

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	OSCAR MARTINEZ	1-1239
	COMM. COURT: JANUARY 15,2019	



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: 1-1239

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

Upon the application of:

Name: Oscar Martinez Jr.

Address: 8633 Mu C Grey
Weslaco, TX 78596

Phone: 956-249-2077

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>R Rio</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 1</u>	<u>Installed</u>
		<u>01102119</u>

FOR
WATER
ONLY

Water Supplier: North Alamo Water Supply

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:

West Tract FT 290

[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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Director of Planning

Precinct 1 2 3 4

Application No: 1-1239

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

Oscar Martinez JR

Known to me [or proved to me in the oath of 08713055 or through Texas Driver License (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:

West Tract W661.91 - S156.25 - N639 FT 290 A/K/A Tract 12 2.37AS

[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~~]

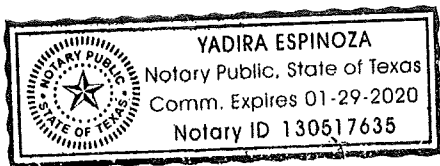
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 January 02, 2019, to certify which, witnesses my hand and seal of office.



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

Charge to: VLTC

GF# 151627

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.

General Warranty Deed

Date: April 26, 2017

Grantor: SARA CALVO a/k/a SARA CONTRERAS CALVO, a single person

Grantor's Mailing Address:

421 S. Salinas Blvd.
Donna, Texas 78537
Hidalgo County

Grantee: OSCAR MARTINEZ, JR. and ADALAILA Y. CASTILLO, a married couple

Grantee's Mailing Address:

1455 S. Tio Avenue
Weslaco, Texas 78596
Hidalgo County

Consideration:

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

Property (including any improvements):

A 2.37 acre tract of land out of Farm Tract 290, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

Beginning at a point for the Northeast corner of this Tract on the West Line of a 50.00 foot access road easement, said point bears North 488.75 feet, East 658.09 feet to the Northeast corner of Farm Tract 290, West Tract Subdivision;

Thence, South, 156.25 feet to a 1/2" iron rod set on the West line of a 50.00 foot access road easement for the Southeast corner of this Tract;

Thence, West, first passing a 1/2" iron rod set at 624.41 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet for the Southwest corner of this Tract;

Thence, North, 156.25 feet to a point for the Northwest corner of this tract and center line of a 75.00 foot drain ditch;

Thence, East, first passing a 1/2" iron rod set at 37.50 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 2.37 Acre Tract of land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

Subject to any portion of subject property described herein lying in canal right of way.

Easement for pipelines and ditches as shown by instrument dated September 10, 1918, recorded in Volume 76, Page 325, Deed Records of Hidalgo County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated August 23, 1946, recorded in Volume 596, Page 341, Deed Records of Hidalgo County, Texas.

Right of Way easement in favor of Texas Eastern Transmission Corp. as shown by instrument dated November 16, 1956, recorded in Volume 875, Page 457, Deed Records of Hidalgo County, Texas.

Road easement as disclosed by instrument dated November 11, 1996, filed November 14, 1996 recorded under Document Number 562627, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1953, by and between Marcella K. Frost and husband, John E. Frost, as Lessor, and G.A. Gacke, as Lessee, recorded in Volume 151, Page 457, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 9, 1958, by and between Marcella K. Frost, as Lessor, and G.A. Gacke, as Lessee, recorded in Volume 219, Page 479, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 1, 1961, recorded in Volume 266, Page 591, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1974, by and between Marcella K. Frost, as Lessor, and Lawrence E. Hoover, as Lessee, recorded in Volume 351, Page 307, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 1, 1974, by and between Southwest Farm & Ranch, Inc., as Lessor, and Lawrence E. Hoover, as Lessee, recorded in Volume 351, Page 310, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 3, 2001, by and between Kimberlee Brannan, as Lessor, and El Paso Production Oil & Gas USA,LP., as Lessee, filed on July 18, 2001, under Document Number 989838, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in Deed dated October n. 28, 1955, recorded in Volume 845, Page 185 and dated November 1, 1955, recorded in Volume 845, Page 188, Deed Records of Hidalgo County, Texas.

Any claim or allegation that the land, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2017, 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.

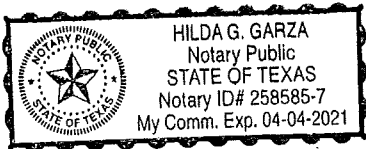
When the context requires, singular nouns and pronouns include the plural.


