

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Lee Roy Garza	4-850
2.	Marco A. Olivares Jr.	4-825
	COMM. COURT: JULY 3, 2018	



# 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: 4-850

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

Upon the application of:

Name: Lee Roy Garza

Address: 9207 Falisha Dr.  
Edinburg, TX 78542

Phone: 956-570-7008

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

Water Supplier: City Of Edinburg

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

Account/ESI No.: 10032789483870497  
[ ] Temporary Pole [x] Permanent Service

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

Lee Roy Garza Palm Lake S/A Rotama  
Lot # 3 & 4 Block # 07

[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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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-850

### 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

Lee Roy Garza

Known to me [or proved to me in the oath of 00432761 or through Texas Drivers 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:

Palm Lake Retama lot 3:4 blk 7, 9207 Falisha Dr, Edinburg TX 78542

[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]

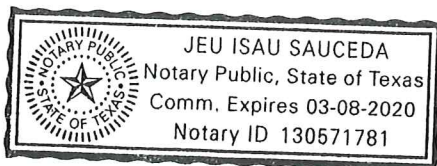
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 19th June, 2018, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

286/691

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**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.

**Date:** SEPTEMBER 21, 2017

**Grantor:** JGF ENTERPRISES, L.P.

**Grantor's Mailing Address (including county):**  
P.O. BOX 1000  
MISSION, TEXAS 78573-1000  
HIDALGO COUNTY

**Grantee:** LEE ROY GARZA

**Grantee's Mailing Address (including County):**  
2706 GRANDORA DR.  
SAN JUAN, TX 78589  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

LOTS# 3 AND 4, BLOCK 7, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**Reservations From and Exceptions to Conveyance and Warranty:**

**SAVE AND EXCEPT** all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

**SUBJECT TO** Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

**SUBJECT TO** Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas; and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

**SUBJECT TO** visible and apparent easements on or across the subject property;

**SUBJECT TO** minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

**SUBJECT TO** all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

**SUBJECT TO** Easements, right-of-way, and prescriptive rights, whether of record or not;

**SUBJECT TO** taxes for the current year and all subsequent years; payment of which are expressly assumed by the Grantee herein;

**SUBJECT TO** Road Access Easement recorded as Document Number 2757644 recorded in the Official Records of Hidalgo County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, 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 claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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





Chapter 232, Texas Local Government Code

6/18/2018 2:33:47 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-850  
Receipt No.: 003269  
P0900-00-007-0003-05

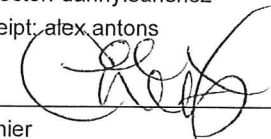
GARZA LEE ROY  
2706 GRANDORA DR  
SAN JUAN , TX 78589  
(956) 600-9791  
(956) 600-9791

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 928Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 3 & 4 BLK 7
- [6] Location: seminary rd and cactus
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-850  
Price: \$30.00

**Total Amount.....\$30.00**


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

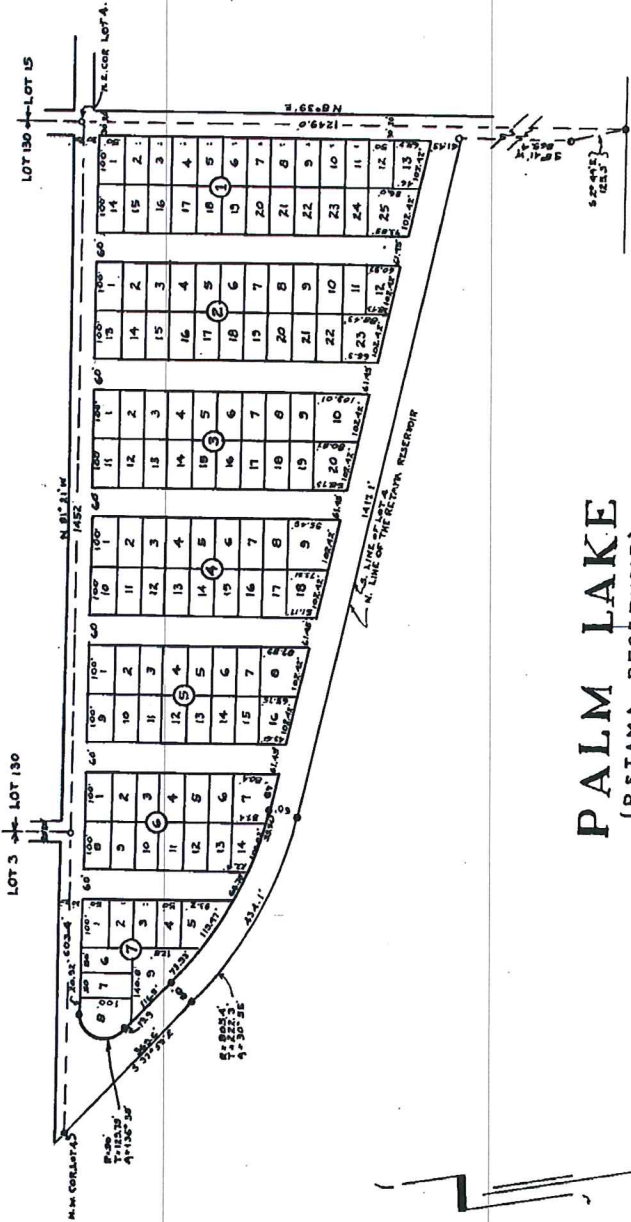
06/18/18  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
\_\_\_\_\_  
Signature of Owner or Applicant

