





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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: 1-12756

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

Upon the application of:

Name: Maria D Hernandez

Address: 20416 Jeannine ST  
Edinburg Tx 78542

Phone: 956) 274-8657

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

Water Supplier: N.A.W.S

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:

DELTA WEST LOT 7 BLK 8

[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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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12756

### 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

MARIA D. HERNANDEZ

Known to me [or proved to me in the oath of DL# 23867116 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:

DELTA WEST LOT 7 BLK 8"

[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]

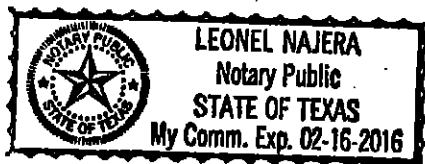
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on October 22, 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:

1-12756

Oct. 2, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

D4000-00-008-0007-00

[ 1 ] OWNER: HERNANDEZ, MARIA D.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
DELTA WEST LOT 7 BLK 8

20416 JEANINE ST.  
EDINBURG TX 78542

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 1,140 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:15' SIDES:6'

MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

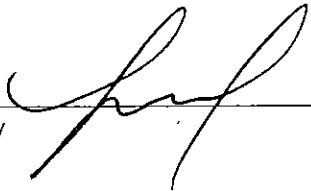
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0350C Pct: 0

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 

10/2/15  
Date

Approved by LEONEL NAJERA

10/1/15  
Date

Signature of Owner or Applicant 

10/2/15  
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE FILING FOR RECORD: YOUR SOCIAL SECURITY NO. OR DRIVER'S LICENSE NO.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: August 6, 2015  
GRANTOR: Daisy Jessica Guerrero  
GRANTOR'S ADDRESS: 1011 North 11th Street #16, Montevideo, MN 56265  
GRANTEE: MARIA D. HERNANDEZ  
GRANTEE'S ADDRESS: 20416 Jeanine St. Edinburg, TX 78542

CONSIDERATION:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-FIVE THOUSAND NO/100 DOLLARS (\$25,000.00) in monthly installments at 0% annual interest. 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 Daisy Jessica Guerrero, trustee.

PROPERTY (including any improvements):

All of Lot Seven (7), Block Eight (8), Delta West, Hidalgo County, Texas According to the map or plat thereof on file and of record in the office of the County Clerk of said County.

Reservation from and Exceptions to Conveyance and Warranty – SUBJECT TO:

1. Visible and apparent easements on or across the property herein described.
2. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
3. Taxes for year 2015 and subsequent years.

Other exceptions to Conveyance and Warranty: NONE.

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 appurtenances thereto in anyway belonging to Grantor, to have and to hold it to Grantee, Grantee's successors or assigns, forever. Grantor binds Grantor and Grantor's heirs, executors and administrator, and successors to Warranty and forever defend all and singular the property to Grantee and Grantee's 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 warranty.

GRANTOR IN EXECUTING THIS INSTRUMENT AND BY GRANTEE ACCEPTING THE CONVEYANCE FROM GRANTOR AND BY GRANTOR SIGNING THIS WARRANTY DEED INCOMPLIANCE WITH GRANTEE'S REQUEST, GRANTOR AND GRANTEE ACKNOWLEDGE THEY DID NOT REQUEST A TITLE SEARCH AND THAT NO TITLE SEARCH WAS DONE WITH RESPECT TO THE CONVEYANCE OF ABOVE DESCRIBED REAL PROPERTY. BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS AND ALL LATENT AND PATENT DEFECTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, EXPRESS

OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR(S) AND GRANTEE(S) TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (1) 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; (2) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS; (3) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS; (4) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE BUT IS RELYING ON GRANTEE(S)' EXAMINATION OF THE PROPERTY; (5) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (6) THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE AND (7) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER.

The Buyer shall be responsible and shall pay any and all property taxes due and owing on the property through December 31, 2015 and subsequent years.

The vendor's lien against and superior to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

  
DAISY JESSICA GUERRERO

(Acknowledgment)

THE STATE OF MINNESOTA  
COUNTY OF Chippewa

This instrument was acknowledged before me on this the 3<sup>rd</sup> day of September ~~August~~ 2015 by DAISY JESSICA GUERRERO.

