

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ROBERTO VELA JR.	3-17697
2.		
3.		
4.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: NOVEMBER 21, 2017	



# 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: 3-17697  
7/24/17

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

Upon the application of:

Name: Roberto Vela Jr.

Address: 419 Villa-Rama  
Circle

Mission, TX 78572

Phone: (956) 821-3198

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Antonio</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>11/8/17</u>

Water Supplier: Mud #1

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

Account/ESI No.: 10032789408828287  
 Temporary Pole  Permanent Service

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

Villa Rama Ph 3 Lot 43

[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.

Sandra Carter 11/9/17  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Director of Planning

Precinct 1 234

Application No:

3-17697

7/24/17

### 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 Vela Jr

Known to me [or proved to me in the oath of Commercial Drive license or through 25938636 (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:

Villa-Rama Ph3 Lot 43 Mission TX 78572."

[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-

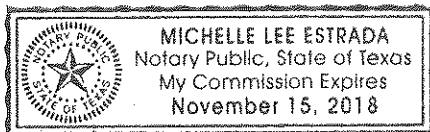
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Rueba (Signature)

SUBSCRIBED AND SWORN TO before me on NOV 8, 2017, to certify which, witnesses my hand and seal of office.

[Signature]

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 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.**

**AFTER RECORDING RETURN TO:**  
ROBERTO VELA, JR.  
7824 ARROW POINT ST.  
MISSION, TEXAS 78572

## **WARRANTY DEED**

**Date:** September 23, 2016

**Grantor:** JOSE GUERRERO

**Grantor's Mailing Address:**

415 VILLA RAMA CIRCLE  
MISSION, TEXAS 78572  
HIDALGO COUNTY

**Grantee:** ROBERTO VELA, JR.

**Grantee's Mailing Address:**

7824 ARROW POINT ST.  
MISSION, TEXAS 78572  
HIDALGO COUNTY

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

**Property (including any improvements):**

Forty-three (43), **VILLA RAMA SUBDIVISION, PHASE III**, Hidalgo County, Texas, according to the map or plat of said subdivision recorded on Volume 28, Page 167A in Clerk's office, Hidalgo County, Texas, to which reference is here made.

**Exceptions from Conveyance and Warranty:**

Grantor, for the Consideration and subject to the Reservations from Conveyance, and the 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 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for the deed, Grantor and Grantee agree that Grantee is taking Property "AS IS" with any and all latent and patents defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

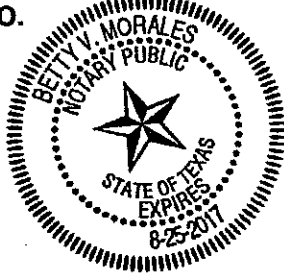
When the context requires, singular nouns and pronouns include the plural.

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAX DUE ON THE PROPERTY.**

*Jose Guerrero*  
JOSE GUERRERO

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of September, 2016, by JOSE GUERRERO.



*BVM*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
**Ricardo Perez Law Firm, P.L.L.C.**  
812 Del Oro - Tesoro Plaza  
Pharr, Texas 78577  
Tel: (956) 782-2700  
Fax: (956) 782-2703  
File: RE:Own.Fin.:Guerrero J/#14-022

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-17697

Jul. 24, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

V3450-03-000-0043-00

[ 1 ] OWNER: VELA, ROBERTO JR  
419 VILLA RAMA CIR

MISSION TX 78572

Telephone No. 821-3198

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA-RAMA PH 3 LOT 43  
C-01

LOCATION: 0 SHOWERS & EXP 83

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$142,000

[ 5 ] SIZE OF STRUCTURE: 2,340 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE C

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

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 20' SIDES 6' REAR 15'  
18 INCHES ABOVE NATURAL GROUND.

Sandra Carter 7/24/17  
Prepared by Date

H. Garza 7/21/17  
Approved by Date

X [Signature] 7-24-17  
Signature of Owner or Applicant Date

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [ ]

Flood Zone: NO 0400c  
Panel No./Suffix: \_\_\_\_\_ Pct: 3

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.

### [ 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.

U. S. No. 83 EXPRESSWAY

CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	50.0'	9.15'	9.15'	10°29'56"
B	50.0'	64.52'	60.13'	73°55'54"
C	50.0'	46.22'	44.60'	52°35'07"
D	50.0'	85.35'	59.20'	72°36'02"

30" PIPE LINE EASMT.

LOT	AREA	AREA	AREA
LOT 42	7200 SQ. FT.	0.17 AC.	
LOT 43	7200 SQ. FT.	0.17 AC.	
LOT 44	7200 SQ. FT.	0.17 AC.	
LOT 45	7200 SQ. FT.	0.17 AC.	
LOT 46	7200 SQ. FT.	0.17 AC.	
LOT 47	7200 SQ. FT.	0.17 AC.	
LOT 48	7200 SQ. FT.	0.17 AC.	
LOT 49	7200 SQ. FT.	0.17 AC.	
LOT 50	7200 SQ. FT.	0.17 AC.	

60' SHOWER ROAD

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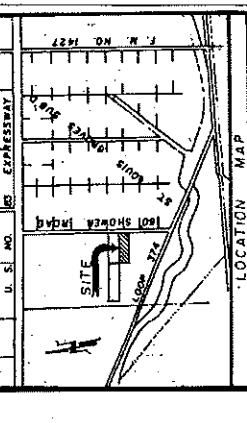
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1. APPROXIMATE BEARING FROM CENTER OF U.S. NO. 83 EXPRESSWAY TO CENTER OF THIS SUBDIVISION IS 134° 14' 14" W. THE BEARING FROM CENTER OF U.S. NO. 83 EXPRESSWAY TO CENTER OF THIS SUBDIVISION IS 134° 14' 14" W.

