



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

902 N. Doolittle Road  
Edinburg, Texas 78542  
Phone (956) 292-7080  
Fax (956) 292-7089

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

**To: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT**

**From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING**

**Date: DECEMBER 20, 2018**

**Re: MARAVILLAS ESTATES PHASE 3 SUBDIVISION – PCT. 1**

ON OCTOBER 09, 2018, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS (\$115,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF SEVENTY SEVEN (77) SEPTIC TANK SYSTEMS.

ON OCTOBER 17, 2017, THE BOARD OF DIRECTORS OF NORTH ALAMO WATER SUPPLY CORPORATION APPROVED THE ABOVE REFERENCED SUBDIVISION APPLICATION FOR WATER SERVICE WITH SEVERAL CONDITIONS AND ONE OF THEM WAS THE DEVELOPER WOULD BE REQUIRED TO DEED OVER LOT 226 OF THE SUBDIVISION TO NORTH ALAMO WATER SUPPLY CORPORATION FOR THE PURPOSE OF A FUTURE ELEVATED STORAGE TANK.

THE DEVELOPER IS REQUESTING THE FULL REIMBURSEMENT IN THE AMOUNT OF ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS (\$115,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF SEVENTY SIX (76) SEPTIC TANK SYSTEMS, LOTS 161-237 WITH THE EXCEPTION OF LOT 226. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SEVENTY SIX (76) OUT OF SEVENTY SEVEN (77) SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY, LETTER OF CONDITIONS FROM NORTH ALAMO WATER SUPPLY CORPORATION AND COPY OF THE SPECIAL WARRANTY DEED SHOWING NORTH ALAMO WATER CORPORATION AS THE GRANTEE.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS (\$115,500.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT                      \$ 115,500.00

REQUEST FOR REIMBURSEMENT:  
\$ 115,500.00

REMAINING BALANCE AFTER APPROVAL:  
\$ 0

**\*\*\* END OF MEMORANDUM \*\*\***



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Acct. # - 1100-341-30-210-003-0-000  
OSSF  
Price: \$115500.00

**Hidalgo County Planning Department**

9/6/2018  
10:36:09 AM

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
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**E.E.A.C., Inc**

Received of

**Maravillas Estates Phase 3**

Subdivision

**cynthia.perez**

Prepared by

Received by

Total Amount: \$115500.00  
Method of Payment: Check  
Check/M.O.#: 808021  
Payment: \$115500.00  
Change Due: \$0.00



Main Office

Receipt No. 004261

**E.E.A.C., INC.**

VENDOR NO:

NAME:

CHECK DATE:

8021

REFERENCE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
		Hidalgo County		Aug 20, 2018
		Maravillas Estates_Phase 3 Septic Tank Escrow		115,500.00
<b>TOTAL</b>				<b>\$115,500.00</b>



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### HEALTH DEPARTMENT COUNTY OF HIDALGO

December 06, 2018

Hidalgo County Planning Department  
Mr. Tomas Arredondo  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: Maravillas Estates Phase 3 Subdivision**

Dear Mr. Arredondo:

According to our records 76 septic tank systems (Lot 161 thru 225 and 227 thru 237) out of 77 septic tanks systems for Maravillas Estates Phase 3 Subdivision have been installed. They have been inspected and can be expected to function satisfactory. Lot 226 will be deed over to NAWSC for the purpose of a future elevated storage tank.

Sincerely,

Roberto Serna  
Hidalgo County  
Health Department  
Environmental Division

1304 S. 25<sup>th</sup> Edinburg, TX 78539 (956) 383-6221 Fax (956) 383-8864



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## **NORTH ALAMO WATER SUPPLY CORPORATION**

3/8 MILE S OF SH 107 ON DOOLITTLE ROAD  
420 S DOOLITTLE RD EDINBURG TX 78542-9707

TELEPHONE 956-383-1618  
FAX 956-383-1372

**Date: December 6, 2018 (reissued letter of Conditions Dated December 5, 2017)**

**Re: Maravillas Estates Phase 3**

**Dear Sir:**

On October 17, 2017 the Board of Directors of North Alamo Water Supply Corporation approved the above referenced subdivision application for water service conditioned upon the following items being satisfied.

(x) Provide a plat of the subdivision and the proposed water system layout and a site survey map drawn by a Registered Professional Engineer or Registered Public Surveyor.

(x) Subdivision greater than four lots developer must pay \$250.00 Review Fee.

(x) Provide NAWSC with a cost estimate of the on-site and off-site water system.

(x) Subdivision Inspection fee \$500.00

(x) Pay to NAWSC \$500.00 administrative fee.

(x) Purchase or provide for at least 77 meter installation @ \$300.00

(x) Purchase 77 NAWSC memberships @ \$100.00

(x) Execute the NAWSC Water Service Agreement immediately upon receipt of this letter. Have signature notarized and record document at the Hidalgo County Courthouse.

(x) Provide a county approved final plat for NAWSC files and a CD in the proper format TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.

