

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JUAN JOSE VALLES	3-13678
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JUNE 4, 2013	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No: 3-13678  
5/10/13

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

Upon the application of:

Name: Juan Jose Valles

Address: 1705 N. Chicago  
St

Alton, TX 78573

Phone: 432-9095

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<del>Authorized Signature</del>
Date Approved:	<u>1 / 1</u>	<u>T350</u> <u>5/24/13</u>

Water Supplier: Shary land

Utility Provider:  M.V.E.C.  <sup>(Sc)</sup> AEP

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

Tierra Estates Lot 54

[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.

Sandra Carter 5/24/13  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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

Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2/3 4

Application No: 3-13678

5/10/13

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

Juan Jose Valles

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 15361694 (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:

Tierra Estates Lot 54"

[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."

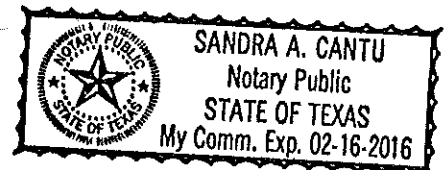
-OR-

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."

Juan J Valles (Signature)

SUBSCRIBED AND SWORN TO before me on May 24, 2013, to certify which, witnesses my hand and seal of office.

Sandra A Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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

**Warranty Deed with Vendor's Lien**

**Date:** June 24, 2011

**Grantor:** AIDA TAPIA, joined herein proforma by my husband, JOSE A. MACHADO, as the property herein conveyed constitutes no part of our homestead and is my sole and separate property, and THELMA S. CABRERA, a widow

**Grantor's Mailing Address:** 10871 Quill Garden Lane  
Houston, TX 77075  
Harris County

**Grantee:** JUAN JOSE VALLES

**Grantee's Mailing Address:** 1803 Chicago St.  
Alton, TX 78574  
Hidalgo County

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of AIDA TAPIA in the principal amount of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to LOUIS C. BROWN, trustee.

**Property (including any improvements):**

Lots 53 and 54, TIERRA ESTATES SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 23, Page 80, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**  
None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2011, which Grantee assumes and agrees to pay.

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.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied,

written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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 will become absolute.

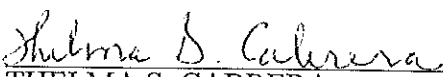
When the context requires, singular nouns and pronouns include the plural.

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

NO TITLE EXAMINATION WAS REQUESTED  
IN CONNECTION WITH THE PREPARATION  
OF THIS DOCUMENT NOR WAS ANY MADE.  
THE PREPARER EXPRESSES NO OPINION  
ON TITLE AND/OR TAXES TO THIS  
PROPERTY.

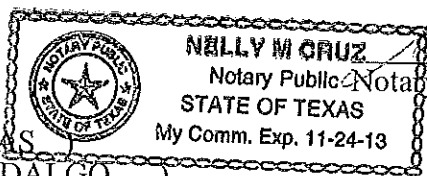
  
AIDA TAPIA

  
JOSE A. MACHADO

  
THELMA S. CABRERA

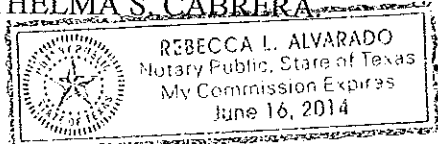
STATE OF TEXAS )  
COUNTY OF HARRIS )

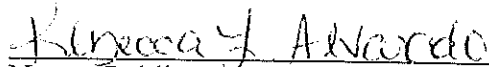
This instrument was acknowledged before me on 28, June, 2011, by AIDA TAPIA and husband, JOSE A. MACHADO.



STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on JUNE 27, 2011, by THELMA S. CABRERA.



  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
LOUIS C. BROWN, ATTORNEY  
1207 Conway  
Mission, TX 78572  
Tel: (956) 585-4864  
Fax: (956) 585-0214  
File No.: 6-11-21222

AFTER RECORDING RETURN TO:  
LOUIS C. BROWN, ATTORNEY  
1207 Conway  
Mission, TX 78572  
Tel: (956) 585-4864  
Fax: (956) 585-0214

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13678

May. 10, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

T5270-00-000-0054-00

[ 1 ] OWNER: VALLES JUAN JOSE  
1705 N CHICAGO ST  
ALTON TX 78573  
Telephone No. 432-9095

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA ESTATES LOT 54

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 6 MILE & CONWAY

[ 3 ] WATER SYSTEM: SHAR

[ 8 ] SEWAGE: INSTA

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 1,421 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$10,000

[ 6 ] USE OF BUILDING: RES. CONST

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES  
NO

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' SIDE:6' SIDE:6'  
18" ABOVE NAT GROUND. FLOODZONE:X25

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

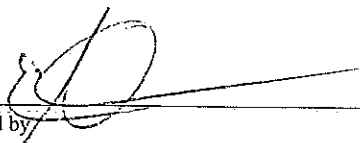
Light [X] Water [X]

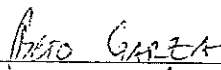
Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

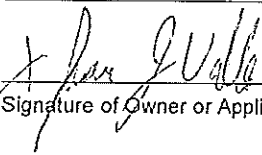
Community No.: 62950

Certification of Elevation  
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

  
Prepared by \_\_\_\_\_ Date 5-10-13

  
Approved by \_\_\_\_\_ Date 5-10-13

  
Signature of Owner or Applicant \_\_\_\_\_ Date 5-10-13

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.