2. APPROXIMATE BEARING FROM CENTER OF U.S. NO. 83 EXPRESSWAY TO CENTER OF THIS SUBDIVISION IS 134° 14' 14" W.

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6. APPROXIMATE BEARING FROM CENTER OF U.S. NO. 83 EXPRESSWAY TO CENTER OF THIS SUBDIVISION IS 134° 14' 14" W.

7. APPROXIMATE BEARING FROM CENTER OF U.S. NO. 83 EXPRESSWAY TO CENTER OF THIS SUBDIVISION IS 134° 14' 14" W.

MAP OF VILLA - RAMA PHASE III

MISSION TEXAS

BEING A SUBDIVISION OF 4.18 AC. AND 0.50 AC. OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS

PREPARED BY EARL N. NELSON & MEDINA, INC. 320 NORTH 15TH STREET MCALLEN, TEXAS 78501

DATE: MARCH 12, 1993

SCALE 1" = 100'

FILED NOV 17 1993

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This is the 14th day of Nov, 1993 WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas

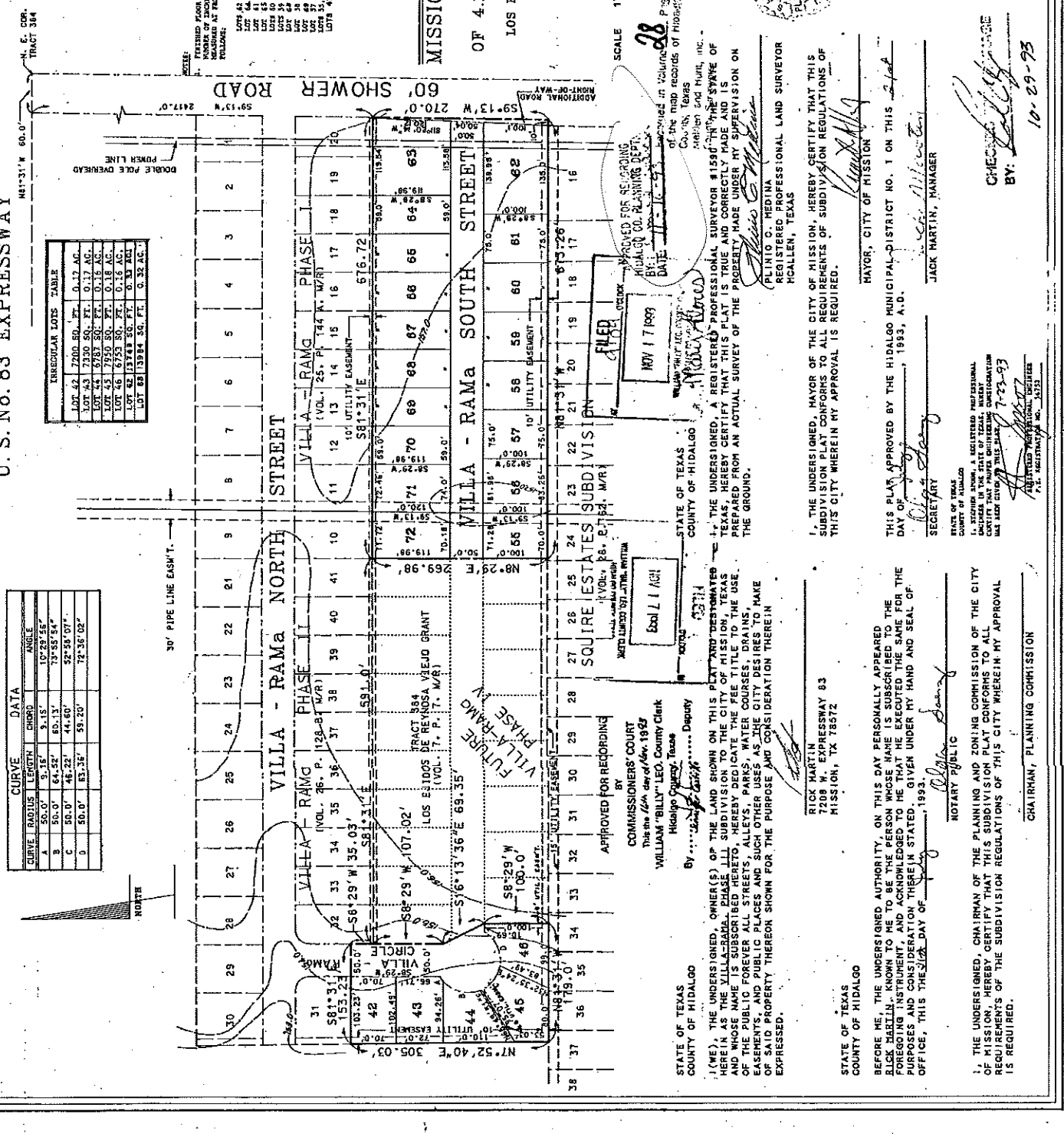
APPROVED FOR RECORDING BY RICK MARTIN 7208 W. EXPRESSWAY 83 MISSION, TX 78072

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLICK DARLIN, 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 STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF NOVEMBER, 1993.

NOTARY PUBLIC Rick Martin

THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION



THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION

THIS PLAN APPROVED BY THE HIDALGO MUNICIPAL DISTRICT NO. 1 ON THIS DAY OF NOVEMBER, 1993, A.D.

SECRETARY

JACK MARTIN, MANAGER

PLANNING AND ZONING COMMISSION