

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Marcelo Salinas Hernandez	4-1012
2.		
	COMM. COURT: January 15, 2019	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 234

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1012

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

Upon the application of:

Name: Marcelo Salinas Hernandez

Address: Woodland Heights  
Lot 27, 27 Ponciana  
Edinburg, TX 78542

Phone: 956-874-5297

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>W. K...</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>No septic - to be installed.</u>	Authorized Signature
Date Approved:	<u>1 13 19</u>	<u>1 1</u>

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:

Marcelo Salinas Hernandez, Property Owner  
Woodland Heights Lot 27, 27 Ponciana, Edinburg TX.

[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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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1304 South 25 <sup>th</sup> Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-10/2

### 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

Marcelo Salinas Hernandez

Known to me [or proved to me in the oath of TXID# 23247515 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:

Woodland Heights Lot 27, 27 Ponciana, Edinburg TX."

[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."~~

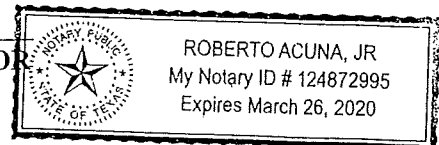
-OR-

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."

Maria Jose (Signature)

SUBSCRIBED AND SWORN TO before me on Dec. 31, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





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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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

Permit No.: Permit 4-1012  
Receipt No.: 003822  
W7380-00-000-0027-00

- HERNANDEZ MARCELO S & BRENDA E HUERTA
- 801 EAST SIOUX RD NO. 194
- PHARR, TX 78577
- (956) 961-6588
- (956) 961-6588
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2573Sq.Ft.
- [5] Legal Description: WOODLAND HEIGHTS LOT 27
- [6] Location: SCHUNIOR RD. & ALAMO RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$174964
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side ', Side 7', Corner 10'  
 Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.  
 Description: Permit 4-1012  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: maria.cerda  
 Inspector: guillermo.rodriguez  
 Receipt: alex.antonis  
 \_\_\_\_\_  
 Cashier  
 \_\_\_\_\_  
 Date

Prop. 10# 535781

[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

8/1/2018  
\_\_\_\_\_  
Date

**SIERRA TITLE**  
**STG/ MC GF# 3176860 Warranty Deed with Vendor's Lien**

**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.**

**Date: June 29, 2018**

**Grantor: LUPITA S. TIJERINA, a single person**

**Grantor's Mailing Address: P.O. Box 838  
Elsa, Texas 78543  
Hidalgo County**

**Grantee: MARCELO SALINAS HERNANDEZ and wife, BRENDA ESPINOZA  
HUERTA**

**Grantee's Mailing Address: 801 East Sioux Rd. No. 194  
Pharr, Texas 78577  
Hidalgo County**

**Consideration: FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED SIXTY-SEVEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$167,100.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.**

**Property (including any improvements):  
Lot 27, WOODLAND HEIGHTS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County Texas.**

**Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:**

**Restrictions set out on plat recorded in Volume 29, Page 104 Map Records of Hidalgo County, Texas, and as filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 9, 1994, under Clerk's File No. 402367, and Correction thereof filed for record on March 6, 1995, under Clerk's File No. 439076.**

**Seven and one-half foot (7.5') proposed utility easement along the East side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.**

**Easements, or claims of easements, which are not recorded in the public record.**

**Twenty-five foot (25') minimum setback line along the front, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.**

**Fifteen foot (15') minimum setback line along the rear, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.**

**Seven foot (7') minimum setback line along the south side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.**

Ten foot (10') minimum setback line along the North side, as per map or plat thereof recorded in Volume 29, Page 104, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 171, Page 338, Oil and Gas Lease Records of Hidalgo County, Texas, and Volume 778, Page 441 Volume 1158, Page 238, and Volume 1330, Page 871, all in the Deed Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 9, 1994, under Clerk's File No. 424270.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2018 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$44,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

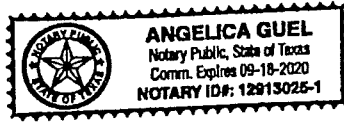
  
LUPITA S. TIJERINA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29<sup>th</sup> day of June, 2018, by  
**LUPITA S. TIJERINA.**

(SEAL)



Angelica Guel  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Marcelo Salinas Hernandez and Brenda Espinoza Huerta  
801 East Sioux Rd. No. 194  
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:CF#3176860;AG/1a

STATE OF TEXAS )  
COUNTY OF HIDALGO )

WE, THE BOARD AND BOULDER BALDWIN, THE UNDERSIGNED OFFICE OF THE PLANNING AND ZONING DIVISION, HEREBY CERTIFY THAT THE PLANNING AND ZONING DIVISION HAS REVIEWED THE SUBDIVISION MAP AND HAS DEDICATED TO THE USE OF THE PUBLIC HEAVEN ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC UTILITIES THEREON. THESE MATTERS BEING IN ACCORDANCE WITH THE PLANNING AND ZONING ACT, CHAPTER 212, ACTS, 1952, AND THE PLANNING AND ZONING REGULATIONS, CHAPTER 212, ACTS, 1952, AND THE PLANNING AND ZONING REGULATIONS, CHAPTER 212, ACTS, 1952.

