





# 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

Precinct 2 3 4

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

Application No: 1-11645

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

Upon the application of:

Name: Javier Pecina

Address: P.O. Box 3321  
Edinburg, Tx 78540

Phone: (956) 239-7046

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>1 1</u>

Water Supplier: NAWSC

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:

"North Capisalko W79'-E421'-S396' FT #2203 0.71 AC.  
GR. 0.68 NET "

[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.~~

\_\_\_\_\_  
Planning Department Authorized Signature

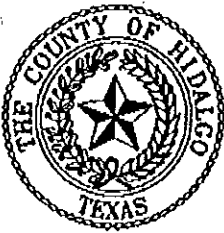
\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct ① 2 3 4

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

Application No: 1-11645

### 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

Javier Pecina

Known to me [or proved to me in the oath of Tx DC # 26977109 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:

North Cappallo W79'-E421'-S396' FA #2203 0.71 AC. GR. 068 NET ."

[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]

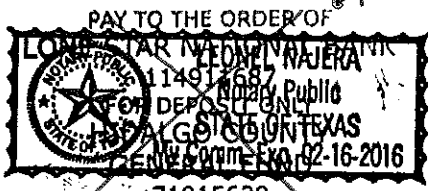
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

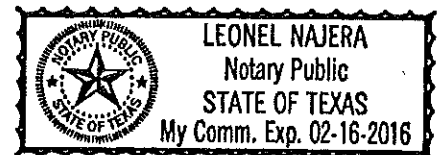
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Javier Pecina (Signature)

SUBSCRIBED AND SWORN TO before me on SEPTEMBER 9<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO: 1-11645 Sep. 11, 2014

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

N3400-00-000-2203-07

[ 1 ] OWNER: PECINA, JAVIER P.O BOX 3321 EDINBURG, TX 78540 Telephone No. 239-7046

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION NORTH CAPISALLO W79'-E421'-S39 6' FT 2203 0.7 AC GR 0.68AC NE T

LOCATION: 0 MILE 2 W. & MILE 17 1/2 N

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES 44-MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$8,500

[ 5 ] SIZE OF STRUCTURE: 1,440 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES. ZONE X-4 29

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REG. FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0350C Pct: 1

Community No.: 480334

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 [Signature] Date 9/11/14

Approved by [Signature] Date 9/11/14

Signature of Owner of Applicant [Signature] Date 9-11-14

[ 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.

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.

CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE

WARRANTY DEED

2430956

Date: July 15, 2013

Grantors: RODRIGO MARTINEZ SR.

Grantors' Mailing Address: 1504 Veterans Blvd. Pharr, Texas 78577

Grantee: Javier Pecina

Grantees' Mailing Address: 1317 Joscelyn Drive Edinburg, TX 78541

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

Property (including any improvements):

A tract of land containing 0.71 acres out of Farm Tract 2203 North Capisallo District Subdivision, Hidalgo County, Texas and being more particularly described as follows:

BEGINNING at a point in the East line of Farm Tract 2203, THENCE, West a distance of 342 feet, the point of beginning of this tract; THENCE, continuing West along the South line of Farm Tract 2203 a distance of 79 feet, the Southwest corner of this tract; THENCE, along a line parallel to the East line of Farm Tract 2203 North a distance of 396 feet, the Northwest corner of the tract herein conveyed; THENCE, South along a line parallel to the East line of Farm Tract 2203, a distance of 396 feet to the point of beginning, being the Southeast corner of this tract. Said tract containing 0.71 acres, more or less.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever; grants binds Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantees and Grantees' heirs, executors, administrator, 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.

This document was prepared from information supplied to preparer by one or both parties to the document and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

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

GRANTOR

  
RODRIGO MARTINEZ-SR.

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.

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF HIDALGO

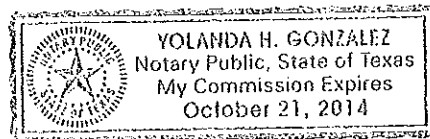
§

§

This instrument was acknowledged before me on the 15 day of July,

2013 by RODRIGO MARTINEZ SR.

Yolanda H. Gonzalez  
NOTARY PUBLIC  
FOR THE STATE OF TEXAS



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WARRANTY DEED

126804

THE STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That I, OSCAR ADRIAN GOMEZ, as his separate property an estate, 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 grantees herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
JUAN SANCHEZ and wife, JOSEFINA S. SANCHEZ

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

A tract of land containing 0.71 acres out of Farm Tract 2203 North Capisallo District Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Farm Tract 2203, THENCE, West a distance of 342 feet, the point of beginning of this tract; THENCE, continuing West along the South line of Farm Tract 2203 a distance of 79 feet, the Southwest corner of this tract; THENCE, along a line parallel to the East line of Farm Tract 2203 North a distance of 396 feet, the Northwest corner of the tract herein conveyed; THENCE, South along a line parallel to the East line of Farm Tract 2203, a distance of 396 feet to the point of beginning, being the Southeast corner of this tract. Said tract containing 0.71 acres, more or less.

SUBJECT TO THE FOLLOWING:

- (1) Visible and apparent easements on or across property herein described.
- (2) Taxes for the year 1989 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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 grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of August, 1989.

*Oscar Adrian Gomez*  
OSCAR ADRIAN GOMEZ

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of August, 1989, by OSCAR ADRIAN GOMEZ.

*Melissa S. Champion*  
Notary Public, State of Texas

Grantee's Mailing Address:

Name: JUAN & JOSEFINA B. SANCHEZ

Address: ROUTE 1, BOX 541J  
WESLACO, TEXAS 78596

AFTER RECORDING RETURN TO:  
JUAN & JOSEFINA B. SANCHEZ  
ROUT 1, BOX 541 J  
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE OF:  
VICK BROWN, ATTORNEY AT LAW  
208 WEST CANO STREET  
EDINBURG, TEXAS 78539

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FILED FOR RECORD

'89 AUG 21 AM 9 08

WILLIAM BILLY LEO  
COUNTY CLERK

HIDALGO COUNTY TEXAS

136801

ADDITIONAL INFORMATION: [Illegible]

[The remainder of the page contains extremely faint and illegible text, likely a document or legal notice.]