

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Roberto Salazar Jr.	4-8430
2.	Marissa Moreno	4-14779
	COMM. COURT: September 1, 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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 1 2 3 (4)

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-8430

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

Upon the application of:

Name: Roberto Salazar Jr.

Address: 5306 Beaumont  
Ave. Edinburg  
TX. 78542

Phone: (956) 270-6220

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

Water Supplier: North Alamo Tower

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 116945-002  
 Temporary Pole     Permanent Service

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

Owner Roberto Salazar Jr.  
Lot #65, 5306 Beaumont Ave Edinburg TX 78542  
North Alamo Terrace Subdivision  
*[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 15, 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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Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 (4)  
4-8430

Application No: \_\_\_\_\_

### 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

Roberto Salazar Jr. [Signature] 8-19-15

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
Drivers lic. (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:

Lot #65 5306 Beaumont Ave Edinburg, TX 78542.  
North Alamo "subdivision" Terrace.

[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-

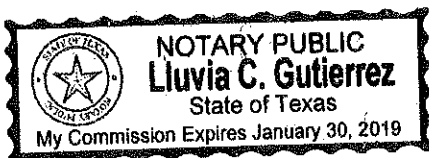
~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on August 19, 2015, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-8430  
Mar. 23, 2009

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

N3250-00-000-0065-00

[ 1 ] OWNER: SALAZAR, ROBERTO JR. & ALBER

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
NORTH ALAMO TERRACE LOT 65

5302 BEAUMONT AVE.  
EDINBURG, TX. 78542

Telephone No. 782-7849

LOCATION: 0 ALAMO & ALBERTA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$60,000

[ 5 ] SIZE OF STRUCTURE: 1,050 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.ZONE-B

### Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 15' FINISHED FLOOR OF  
ELEV. 18" NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: MI 0425 E Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

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  
*Flore W. Castillo*

Date  
3/23/09

Approved by  
*Enil. Pecina*

Date  
3/18/09

Signature of Owner of Applicant  
*[Signature]*

Date  
3/23/09

### [ 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**

**WARRANTY DEED**

Date: February 6, 2009

Grantor: LUPE ENRIQUEZ, LTD

Grantor's Mailing Address (including County):

Rt 6 Box 540-E  
Edinburg, TX 78539

Grantee: ROBERTO SALAZAR JR, and wife ALBERTA M SALAZAR

Grantee's Mailing Address (including County):

5302 Beaumont Ave  
Edinburg, TX 78542

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

Property (including any improvements):

Lot, Tract or Parcel of Land situated in HIDALGO County, Texas, more particularly described as follows:

BEING LOT 65, NORTH ALAMO TERRACE, An Addition to the City of Edinburg, County of Hidalgo, Texas.



DATE 3/10/2009

A true copy I certify  
ARTURO GUAJARDO, JR.  
County Clerk, Hidalgo County, Texas  
By *[Signature]* Deputy

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's heirs, executors, administrators, successors, or assigns forever,. Grantor hereby binds Grantors 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 herein contained.

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

Lupe Enriquez LTD  
LUPE ENRIQUEZ, LTD

Filed for Record in:  
Hidalgo County  
by Arturo Guajardo Jr.  
County Clerk

On: Feb 06, 2009 at 02:57P

As a Recording

Document Number: 1968735  
Total Fees: 20.00

Receipt Number - 1014358  
By,  
Vanessa Ureste, Deputy

(Acknowledgment)

State of Texas \*  
County of Hidalgo \*

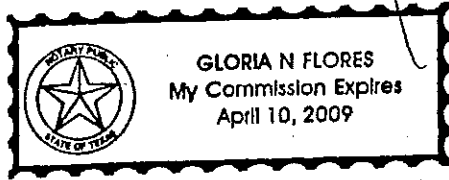
This instrument was acknowledged before me on the 6th day of February, 2009,  
by Lupe Enriquez, LTD.

Arturo Guajardo Jr.  
Notary Public, in and for the  
Hidalgo County, Texas.  
My commission expires: April-10-2009.



