

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Abel Martinez Jr.	4-816
	COMM. COURT: November 6, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-816

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

Upon the application of:

Name: Abel Martinez Jr

Address: 107 Paseo del sol Dr
Alamo TX 78516

Phone: 956-223 0493

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>existing</u>
Date Approved:	<u> / /</u>	<u>10/25/18</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: 320065-001
 Temporary Pole Permanent Service

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

RANCHO ESCONDIDO LOT 49

[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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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Precinct 234

T.J. Arredondo, CFM
Director of Planning

Application No: 4-816

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

Abel Perez Martinez, JR

Known to me [or proved to me in the oath of TX DL 12175665 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: Rancho Escondido
107 Paseo del sol Dr. Alamo TX 78516 Lot #49." Q

[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."

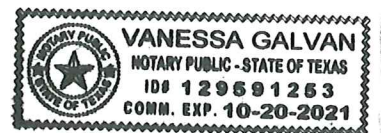
-OR-

- 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."

Abel Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on 25 OCT, 20 18, to certify which, witnesses my hand and seal of office.

Vanessa Galvan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

Date: May 21, 2002

Grantor: SYLVIA RAMIREZ, FKA SYLVIA MARTINEZ, a single woman

Grantors' Mailing Address (including county):

824 PECAN DR.
ALAMO, TEXAS 78516
HIDALGO COUNTY, TEXAS

Grantee: ABEL MARTINEZ, JR.

Grantees' Mailing Address (including county):

824 PECAN DR.
ALAMO, TEXAS 78516
HIDALGO COUNTY, TEXAS

Consideration: Cash, and other valuable consideration, and for the love and affection Grantors have for grantee herein.

Property (including any improvements):

Lot 49, Rancho Escondido, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 22, Page 160, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, liens, validly existing easements, rights-of-way, and prescriptive rights, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes from all prior and subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and

appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

Sylvia Ramirez

SYLVIA RAMIREZ, FKA SYLVIA MARTINEZ

ACKNOWLEDGEMENT

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on this 21 day of MAY 2002, by SYLVIA RAMIREZ FKA SYLVIA MARTINEZ.

[Signature]

Notary Public, State of Texas

PREPARED IN:

LAW OFFICE OF RAMON VEGA III
113 WEST SAMANO
EDINBURG, TEXAS 78539

AFTER RECORDING, RETURN TO:

ABEL MARTINEZ, JR.
824 PECAN DR.
ALAMO, TEXAS 78516



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: May 21, 2002 at 01:29P

As a Recording

Document Number: 1094714
Total Fees : 16.00

Receipt Number - 421585
By,
Anna Smith, Deputy





Chapter 232, Texas Local Government Code

6/8/2018 12:22:10 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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 4-816
Receipt No.: 003160
R1060-00-000-0049-00

MARTINEZ ABEL JR
107 PASEO DEL SOL ST
ALAMO, TX 78516
(832) 229-5271
(832) 229-5271

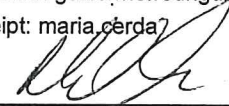
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1221Sq.Ft.
- [5] Legal Description: RANCHO ESCONDIDO LOT 49
- [6] Location: 495 & CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
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 4-816
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50
Change Due: \$20.00
Application: alex. antons
Inspector: guillermo.rodriguez
Receipt: maria.cerda




Cashier
Date 06/8/18

PROP. 10# 267197

[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

6-8-18

Date

ALAMO LAND AND SUGAR CO. SUBD. - BLOCK 40

PLAT OF
RANCHO ESCONDIDO SUBDIVISION
 BEING A 21.55 ACRE SUBDIVISION OUT OF
 LOT 8, BLOCK 40, ALAMO LAND AND SUGAR COMPANY SUBDIVISION
 OF FORCION 72 IN HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

STATE OF TEXAS
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RANCHO ESCONDIDO SUBDIVISION", TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AND THOSE NAMED AND AUTHORIZED HERETO, HEREBY DEMANDS TO THE USE OF THE PUBLIC HIGHWAY ALL EASEMENTS, ALLEYS, RIGHTS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES "HEREIN SHOWN" FOR THE PURPOSE AND CONSTRUCTION OF THE FOREGOING.

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES WALKER AND JOHN E. HALLGREN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed same for the purposes and considerations therein stated.

WITNESSED BY MY HAND AND SEAL OF OFFICE ON THIS DAY OF _____, 19__.

