/24/26
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.

Allen Ruiz
Signature of Owner or Applicant

8-24-26
Date

Capital Title
GF#22-713225-WC

Warranty Deed with Vendor's Lien

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: **February 15, 2023**

Grantor: **Spacious Skies Land & Investments, LLC**

Grantor's Mailing Address: 10 Castle Hill Lane, Bridgewater, CT 06752

Grantee: **Allen Arredondo, a single man and Fatima Lizbeth Ruiz, a single woman**

Grantee's Mailing Address: 711 Aurora Dr., Alamo, TX 78516

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Navy Army Community Credit Union in the principal amount of \$63,920.00 (Sixty Three Thousand Nine Hundred Twenty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Navy Army Community Credit Union and by a first-lien deed of trust of even date from Grantee to Kevin M. Marisat, trustee.

Property (including any improvements):

A tract or parcel of land situated in the County of Hidalgo, State of Texas, and further described as follows, to-wit:

A 1.0 acre tract of land out of the West 10.0 acres of the East 20.0 acres of Lot 8, Section 249, Tex-Mex Railway Subdivision more particularly described by metes and bounds as follows:

Beginning at a point on the South line of Lot 8, said point being 330.0 feet West from the SE corner of Lot 8, for the SE corner hereof;

Thence, West with and along the South line of Lot 8, 165.0 feet to a point for the SW corner hereof;

Thence, North along a line parallel to the East line of Lot 8, 264.0 feet to a point for the NW corner hereof;

Thence, East along a line parallel to the South line of Lot 8, 165 feet to a point for the NE corner hereof;

Thence, South along a line parallel to the East line of Lot 8, 264.0 feet to a place of beginning and containing 1.0 acre,

NOTE: The West 12.5 feet are reserved for a Road Easement.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hidalgo County, Texas.

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.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

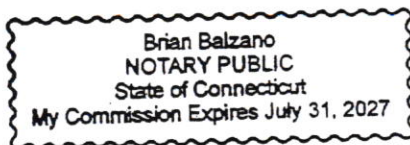
EXECUTED this 15th day of February, 2023.

Spacious Skies Land and Investments, LLC,
a Connecticut limited liability company

By: Michelle F. Brown
Michelle F. Brown, Managing Member

THE STATE OF CT §
COUNTY OF LITCHFIELD §

Before me, a Notary Public, the foregoing instrument was acknowledged on 15th day of February, 2023 by Michelle F. Brown, Managing Member for Spacious Skies Land and Investments, LLC, a Connecticut limited liability company who personally appeared before me, and who is known to me through GOVERNMENT ISSUED IDENTIFICATION to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Brian Balzano
NOTARY PUBLIC, STATE OF
CT

AFTER RECORDING, RETURN TO:
Allen Arredondo & Fatima Lizeth Ruiz
711 Aurora Dr.
Alamo, TX 78516

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