DATE 3/10/2009  
A true copy I certify  
ARTURO GUAJARDO, JR.  
County Clerk, Hidalgo County, Texas  
By Vanessa Ureste Deputy

After Recording Return to:  
Roberto Salazar  
5302 Beaumont Ave  
Edinburg, TX 78542







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Rev. 06-03-15

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956-973-7850

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14779

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

Upon the application of:

Name: Marissa Moreno

Address: 6800 Vegas Private Dr  
Edinburg TX 78542

Phone: (936) 655-1402

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 43401-001  
 Temporary Pole  Permanent Service

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

Lot 3 / Tex-Mex Railway Subdivision  
Hacienda de Los Vegas 0.41 AC TR-lot 16, Sec 249

[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 August 25, 2015, 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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-14779

### 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

Known to me [or proved to me in the oath of Marissa Rene Moreno or through  
TX# 26587744 (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:

lot 3 / 1<sup>st</sup> TEX-Mex Railway Subdivision."  
Hacienda de los Vegas 0.41 AC TR - Lot 16, Section 249  
[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]

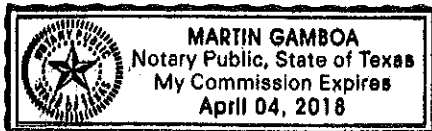
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 August 25, 2015, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-14779  
Aug. 25, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

H0325-00-000-0003-00

[ 1 ] OWNER: MORENO, ALDERIC & MARISSA RE

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HACIENDA DE LOS VEGA LT 3

6800 VEGA PRIVATE DRIVE  
EDINBURG, TX 78542-8951

Telephone No. 451-0933

LOCATION: 0 107 & TOWER RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$102,000

[ 5 ] SIZE OF STRUCTURE: 2,550 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM 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: 480334 Pct: 0

Community No.: 03250

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.

 8/25/15  
Prepared by Date

Efrain Geballos 8/25/15  
Approved by Date

 8-25-15  
Signature of Owner or Applicant Date

[ 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 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**

Conforms to State Bar of Texas Form

Date: March 10, 2015

Grantor: ADAN MORENO and wife, ALMA MORENO

Grantor's Mailing Address (including county): 6800 Vegas Private Drive  
Edinburg, Texas 78542  
Hidalgo County, Texas

Grantee: ADELIC ALEXIS MORENO and wife, MARISSA RENE MORENO

Grantee's Mailing Address (including county): 6800 Vegas Private Drive  
Edinburg, Texas 78542  
Hidalgo County, Texas

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

Property (including any improvements):

A 0.41 acre tract of land out of Lot 16, Section 249, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, more particularly described by Metes and Bounds as follows:

Commencing at the Northeast corner of Lot 16; Thence South 396 feet, along the East line of Lot 16 to the Northeast corner of said 4-acre tract; Thence, West 498.74 feet, to the Northwest corner of this tract; Thence, South 132 feet for the Southwest corner of this tract; Thence, East 136.87 feet to the Southeast corner of this tract; Thence, North 132 feet to a point and Northeast corner of this tract; Thence, West 136.87, to the point of beginning and the Northwest corner of this tract, and containing 0.41 acre of land, more or less; **SAVE AND EXCEPT** all of the oil, gas and other minerals in and under said land.

Reservations from and Exceptions to Conveyance and Warranty:

All valid, existing, and enforceable liens and exceptions 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, 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 warranty.

**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 the plural.

Adan Moreno  
ADAN MORENO

Alma Moreno  
ALMA MORENO

(Certificate of Acknowledgment)

State of Texas  
County of Hidalgo

On this 10 day of March, 2015, before me, personally appeared ADAN MORENO, 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.

Maria Celia Vega  
Notary Public, State of Texas



(Certificate of Acknowledgment)

State of Texas  
County of Hidalgo

On this 10 day of March, 2015, before me, personally appeared ALMA MORENO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



Maria Celia Vega  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ARTURO R. CANTU  
Attorney At Law  
7417 North 10th Street  
McAllen, Texas 78504

PREPARED BY:

ARTURO R. CANTU  
Attorney At Law  
7417 North 10th Street  
McAllen, Texas 78504

FILE NUMBER: MISCELLANEOUS

