



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: 1-1236

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

Upon the application of:

Name: Juan C. Hernandez

Address: 1919 Jim St
Mercedes TX 78570

Phone: 956-975-8197

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>WRanning</u> Authorized Signature
Inspection/Permit No:		<u>Light only</u>
Date Approved:	<u>1 / 1</u>	<u>11 / 09 / 18</u>

Water Supplier: North Namo Water

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:

Matt Subdivision Lot 21

[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: 1-1236

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 Crisostomo Hernandez Act

Known to me [or proved to me in the oath of DL # 04192188 or through MATT Lot 21 (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:

MATT Lot 21."

[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]

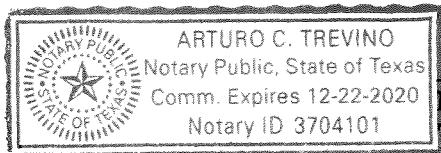
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

x Juan C. Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on November 9, 2018, to certify which, witnesses my hand and seal of office.



Arturo C. Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

637871

WARRANTY DEED

DATE: September 20, 1994

GRANTOR: JAMES ALLEN STEPHENSON

GRANTOR'S MAILING ADDRESS (including county):

Rt. 1, Box 174, MERCEDES, HIDALGO COUNTY, TEXAS.

GRANTEE: JUAN HERNANDEZ

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):

Rt. 1, Box 166EE Mercedes, Hidalgo County, Texas 78570

CONSIDERATION: TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

PROPERTY (including any improvements):

Lot twenty-one (21) , MATT SUBDIVISION, a Resubdivision of a part of F.T. 378, West Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 211, Page 177, Map records of Hidalgo County, Texas

GRANTOR herein reserves an easement for utility purposes and across the South Ten (S 10') feet of any existing easement over and across the easternmost corner of said lot.

SUBJECT TO: Mineral reservations, oil, gas leases, easements and restrictions of record and visible.

SAVE AND EXCEPT and there is hereby reserved unto Grantor all oil, gas and other minerals in, upon, and under and that may be produced from the above property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Grantor makes no warranties and assumes no responsibility regarding the availability of membership, service or meters from the North Alamo Water Supply Corporation, or any other water supply corporation; Grantor makes no warranties and assumes no responsibility concerning the availability of water;
2. Any construction upon said lands shall consist only of a single family dwelling of concrete block, brick veneer or better masonry construction. No more than one dwelling shall be constructed upon said lands;
3. All septic tanks and houses within the subdivision shall be approved by the proper officials of Hidalgo County, Texas, before operation. There shall be no outdoor privies permitted upon said lands;
4. Rules, regulations, rights and easements in favor of Hidalgo Water Improvement District No. 9 and utility easements as shown on

1997 NOV 19 10 22 AM
HIDALGO COUNTY CLERK
1100 HARRIS BLVD

FILED FOR RECORD

2019 NOV 19 10 22 AM

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Nov 19, 1997 at 02:51P

As a
Recording

Document Number: 637871
Total Fees : 11.00

Receipt Number: 120072
By:
Norma Garza

[Faint, mostly illegible text, likely a document description or recording details.]



Chapter 232, Texas Local Government Code

10/31/2018 1:14:37 PM

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PLANNING DEPARTMENT

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Ph: 956-205-7045
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Permit No.: Permit 1-1236
Receipt No.: 004937
M1710-00-000-0021-00

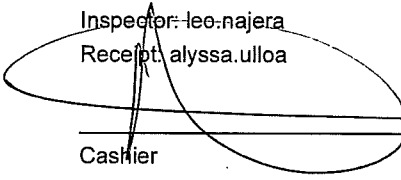
HERNANDEZ JUAN
RR 1 BOX 166EE
MERCEDES, TX 78570
(956) 975-8197
(956) 975-8197

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1680Sq.Ft.
- [5] Legal Description: MATT LOT 21
- [6] Location: MILE 13 1/2 & MILE 4
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1236
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

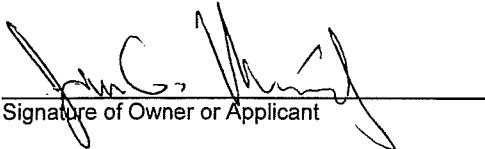


Cashier

10/31/18
Date

[NOTICE]

