

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	JUAN HERNANDEZ	3-814
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 9, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 3-814
9/20/18

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

Upon the application of:

Name: Juan Hernandez Sr.
Address: 2903 Mile 4 N. Rd.
Mission TX 78574
Phone: (956) 581-3796

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>2702</u> <u>9/19/18</u>

Water Supplier: Sharyland
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: 100327894-
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows;
La Homa Meadows unit 2^{Ph} Lot 2

[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 Cantu 9/20/18
Planning Department Authorized Signature

Hidalgo County Judge Date

ATTEST: _____
Hidalgo County Clerk Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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:

3-814
9/20/18

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 Hernandez

Known to me [or proved to me in the oath of Texas Driver License or through DL# 08615351 (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:

La Homa Meadows Unit 2^{PH1} Lot 2."

[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."

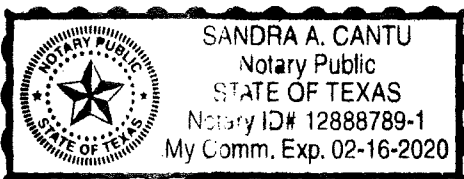
-OR-

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 September 20, 2018, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WE HEREBY CERTIFY THIS TO
BE A TRUE AND CORRECT COPY
OF THE ORIGINAL INSTRUMENT.
EDWARDS ABSTRACT & TITLE CO.

BY 

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: September 18, 2018

Grantor: MATIAS NAVARRO and wife, MARIA I. NAVARRO

Grantor's Mailing Address (including county): 2704 E. Idaho Ave., Apt. B
Las Cruces, New Mexico 88011
Dona Ana County, New Mexico

Grantee: JUAN HERNANDEZ, SR.

Grantee's Mailing Address (including county): 5304 North La Homa Road
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 2, LA HOMA MEADOWS UNIT NO. 2, PHASE I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 28, Page 27B, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 313281, Official Records and Volume 28, Page 27-B, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument dated January 15, 1992, recorded in Volume 3193, Page 813, and dated August 6, 1992, recorded in Volume 3306, Page 644, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated January 12, 1984, recorded in Volume 1977, Page 310 and dated March 31, 2000, recorded under Clerk's File No. 859951, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated January 20, 2000, recorded under Clerk's File No. 859951, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Right of Way Easement dated January 12, 1956, recorded in Volume 851, Page 282, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated August 3, 1959, recorded in Volume 954, Page 289, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated September 27, 1966, recorded in Volume 1159, Page 297, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Minimum floor elevation; 40.00 foot minimum building setback line along the front and rear; 7.00 foot minimum building setback line along the sides; 15.00 foot utility easement along the rear; as per map or plat recorded in Volume 28, Page 27-B, Map Records, Hidalgo County, Texas.

Taxes for the year 2018 and subsequent years.

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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

Matias Navarro
MATIAS NAVARRO

Maria I. Navarro
MARIA I. NAVARRO

(Acknowledgment)

State of New Mexico

County of Dona Ana

This instrument was acknowledged before me on the 18th day of September, 2018, by
MATIAS NAVARRO and wife, MARIA I. NAVARRO.

Edward Saavedra
Notary Public, State of New Mexico



OFFICIAL SEAL
EDWARD SAAVEDRA
NOTARY PUBLIC-State of New Mexico
My Commission Expires 9-21-19

AFTER RECORDING RETURN TO:
JUAN HERNANDEZ, SR.
5304 North La Homa Road
Mission, Texas 78574

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 919401; MR:bc



Chapter 232, Texas Local Government Code

9/20/2018 1:45:46 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-814

Receipt No.: 004445

L1085-01-002-0002-00

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

Juan Hernandez sr.
mission , TX 78574
(956) 222-2418
(956) 222-2418

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4080Sq.Ft.
- [5] Legal Description: LA HOMA MEADOWS PH 1 UT 2 LOT 2
- [6] Location: 4ml & la homa rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 40', Rear 35', Side 7', Side 7', Corner '
Special Conditions: must comply w/ all set backs
Description: Permit 3-814
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: beto.garza

Inspector: beto.garza

Receipt: javier.cerda

Javier Cerda
Cashier

9-20-18
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.

Juan S. Hernandez
Signature of Owner or Applicant
JUAN S. HERNANDEZ
CHAVA

9-20-18
Date

~~9-20-18~~
2-2-1993

Hidalgo CAD

Property Search Results > 515709 NAVARRO MATIAS & MARIA I for Year 2018

Property

Account

Property ID: 515709 Legal Description: LA HOMA MEADOWS PH 1 UT 2 LOT 2
 Geographic ID: L1085-01-002-0002-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2903 MILE 4 NORTH RD Mapsco:
 Neighborhood: LA HOME MEADOWS PH 1 Map ID: . 23D VOL 28 PG 27B
 Neighborhood CD: L108501

Owner

Name: NAVARRO MATIAS & MARIA I Owner ID: 492006
 Mailing Address: 2704 E IDAHO AVE APT B % Ownership: 100.0000000000%
 LAS CRUCES, NM 88011-5115
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$34,365	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$34,365	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$34,365	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$34,365	

Taxing Jurisdiction

Owner: NAVARRO MATIAS & MARIA I
 % Ownership: 100.0000000000%
 Total Value: \$34,365

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$34,365	\$34,365	\$0.00

DR1	DRAINAGE DISTRICT #1	0.095100	\$34,365	\$34,365	\$32.68
GHD	HIDALGO COUNTY	0.580000	\$34,365	\$34,365	\$199.32
JCC	SOUTH TEXAS COLLEGE	0.185000	\$34,365	\$34,365	\$63.58
R05	ROAD DIST 05	0.000000	\$34,365	\$34,365	\$0.00
SLJ	LA JOYA ISD	1.311000	\$34,365	\$34,365	\$450.53
SST	SOUTH TEXAS SCHOOL	0.049200	\$34,365	\$34,365	\$16.91
Total Tax Rate:		2.220300			

Taxes w/Current Exemptions: \$763.02
 Taxes w/o Exemptions: \$763.01

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.5259	22910.00	79.00	290.00	\$34,365	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$34,365	0	34,365	\$0	\$34,365
2017	\$0	\$22,910	0	22,910	\$0	\$22,910
2016	\$0	\$22,910	0	22,910	\$0	\$22,910
2015	\$0	\$22,910	0	22,910	\$0	\$22,910
2014	\$0	\$19,474	0	19,474	\$0	\$19,474
2013	\$0	\$19,474	0	19,474	\$0	\$19,474
2012	\$0	\$19,474	0	19,474	\$0	\$19,474
2011	\$0	\$19,474	0	19,474	\$0	\$19,474
2010	\$0	\$19,474	0	19,474	\$0	\$19,474
2009	\$0	\$19,474	0	19,474	\$0	\$19,474
2008	\$0	\$16,541	0	16,541	\$0	\$16,541
2007	\$0	\$16,541	0	16,541	\$0	\$16,541
2006	\$0	\$16,541	0	16,541	\$0	\$16,541
2005	\$0	\$16,541	0	16,541	\$0	\$16,541

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/23/2002	WD	WARRANTY DEED	RESACA CITY INVESTMENTS	NAVARRO MATIAS & MARIA I			1085890
2	12/28/1992	CONV	CONVERSION	RESACA CITY INVESTMENTS	RESACA CITY INVESTMENTS			
3		CONV	CONVERSION	MOORE VARDIMAN GRIFFITH	RESACA CITY INVESTMENTS			

Tax Due

Property Tax Information as of 09/19/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.14

Database last updated on: 9/19/2018 12:22 AM

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