WILLIAM J. BALDWIN  
PLANNING AND ZONING DIVISION  
HIDALGO COUNTY, TEXAS 78155  
SULLIVAN CITY, TEXAS 78155

STATE OF TEXAS )  
COUNTY OF HIDALGO )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED JULIA BALDWIN AND BOULDER BALDWIN, KNOWN TO ME TO BE THE SAME PERSONS AS THOSE WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF NOVEMBER, 1957.  
BY COMMISSIONER EXEMPT:  
WILLIAM J. BALDWIN, Clerk  
Hidalgo County, Texas

STATE OF TEXAS )  
COUNTY OF HIDALGO )

I, JUAN RUIZ, THE UNDERSIGNED, JUDGE OF THE COUNTY OF HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION REGULATIONS OF THIS COUNTY REQUIRING MY APPROVAL IS REQUIRED.

JUAN RUIZ, COURT JUDGE  
COUNTY OF HIDALGO

STATE OF TEXAS )  
COUNTY OF HIDALGO )

I, JOE OGDEN, THE UNDERSIGNED, MAYOR OF THE CITY OF SULLIVAN CITY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION REGULATIONS OF THIS CITY REQUIRING MY APPROVAL IS REQUIRED.

WILLIAM J. BALDWIN, THE UNDERSIGNED, CLERK OF PLANNING AND ZONING DIVISION, HEREBY CERTIFY THAT THE SUBDIVISION REGULATIONS OF THIS CITY REQUIRING MY APPROVAL IS REQUIRED.

STATE OF TEXAS )  
COUNTY OF HIDALGO )

I, PAUL E. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE SUBDIVISION MAP COMPLIES WITH ALL REQUIREMENTS OF THE PLANNING AND ZONING ACT, CHAPTER 212, ACTS, 1952, AND THE PLANNING AND ZONING REGULATIONS, CHAPTER 212, ACTS, 1952, AND THE PLANNING AND ZONING REGULATIONS, CHAPTER 212, ACTS, 1952.

PAUL E. GONZALEZ  
REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 11179  
SULLIVAN CITY, TEXAS 78155

APPROVAL BY WATER DISTRICT:  
FOR THIS DATE OF NOVEMBER 11, 1957.

RECORDED IN VOLUME 29, PAGE 104  
COUNTY OF HIDALGO, TEXAS

RECORDED IN VOLUME 29, PAGE 104  
COUNTY OF HIDALGO, TEXAS

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COUNTY OF HIDALGO, TEXAS

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COUNTY OF HIDALGO, TEXAS

RECORDED IN VOLUME 29, PAGE 104  
COUNTY OF HIDALGO, TEXAS



SCALE: 1"=100'  
LEGEND  
- SETBACK FOR ROAD  
- SETBACK FOR RAILROAD  
- FENCED AREA

APPROVED FOR RECORDING  
COMMISSIONER COUNTY CLERK  
WILLIAM J. BALDWIN, Clerk  
Hidalgo County, Texas  
By: [Signature]