06/18/2018  
Date



# PALM LAKE (RETAMA RESERVOIR)

I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of 'Seminary Heights', A Sub-division of Lands out of the East Retama Subdivision, San Salvador del Tule Grant, Hidalgo County, Texas.

C. L. Fabian  
C. L. Fabian, Licensed Land Surveyor

State of Texas:  
County of Hidalgo:  
I, Mike E. George, owner of the property hereon described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Mike E. George  
Mike E. George

State of Texas:  
County of Hidalgo:  
Subscribed and sworn to before me this 18 day of February A. D. 1948.

M. E. George  
Notary Public in and for  
Hidalgo County, Texas.

MAP  
OF THE  
**PALM LAKE SUBDIVISION**  
OF LOT 4 OF SEMINARY HEIGHTS  
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION  
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TULE GRANT,  
HIDALGO COUNTY, TEXAS.

PREPARED BY  
C. L. FABIAN  
LICENSED LAND SURVEYOR  
MC ALLEN, TEXAS.

SCALE: 1" = 200'

DATE: JANUARY 27, 1948.

Filed Mar 11, 1948 3:00 P.M.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-825

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

Upon the application of:

Name: Marco A Olivares Jr

Address: 5525 Gardenia St.  
Edinburg Tx,  
78541

Phone: 956 534 8971

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRam</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved:	<u>existing</u> <u>06/21/18</u>

Water Supplier: Sharyland Water Supply Co.

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:

R.C.W Lot 20

*[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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**County of Hidalgo**

Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-825

**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

Marco A. Olivares Jr.

Known to me [or proved to me in the oath of Texas Driver License 34218271 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:

lot 71, <sup>own</sup> phase III RCW lot 20."

[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]

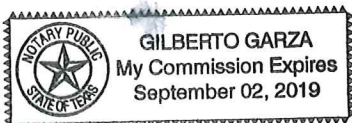
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 June 18, 2018, to certify which, witnesses my hand and seal of office.



[Signature] 6-18-18  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Warranty Deed with Vendor's Lien**

**Date:** May 7, 2018

**Grantor:** Tarrant Notes, Inc.

**Grantor's Mailing Address:**

715 W. Harris Rd.  
Arlington, TX 76001  
Tarrant County

**Grantee:** Marco A. Olivares, Jr.

**Grantee's Mailing Address:**

5627 Gardenia St.  
Edinburg, TX 78541  
Hidalgo County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Tarrant Notes, Inc. in the principal amount of NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$19,900.00). 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 Mark D. Hixson, trustee.

**Property (including any improvements):**

Being all of that certain LOT 20, R.C.W. SUBDIVISION, a subdivision to Hidalgo County, Texas, filed at Document No. 1979-2546, Hidalgo Official Records.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.





Chapter 232, Texas Local Government Code

6/12/2018 11:33:06 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-825  
Receipt No.: 003188  
R0150-00-000-0020-00

OLIVARES MARCO A. JR.  
5525 GARDENIA ST  
EDINBURG, TX 78541  
(956) 534-8971  
(956) 534-8971

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: APPLICANT MUST COMPLY WITH ALL  
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-825  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons


Inspector: guillermo.rodriguez

Receipt: alex.antons

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: R.C.W. LOT 20
- [6] Location: MONTE CRISTO & 10TH ST.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

  
\_\_\_\_\_

6/12/18  
\_\_\_\_\_

[NOTICE]