(x) Provide for adequate raw water to supply the subdivision by obtaining a "Water Supply Agreement for Excluded Subdivision" from the irrigation district and pay all fees associated with exclusion to NAWSC where the proposed subdivision is located and /or by paying NAWSC a water supply fee of \$65,450.00 or \$17,325.00 with exclusion letter from the irrigation district.

(x) Agree to abide by NAWSC's reimbursement policy and reimburse NAWSC as required under NAWSC's reimbursement policy for the cost of constructing water lines used to serve the subdivision.

(x) Install the subdivision water system (approved as submitted) (after approval of system by NAWSC) (approved with changes to submitted plat listed below). A preconstruction conference is required. The selection of the contractor is subject to NAWSC approval. You must notify Mr. Richard Garcia and/or Hector Loera no less Than 48 hours before beginning construction.



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Letter of Conditions Page 2/Maravillas Estates Phase 3 December 6, 2018

Changes required;

1. All water lines and sewer lines shall be installed as per the Rules and Regulations for Public Water Systems Chapter 30 Texas Administrative Code Chapter 290 Subchapter D 290.38-290.47.
2. The thirty-year letter will be issued within a reasonable time after all the fees are paid and the construction is completed.
3. Construction to any subdivision or off-site construction will start after NAWSC have received the notice to proceed from the county and after a pre-construction meeting.
4. When easements are required, Developer will reimburse NAWSC \$300.00 for each legal instrument prepared and executed by NAWSC Staff.
5. Right of Way Easement and language for the easement must be on Recorded Plat and a separate Doc.No. Easement form for the 15' easement to NAWSC is required on all subdivisions.
6. To build, adjust or construct existing water lines to conform to any new R.O.W. or easements as per plat; these items will be discussed during pre-construction meeting.
7. If a city or other entity requires fire hydrants be placed within the subdivision, then the developer is required to obtain NAWSC's standard fire line access agreement in addition \*Developer(s) will be charge \$850.00 for legal cost associated with the preparation of the Water Line Access Agreement.
8. If the city or other entity issues a waiver for the requirement for fire hydrants, the waiver will be effective for all present and future fire hydrants and must be issued in the name of the developer and NAWSC.
9. NAWSC water line located in easements may require relocation into new acquired easement. The required additional ROW by state or county will trigger the relocation.
10. Dedicate a 15' private easement to NAWSC adjacent to Lotts Road.
11. The developer shall tie to existing line along Ponciano Road, then extend the 8-inch to and through the subdivision. The developer will be required to deed over lot 226 of the subdivision to NAWSC for the purpose of a future elevated storage tank and remove the septic tanks. *SPS*
12. Other changes will be discussed at the pre-construction meeting.
13. All streets, commercial driveways and alleys crossing must be bore and incase.
14. All valves must have a 2x2 concrete collar around valve casing.
15. The Thirty (30) Year Letter will be issued once all conditions are met and after the final project walk-through is completed.

This conditional approval will expire in 60 days from the date of this letter unless you notify NAWSC of your intention of developing this subdivision and satisfying the conditions of approval.

Sincerely,

Steven P. Sanchez  
General Manager

I acknowledge receipt of and agree to abide by the requirements of this letter of conditions.

Developer: 



Doc-2973412

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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.

### Special Warranty Deed

Date: December 18, 2018

Grantor: E.E.A.C., INC., a Texas corporation

#### Grantor's Mailing Address:

P.O. Box 5454  
McAllen, Texas 78502

Grantee: NORTH ALAMO WATER SUPPLY CORPORATION, a Texas nonprofit corporation

#### Grantee's Mailing Address:

420 South Doolittle Road  
Edinburg, Texas 78542-9707

#### Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

#### Property (including any improvements):

All of Lot Two Hundred Twenty-Six (226), MARAVILLAS ESTATES PHASE 3 SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2961459, Map Records, Hidalgo County, Texas.

#### Reservations from Conveyance:

None

#### Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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,

Special Warranty Deed  
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Doc-2973412

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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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY OF WHICH GRANTOR IS UNAWARE, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTOR REPRESENTS THAT GRANTOR IS UNAWARE OF ANY ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor, for the same Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to 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. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this paragraph.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

E.E.A.C., INC., a Texas corporation

By: \_\_\_\_\_

ELIAS WOLOSKI, President

Special Warranty Deed  
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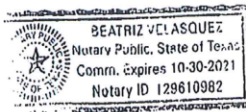
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Doc-2973412

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 18, 2018, by ELIAS WOLOSKI, as the President of E.E.A.C., INC., a Texas corporation, on behalf of said corporation.



*Beatriz Velasquez*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Eugene R. Vaughan, III  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Blvd., Suite 300  
Weslaco, Texas 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089

AFTER RECORDING RETURN TO:

NORTH ALAMO WATER SUPPLY CORPORATION  
420 South Doolittle Road  
Edinburg, Texas 78542-9707

Special Warranty Deed  
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