SARA CALVO a/k/a SARA CONTRERAS CALVO

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared SARA CALVO a/k/a SARA CONTRERAS CALVO, proved to me through Valid Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SARA CALVO a/k/a SARA CONTRERAS CALVO executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of April, 2017.



Hilda G. Garza
Notary Public, State of Texas
Notary Public ID: 258585-7

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Email: CantuR@valleylandtitleco.com
File/GF No.: 8855-17/151,627vltc

AFTER RECORDING RETURN TO:
OSCAR MARTINEZ, JR.
1455 S. Tio Avenue
Weslaco, Texas 78596

WARRANTY DEED
(Long Form)**562627**

Date: November 11, 1996

Grantor: Mel C. Gray

Grantor's Mailing Address (including county): P.O. Box 3858
South Padre Island, Texas 78597
Cameron County

Grantee: Agustin & Olga Martinez

Grantee's Mailing Address (including county): P.O. Box 931
Weslaco, Texas 78596
Hidalgo County

Consideration: Ten dollars (\$10.00 and other good and valuable consideration).

Property (including any improvements): See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

Any and all conditions, rules, easements, restrictions, mineral reservations and other conditions of record in the office of deeds and records of Hidalgo County, Texas, if any, affecting the above described property.

Visible and apparent assessments on or across the property herein described in which a survey was and or physical inspection would disclose.

Taxes for the year 1989 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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, except as to the reservations from and exceptions to conveyance and warranty.

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



NOE GARZA ENGINEERS, INC.

NSPE / TSPE / TSA

Exhibit "A"

METES AND BOUNDS

TRACT 12

Field notes for a 2.37 Acre Tract of land out of Farm Tract 290, West Tract Subdivision, as recorded in Volume 1, Page 4, of the Plat Records in Hidalgo County, Texas, said 2.37 Acres being more particularly described by metes and bounds as follows:

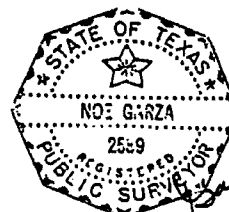
Beginning at a point for the Northeast corner of this Tract on the West Line of a 50.00 foot access road easement, said point bears North 488.75 feet, East 658.09 feet to the Northeast corner of Farm Tract 290, West Tract Subdivision;

Thence, South, 156.25 feet to a $\frac{1}{4}$ " iron rod set on the West line of a 50.00 foot access road easement for the Southeast corner of this Tract;

Thence, West, first passing a $\frac{1}{4}$ " iron rod set at 624.41 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet for the Southwest corner of this Tract;

Thence, North, 156.25 feet to a point for the Northwest corner of this Tract and center line of a 75.00 foot drain ditch;

Thence, East, first passing a $\frac{1}{4}$ " iron rod set at 37.50 feet on the East line of a 75.00 foot drain ditch, a total distance of 661.91 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 2.37 Acre Tract of land.



Noe Garza, P.E.
6-11-96

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

On: Nov 14, 1996 at 01:45P

As a
Recording

Document Number: 562627
Total Fees : 13.00

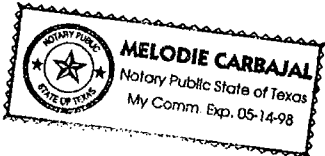
Receipt Number - 62102
By,
Jennifer Castillo

BY: Mel C. Gray
MEL C. GRAY

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12TH day of NOVEMBER, 19 96
by MEL C. GRAY



Melodie Carabajal
Notary Public, State of Texas
Notary's name (printed): MELODIE CARBAJAL
Notary's commission expires: 5-14-98

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____ of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:



Chapter 232, Texas Local Government Code

11/1/2018 3:56:02 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

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Permit No.: Permit 1-1239
Receipt No.: 004951
W3800-00-290-0000-09

MARTINEZ OSCAR JR & ADALAILA Y CASTILLO

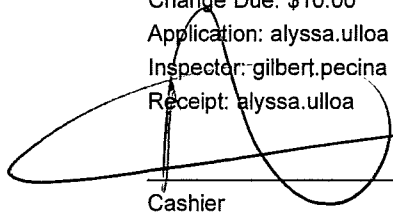
1455 S TIO AVE
WESLACO, TX 78596
(956) 249-2077
(956) 249-2077

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3350Sq.Ft.
- [5] Legal Description: WEST TRACT W661.91'-S156.25'-N639' FT
290 A/K/A TRACT 12 2.37AC
- [6] Location: MILE 6 W. & MILE 12 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1239
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: gilbert.pecina
Receipt: alyssa.ulloa



Cashier
Date 11/1/18

[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

11-1-18

Date