

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JUAN GARCIA	1-1000
	COMM. COURT: AUGUST 21, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1000

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

Upon the application of:

Name: Juan M. Garcia

Address: 3005 Blue Sky  
Weslaco, TX 78599

Phone: 956-739-4836

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Re Installed</u>
Date Approved:	<u>1 / 1</u>	<u>8 / 8 / 18</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

S.6 owner Eagles Nest Estates ut 2, lot 7  
Block 5

[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



# 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: 1-1000

**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

Juan M. Garcia Jr.

Known to me [or proved to me in the oath of DL# 17221429 or through DL 17221429 (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:

Eagle's Nest Estates U#2 Lot 7, block 5

[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~~]

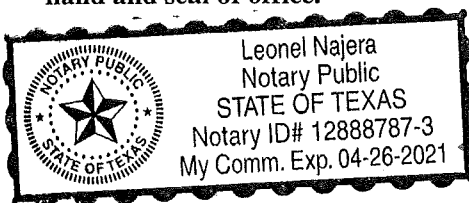
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 August 17<sup>th</sup>, 2018, to certify which, witnesses my hand and seal of office.



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

## General Warranty Deed

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.

Date: June 18, 2018

Grantor: Hector Hernandez and Monica <sup>Esmeralda</sup> ~~Esmeralda~~ Hernandez, husband and wife  
*MCH*

Grantor's Mailing Address: 825 Joe Black Rd., Lot 48, Williamston, SC 29697

Grantee: Juan M. Garcia Jr.

Grantee's Mailing Address: 2025 W. Mile 11 N., Weslaco, Texas 78599

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**LOT SEVEN (7), BLOCK FIVE (5), EAGLE'S NEST ESTATES SUBDIVISION, UNIT II, FARM TRACT 213 OF THE WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 39, PAGES 108-111, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

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.

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

EXECUTED this 18<sup>th</sup> day of June, 2018.

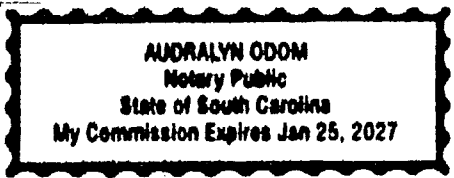
Hector Hernandez  
Hector Hernandez

Monica Esmerelda Hernandez  
Monica Esmerelda Hernandez  
Esmerelda  
MEH

THE STATE OF South Carolina  
COUNTY OF Anderson §  
§

The foregoing instrument was acknowledged before me on the 18 day of June, 2018 by Hector Hernandez and Monica Esmerelda Hernandez.  
Esmerelda

NOTARY  
SEAL



Audralyn Odom AUDRALYN ODOM  
NOTARY PUBLIC, STATE OF SOUTH CAROLINA

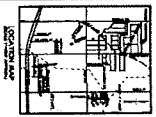
AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

N 00°36'07" E - 569.18' N 00°36'07" E - 990.05'