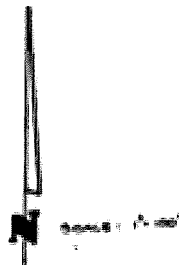
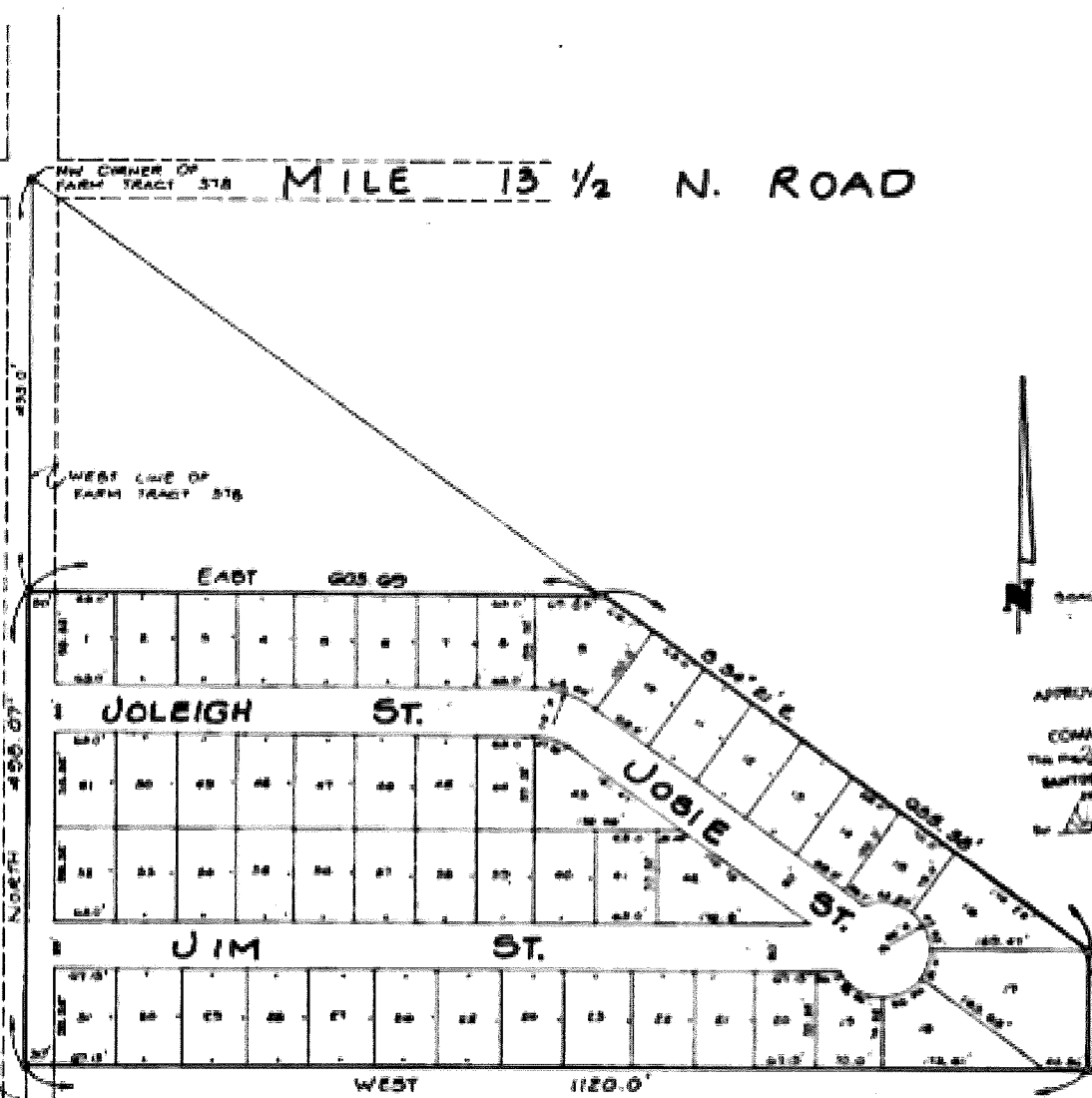
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

10-31-18
Date

E MILE 4 W. ROAD



APPROVED FOR RECORDING
 BY
 COMMISSIONERS COURT
 This meeting of 7/11/1911
 MARTIN LARSON, County Clerk
 Hidalgo County, Texas
 By *Shengesser* County

APPROVED
 FOR RECORDING
 BY
Allen H. Stinson
 Co. 5-26-11

MATT SUBDIVISION

BEING A SUBDIVISION OF THE SOUTH 10.41 ACRES OF THE NORTH 13.41 ACRES OF FARM TRACT 378, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

State of Texas
 County of Hidalgo

I, the undersigned, owner of the land shown on this plat, do hereby adopt, dedicate and confirm the foregoing map and hereby dedicate to the public, the streets herein shown.

5-22-11
 Date

Allen H. Stinson
 Allen H. Stinson

FILED FOR RECORDING THIS DATE
 5-20-11

State of Texas
 County of Hidalgo

I, the undersigned a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made by me or by supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

5-16-11
 Date

Joe Dantz, P.E.
 Joe Dantz, P.E.
 Reg. Professional Engineer



Before me, the undersigned authority, on this day personally appeared ALLEN H. STINSON, 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 considerations therein stated.

This Plat approved Hidalgo County Water Improvement District No. 1 on this day 7.2.1911.

under my hand and seal of office, this 26th day of May 1911.



LEWIS VERNER BRADSHAW
 Notary Public - Hidalgo County, Texas
 My Commission Expires on the 1st day of Oct 1911

President

Attest

Secretary