4-12-265  
AG - 9184  
WILLIAM J. BALDWIN  
PLANNING AND ZONING DIVISION  
HIDALGO COUNTY, TEXAS

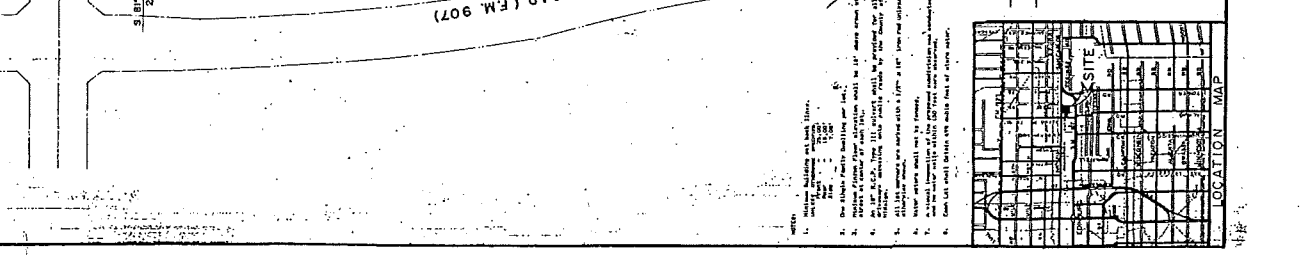
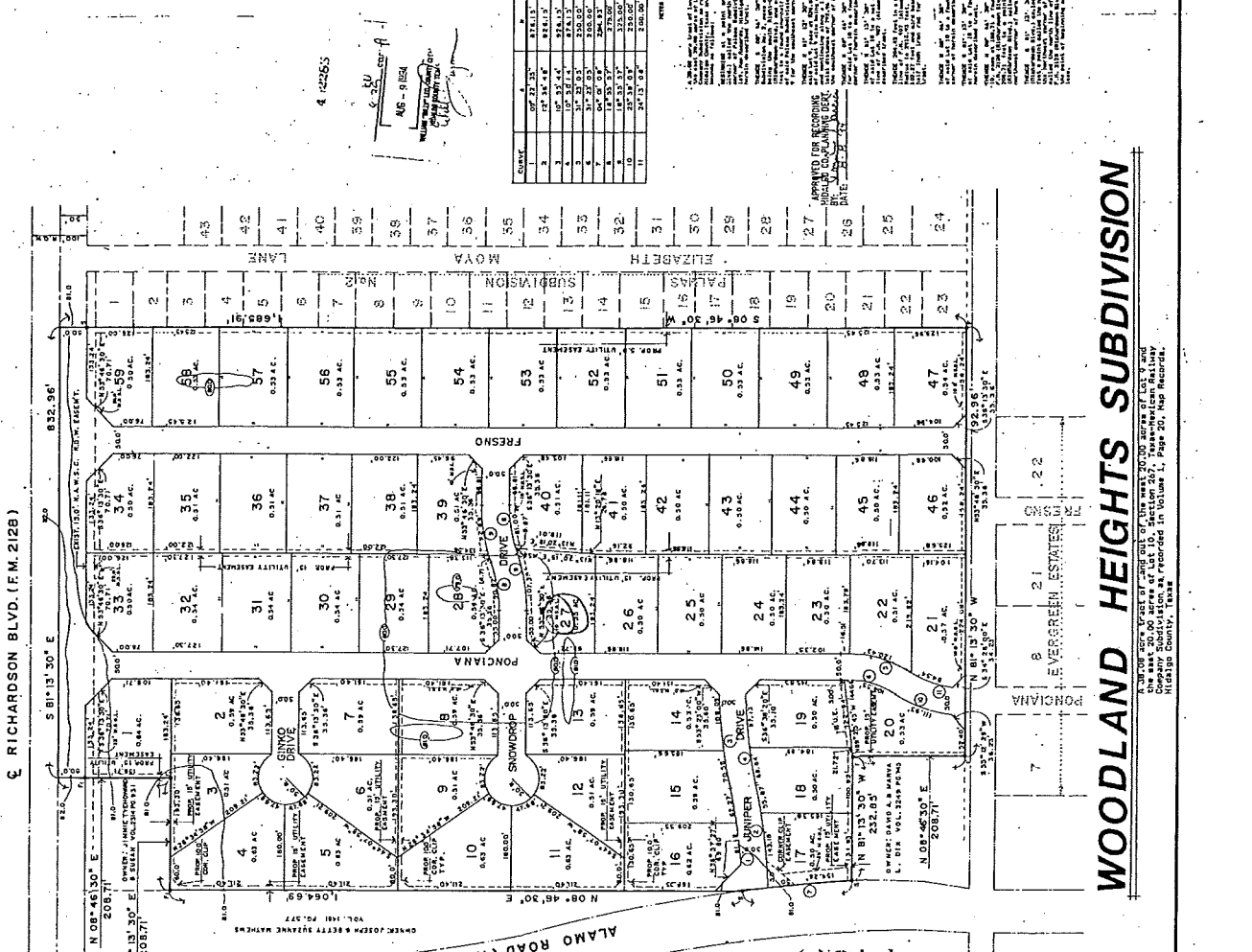
Table with 2 columns: AREA and PERCENTAGE. The table lists various areas and their corresponding percentages, such as 10.31 AC (0.31 AC) and 10.31 AC (0.31 AC).

APPROVED FOR RECORDING  
DATE: 11-11-57  
BY: [Signature]

APPROVED FOR RECORDING  
DATE: 11-11-57  
BY: [Signature]

APPROVED FOR RECORDING  
DATE: 11-11-57  
BY: [Signature]

APPROVED FOR RECORDING  
DATE: 11-11-57  
BY: [Signature]



# WOODLAND HEIGHTS SUBDIVISION

A 300' x 600' TRACT OF LAND OUT OF THE WEST 30.00 ACRES OF LOT 9 AND  
ONE 30.00 ACRES OF LOT 10, SECTION 207, NEAR-SPRING RAILWAY  
COUNTY, TEXAS (as recorded in Volume 1, Page 29, Map Record,  
Hidalgo County, Texas)

RECORDED IN VOLUME 29, PAGE 104  
COUNTY OF HIDALGO, TEXAS

RECORDED IN VOLUME 29, PAGE 104  
COUNTY OF HIDALGO, TEXAS