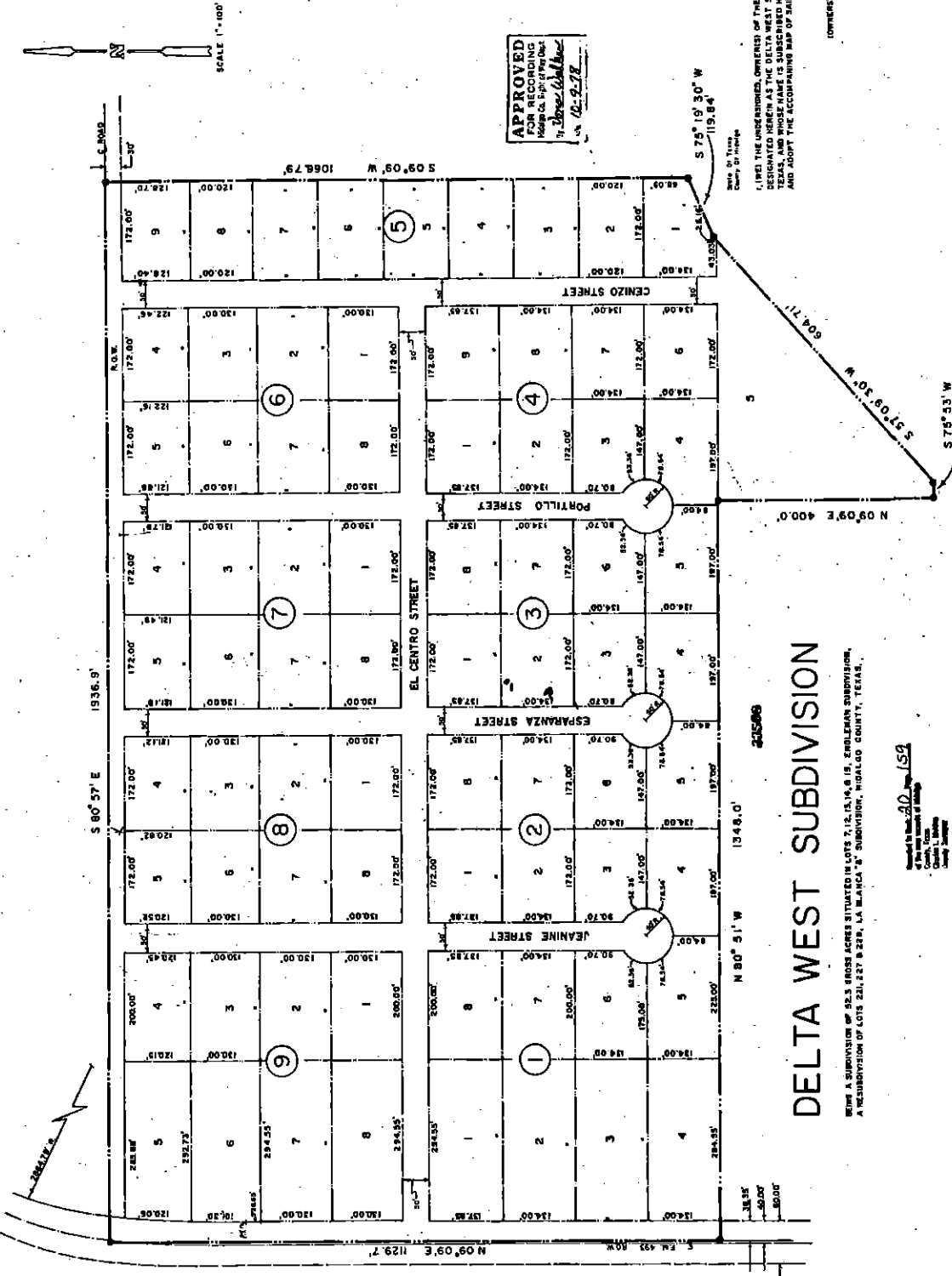
  
Notary Public, State of Minnesota



After recording return to:  
Maria D. Hernandez  
20416 Jeanine St.  
Edinburg, TX 78542  
(956) 274-8657

DISCLAIMER

"This instrument was prepared solely from information and instructions provided by client. No title examination was prepared in connection with the preparation of this document, nor was any made and or as to any property taxes due."



APPROVED FOR RECORDING  
 10/25/78  
 By *[Signature]*  
 COUNTY CLERK

9th Oct 1978  
 WALTER J. DUAL, PRESIDENT

I, WALTER J. DUAL, PRESIDENT OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUBSCRIBED HEREIN, HEREBY APPROVE AND ACCEPT AND ADOPT THE ACCOMPANYING MAP OF SAID SUBDIVISION.

*[Signature]*  
 WALTER J. DUAL - PRESIDENT

*[Signature]*  
 GEORGE COMBERG

# DELTA WEST SUBDIVISION

WILLIAM S. SHEA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER HIS SUPERVISION ON THE ABOVE DATE.

WITNESSED BY ME AND SEAL THIS 15th DAY OF SEPTEMBER, 1978.

WILLIAM S. SHEA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER HIS SUPERVISION ON THE ABOVE DATE.

SECRETARY



*[Signature]*  
 REGISTERED PROFESSIONAL ENGINEER

WITNESSED BY ME AND SEAL THIS 15th DAY OF SEPTEMBER, 1978.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF SEPTEMBER, 1978.

*[Signature]*  
 COUNTY CLERK