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 CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THIS PLAT.

STATE OF TEXAS
 COUNTY OF HIDALGO

THE PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION ON THIS DAY OF _____, 19__.

ATTEST:

 CITY SECRETARY

ATTEST:

 CITY CLERK

THIS PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO, TEXAS, AND IS HEREBY APPROVED BY SAID COUNCIL ON THIS DAY OF _____, 19__.

ATTEST:

 CITY SECRETARY

ATTEST:

 CITY CLERK

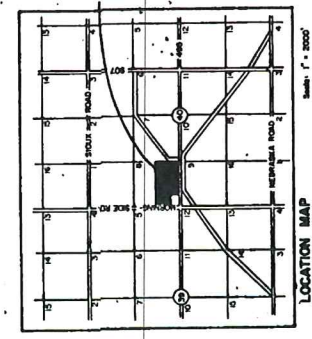
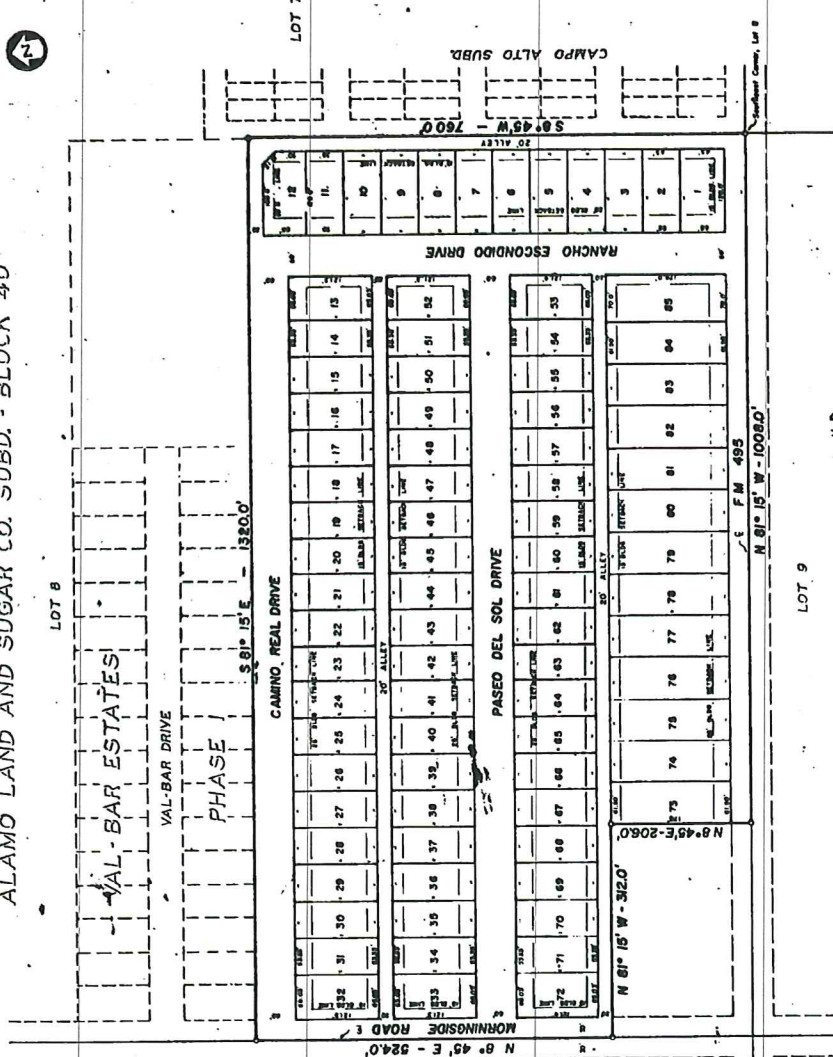
THE PLAT OF "RANCHO ESCONDIDO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HIDALGO COUNTY INDEPENDENT DISTRICT NO. 2, OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID DISTRICT ON THIS DAY OF _____, 19__.

ATTEST:

 DISTRICT CLERK

CHECKED BY

 COUNTY CLERK



Recorded in Book 22, Page 100
 of the map records of Hidalgo
 County, Texas, on the
 13th day of August, 1962.

 County Surveyor

100 Sup 87
 Abongene

802

42

LOT 7

LOT 9

BLOCK 39
 LOT 5

Scale: 1" = 200'