

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Ludivina Almaguer	4-15672
	COMM. COURT: June 20, 2016	



# 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: 4-15672

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

Upon the application of:

Name: Ludivina Almaguer

366 N. 87th

Address: 2810 Lardner St

Edinburg TX 78542

Phone: 956-533-6464

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>6 / 19 / 16</u>

Water Supplier: North Alamo water

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

Account/ESI No.: 10032789474068009

Temporary Pole  Permanent Service

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

All of lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 8, San Carlos

Original Townsite

[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 June, 2014, 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

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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15672

**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

Ludivina Almaguer

Known to me [or proved to me in the oath of 12934420 or through TX Drivers licence (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:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 8 San Carlos Original Townsite

[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-

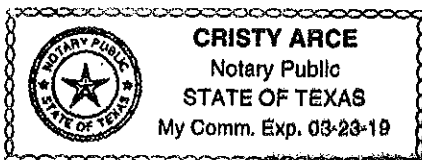
~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

Ludivina Almaguer (Signature)

SUBSCRIBED AND SWORN TO before me on June 09<sup>th</sup>, 2016, to certify which, witnesses my hand and seal of office.

Cristy Arce

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**

**Date:** August 6, 2014

**Grantor:** ARNOLD MALDONADO and PATRICIA MALDONADO, husband and wife

**Grantor's Mailing Address:** ARNOLD MALDONADO and PATRICIA MALDONADO  
P.O. BOX 250  
LA BLANCA, TX 78558

**Grantee:** LUDIVINA ALMAGUER

**Grantee's Mailing Address:** LUDIVINA ALMAGUER  
504 S. MICHIGAN  
WESLACO, TEXAS 78596

**Consideration:** FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** All of Lots 1,2,3,4, 5, 6, 7, 8 and 9, Block 8, San Carlos Original Townsite, as recorded in Volume 5, Page 1, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 at the instruction of the parties.

*Arnold Maldonado*  
ARNOLD MALDONADO, Grantor

*Patricia Maldonado*  
PATRICIA MALDONADO, Grantor

*Ludivina Almaguer*  
LUDIVINA ALMAGUER, Grantee

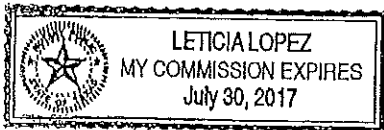
STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 3rd, 2014, by ARNOLD MALDONADO, Grantor.

*Leticia Lopez*  
Notary Public, State of Texas

My commission expires:  
7-30-~~2014~~ 2017



STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 3rd, 2014, by PATRICIA MALDONADO, Grantor.

*Leticia Lopez*  
Notary Public, State of Texas

My commission expires:  
7-30-2017



STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 3<sup>rd</sup>, 2014, by LUDIVINA ALMAGUER, Grantee.



*Leticia Lopez*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires:  
7-30-2017

PREPARED IN THE OFFICE OF:

Law Office of Santos Maldonado, Jr.  
209 E. University  
Edinburg, Texas 78539  
Tel: (956) 381-4600  
Fax: (956) 381-4160

AFTER RECORDING RETURN TO:  
LUDIVINA ALMAGUER  
504 S. MICHIGAN  
WESLACO, TEXAS 78596

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-15672

Jun. 8, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

S0400-00-008-0001-05

[ 1 ] OWNER: ALMAGUER, LUDIVINA

2810 LESLIE  
EDINBURG, TX 78541

Telephone No. 533-6464

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SAN CARLOS ORIGINAL TOWNSITE  
LOTS 1-9 BLK#8

LOCATION: 0 VALVERDE & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$12,000

[ 5 ] SIZE OF STRUCTURE: 1,040 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' S.SIDE:15' N.SIDE:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

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


Light  Water

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: \_\_\_\_\_

Certification of Elevation  
Required: \_\_\_\_\_ YES  NO \_\_\_\_\_ BFE

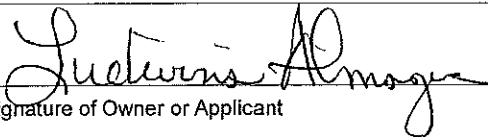
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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 6/8/16

Approved by 

Date 6/8/16

Signature of Owner or Applicant 

Date 6/08/16

### [ 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.