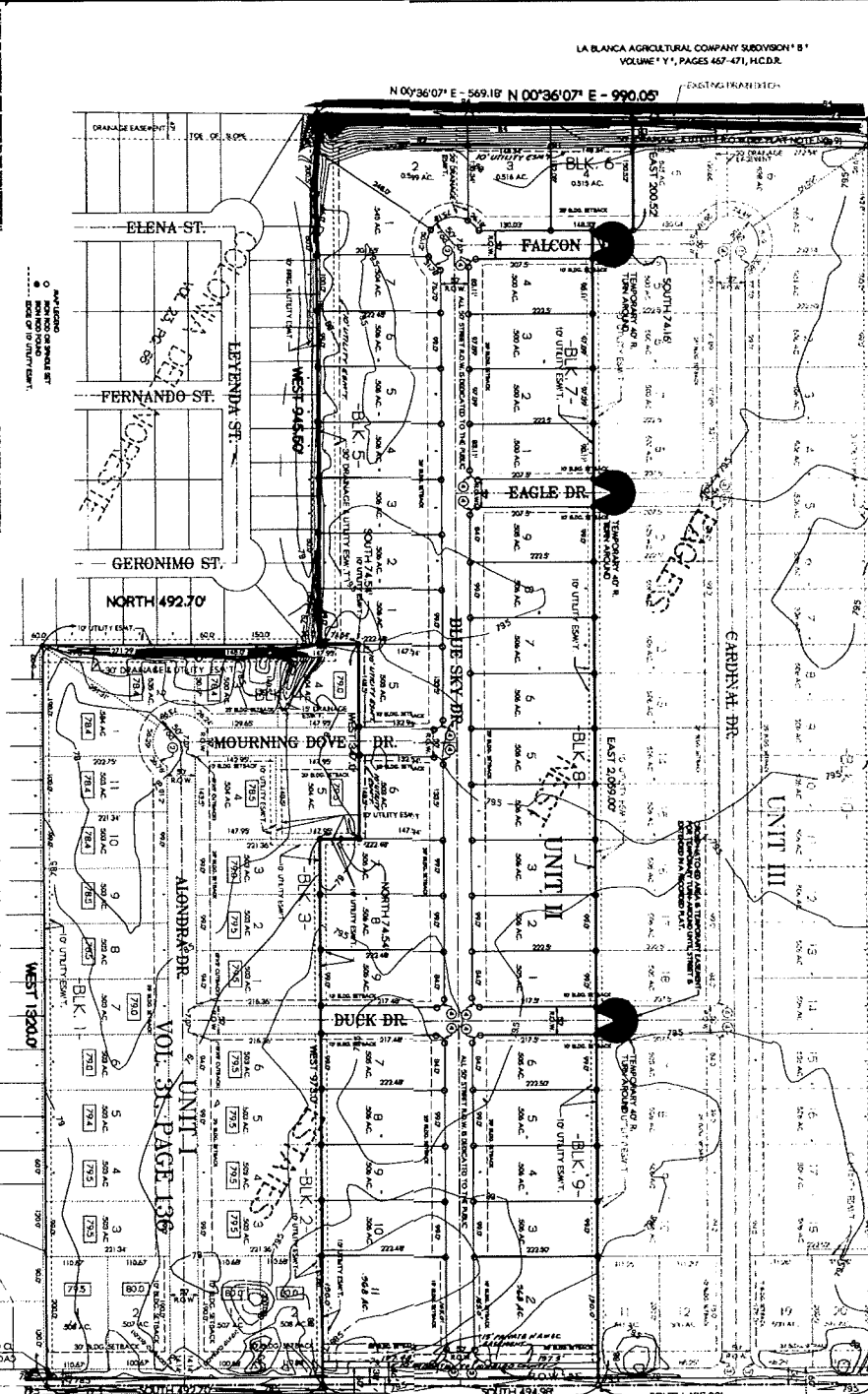
EASTING TRANSITION



NO.	DESCRIPTION	DATE	BY
1	REVISION	10/15/10	SMG
2	REVISION	10/15/10	SMG
3	REVISION	10/15/10	SMG
4	REVISION	10/15/10	SMG
5	REVISION	10/15/10	SMG
6	REVISION	10/15/10	SMG
7	REVISION	10/15/10	SMG
8	REVISION	10/15/10	SMG
9	REVISION	10/15/10	SMG
10	REVISION	10/15/10	SMG

NOTICE OF SUBDIVISION...  
 1. THE PROPERTY IS NOT TO BE...  
 2. NO NEW...  
 3. THE...  
 4. THE...  
 5. THE...  
 6. THE...  
 7. THE...  
 8. THE...  
 9. THE...  
 10. THE...

1. THE...  
 2. THE...  
 3. THE...  
 4. THE...  
 5. THE...  
 6. THE...  
 7. THE...  
 8. THE...  
 9. THE...  
 10. THE...



FARM TRACT 216  
MANUEL B. ZAVALA  
UNPLATTED



SCALE 1"=100'

FARM TRACT 214  
UNPLATTED



SUBDIVISION PLAT OF  
EAGLES NEST ESTATES SUBDIVISION  
UNIT II  
WESLAO, TEXAS

POINT OF BEGINNING...  
 1. THE...  
 2. THE...  
 3. THE...  
 4. THE...  
 5. THE...  
 6. THE...  
 7. THE...  
 8. THE...  
 9. THE...  
 10. THE...  
 11. THE...  
 12. THE...  
 13. THE...  
 14. THE...  
 15. THE...  
 16. THE...  
 17. THE...  
 18. THE...  
 19. THE...  
 20. THE...  
 21. THE...  
 22. THE...  
 23. THE...  
 24. THE...  
 25. THE...  
 26. THE...  
 27. THE...  
 28. THE...  
 29. THE...  
 30. THE...  
 31. THE...  
 32. THE...  
 33. THE...  
 34. THE...  
 35. THE...  
 36. THE...  
 37. THE...  
 38. THE...  
 39. THE...  
 40. THE...  
 41. THE...  
 42. THE...  
 43. THE...  
 44. THE...  
 45. THE...  
 46. THE...  
 47. THE...  
 48. THE...  
 49. THE...  
 50. THE...  
 51. THE...  
 52. THE...  
 53. THE...  
 54. THE...  
 55. THE...  
 56. THE...  
 57. THE...  
 58. THE...  
 59. THE...  
 60. THE...  
 61. THE...  
 62. THE...  
 63. THE...  
 64. THE...  
 65. THE...  
 66. THE...  
 67. THE...  
 68. THE...  
 69. THE...  
 70. THE...  
 71. THE...  
 72. THE...  
 73. THE...  
 74. THE...  
 75. THE...  
 76. THE...  
 77. THE...  
 78. THE...  
 79. THE...  
 80. THE...  
 81. THE...  
 82. THE...  
 83. THE...  
 84. THE...  
 85. THE...  
 86. THE...  
 87. THE...  
 88. THE...  
 89. THE...  
 90. THE...  
 91. THE...  
 92. THE...  
 93. THE...  
 94. THE...  
 95. THE...  
 96. THE...  
 97. THE...  
 98. THE...  
 99. THE...  
 100. THE...

NO.	DESCRIPTION	DATE	BY
1	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
2	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
3	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
4	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
5	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
6	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
7	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
8	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
9	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG
10	REVISION <td>10/15/10</td> <td>SMG</td>	10/15/10	SMG



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

8/8/2018 11:31:05 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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 1-1000  
Receipt No.: 003903  
E0155-02-005-0007-00

GARCIA JUAN JR.  
2025 W. MILE 11 N.  
WESLACO, TX 78596  
(956) 379-4836  
(956) 739-4836

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: EAGLE'S NEST ESTATES UT 2 LOT 7 BLK 5
- [6] Location: mile 6 1/2 & mile 10 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$92000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1000  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1059  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

Cashier

8/8/18  
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

8-8-18  
Date