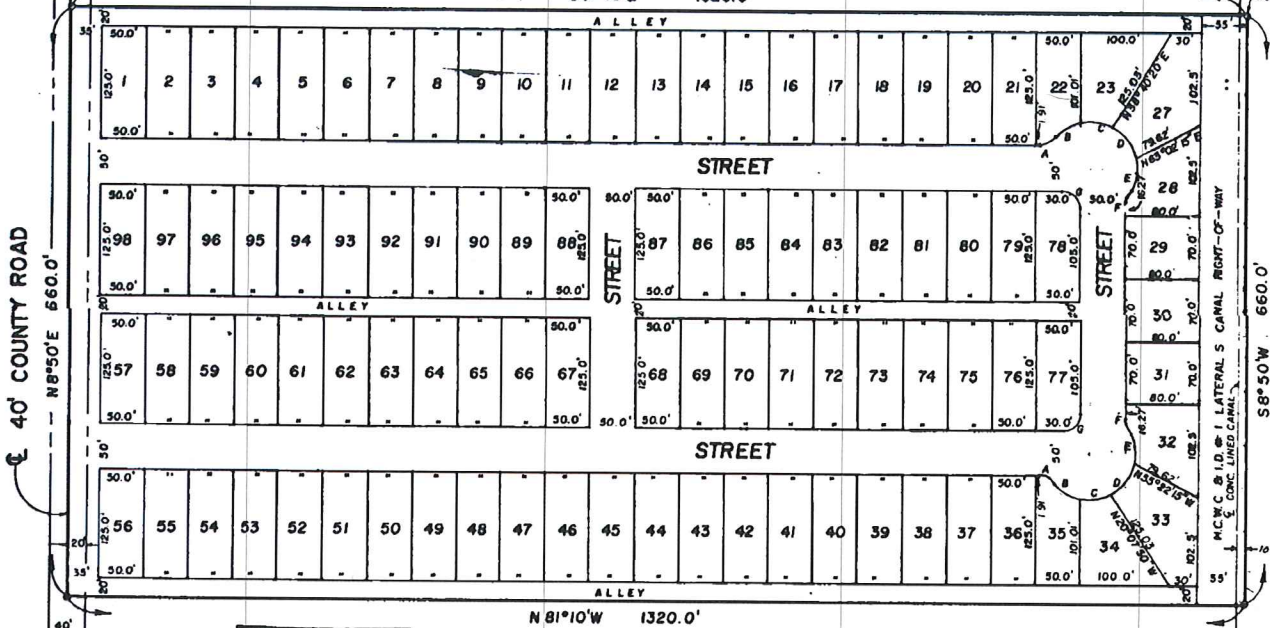
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Marco Olivares  
Signature of Owner or Applicant

6-12-18  
Date

N. W. COR. LOT 7, SEC. 235

N. E. COR. LOT 7, SEC. 235



**APPROVED**  
 FOR RECORDING  
*Thora Walker*  
 APR 23 1979

Minimum floor elevation must be 18 inches above maximum ground level.  
**13123**

CURVE	CURVE DATA			
	RADIUS	ANGLE	ARC	CHORD
A.	30'	46°34'03"	24.38'	33.72'
B.	50'	33°01'53"	30.57'	50.10'
C.	50'	45°32'57"	39.75'	36.77'
D.	30'	44°05'22"	33.86'	35.09'
E.	50'	43°31'09"	36.27'	37.34'
F.	30'	28°57'18"	15.16'	15.00'
G.	20'	90°	31.42'	28.28'

**MAP**  
OF

**R. C. W. SUBDIVISION**

BEING A SUBDIVISION OF THE NORTH 1/2 OF LOT 7 SECTION 235 TEXAS-MEXICAN RAILWAY CO'S SURVEY HIDALGO COUNTY, TEXAS

PREPARED BY:  
**FABIAN, NELSON & MEDINA INC.**  
 McALLEN, TEXAS

Recorded in Book 21 Page 11 of the map records of Hidalgo County, Texas Charles L. Malton County Surveyor

FILED FOR RECORD THIS DATE  
 APR 23 1979

APR 23 1979

*[Signature]*  
 COUNTY CLERK

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE R. C. W. SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
 DICK OATES

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DICK OATES 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 15th DAY OF February, 1979.

*[Signature]*  
 NOTARY PUBLIC



STATE OF TEXAS:  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Signature]*  
 FLUVIO C. MEDINA  
 Registered Public Surveyor  
 McAllen, Texas



APPROVED FOR RECORD

BY COMMISSIONERS' COURT  
 This the 23rd day of April 1979  
 BANTON, County Clerk  
 Hidalgo County, Texas  
*[Signature]*  
 DEPUTY

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 19 DAY OF April A.D. 1979

*[Signature]*  
 SECRETARY

*[Signature]*  
 PRESIDENT