

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Martin Peralez	4-15882
	COMM. COURT: NOVEMBER 22, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15882

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

Upon the application of:

Name: Martin Peralez

Address: 4913 E. Texas Rd  
Edinburg, Texas

Phone: 956-457-2397

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: Date Approved:	<u>light only</u> <u>11/10/16</u>	

Water Supplier: N/A

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

Account/ESI No.: 10032789412245928  
[  ] Temporary Pole [  ] Permanent Service

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

Alamo Land & Sugar CO W86 - E172' - S 508  
TR 2 R 15 Lot 15 E 16. 1 AC BLK 64 1.0 AC

[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  
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### 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

Martin Peralez

Known to me [or proved to me in the oath of 10800209 or through Texas Driver License (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:

Alamo land of Sugar Co. Lot # 15 Block # 64  
part out of 2.0 ac Tract of land."

[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]

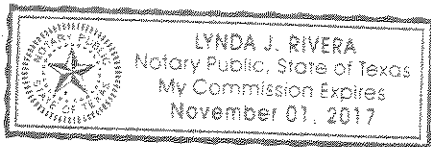
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Martin Peralez (Signature)

SUBSCRIBED AND SWORN TO before me on Nov. 10, 2016, to certify which, witnesses my hand and seal of office.



Lynda J. Rivera  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

X

fiu

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# WARRANTY DEED

Date: August 24, 1992

Grantor: GUILLERMO PERALEZ and wife, JOSEFINA PERALEZ

Grantor's Mailing Address (including county): Route 5, Box 2526  
Edinburg, Hidalgo County, Texas

Grantee: MARTIN PERALEZ, a single man

Grantee's Mailing Address (including county): Route 5, Box 2526  
Edinburg, Hidalgo County, Texas

Consideration:

ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantor holds for Grantee herein;

Property (including any improvements):

A tract of land containing 1.0 acre out of a 2.0 acre tract of land out of Lot 15, Block 64, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, and as per map recorded in Volume 1, Pages 24, 25 & 26, of the Map Records of Hidalgo County, Texas, said tract being more particularly described by metes and bounds as follows: BEGINNING at a point in the South line of Lot 15 said point being N 81 deg. 28' 09" W, 86.0 feet from the Southeast corner of said Lot 15 for the Southeast corner of this tract; THENCE, N 81 deg. 28' 09" W 86.0 feet along the South line of Lot 15 to the Southwest corner of this tract; THENCE, N 8 deg. 31' 51" E, 508.0 feet and parallel to the East line of the Northwest corner of this tract; THENCE, S 81 deg. 28' 09" E 86.0 feet and parallel to the South line to the East line of Lot 15 for the Northeast corner of this tract; THENCE, S 8 deg. 31' 51" W 508.0 feet and parallel to the East line of Lot 15 to the PLACE OF BEGINNING said tract containing 1.0 acres more or less.

Reservations from and Exceptions to Conveyance and Warranty:

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, or assigns forever. Grantor binds Grantor 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.

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

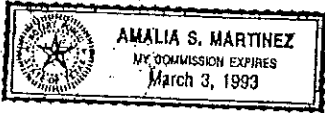
*Guillermo Peralez*  
VOL 3319 PAGE 597  
GUILLERMO PERALEZ

*Josefina Peralez*  
JOSEFINA PERALEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of August, 19 92, by GUILLERMO PERALEZ and wife, JOSEFINA PERALEZ



*Amalia S. Martinez*  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:  
PRESTIA & ORNELAS  
P. O. BOX 876  
EDINBURG, TEXAS 78540-0876

PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P. O. BOX 876  
EDINBURG, TEXAS 78540-0876

FILED FOR RECORD  
DOC# 2796 28 10  
09-01-1992 10:49:01  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15882  
Aug. 3, 2016

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

A1800-00-064-0015-21

[ 1 ] OWNER: PERALEZ, MARTIN  
RR 12 BOX 1897  
EDINBURG, TX 78541-9812  
Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ALAMO LAND & SUGAR CO W86'-E17  
-S508' TR 2 R/S LOT 15 E16.1AC  
LK 64 1.0AC

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 C. CHAVEZ & ALAMO

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 858 Sq. Ft.

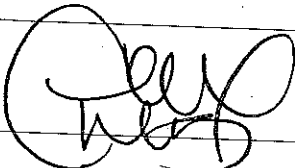
[ 10 ] EST. COST OF CONST.: \$13,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:40' BACK:15' SIDES:6'

## FOR COUNTY USE ONLY APPLICATION FEES

Prepared by  8/3/16  
Date

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

Light  Water

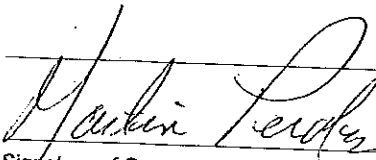
Flood Zone: NO 480334  
Panel No. /Suffix: Pct: 0

Community No.: 0325D

Certification of Elevation  
Required:  YES  NO  BFE

Guillermino Rodriguez 8/25/16  
Approved by Date

- 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.

 8/3/16  
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.