

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JUAN LOPEZ	1-1439
	COMM. COURT: JANUARY 29,2019	



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: P-1439

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

Upon the application of:

Name: Juan Luis Lopez

Address: 5406 Lomita
Dr mercedes tx

Phone: 956 332 98 38

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: - ~~AA~~ CITY OF MERCEDDES

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:

La mesa Lot 80

[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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T.J. Arredondo, CFM
Director of Planning

Application No: 1-1439

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 Luis Lopez

Known to me [or proved to me in the oath of Passport 623281391 Mex. or through Membresia Consular (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:

La mesa Lot 80"

[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]

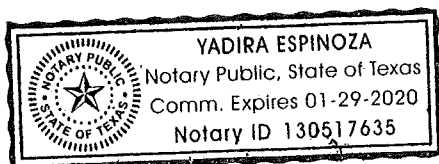
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Luis Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on January 17, 2019, to certify which, witnesses my hand and seal of office.



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

WARRANTY DEED

THE STATE OF TEXAS

COUNTYKNOW ALL MEN BY THESE PRESENTS:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT JOSE LUIS ACUNA

Of the County of Hidalgo State of Texas for and in
consideration of the sum of \$16,000.00 to MY in hands paid by
JUAN LUIS LOPEZ DELGADO

As follows: paid in full

I Granted, Sold, Conveyed, and by these presents do we Grant, Sell and Convey, unto the said JUAN LUIS LOPEZ DELGADO.

Whose mailings address 5406 LOMITA DR MERCEDES TX 78570

Of the County of Hidalgo State of Texas all the
certain : ALL OF LOT NO. 80, LA MESA SUBDIVISION, HIDALGO
COUNTY, TEXAS. AS PER MAP OR PLAT THEREOF RECORDED IN
VOLUME 23, PAGE 49, MAP RECORDS, HIDALGO COUNTY, TEXAS
(MAILING ADDRESS 5336 LOMITA DR. MERCEDES TX 78537)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said JUAN LUIS LOPEZ DELGADO HE heirs and assigns forever, and we do hereby bind JUAN LUIS LOPEZ DELGADO, my heirs, executors and

administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

I WITNESS MY hands at Weslaco TX

This 5 day of Jan, 2018.

Grantor:

[Handwritten signature]

JOSE LUIS ACUNA

(ACKNOWLEDGEMENT)

THE STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 5 day of Jan, 2018.

By : JOSE LUIS ACUNA

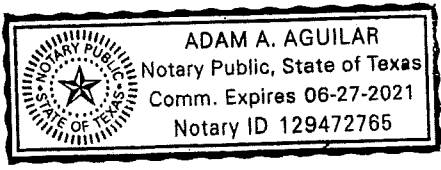
My Commission expires: 06/27/2021

[Handwritten signature]

Notary

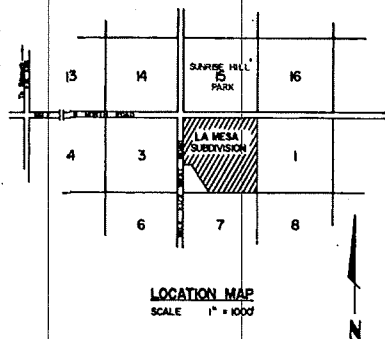
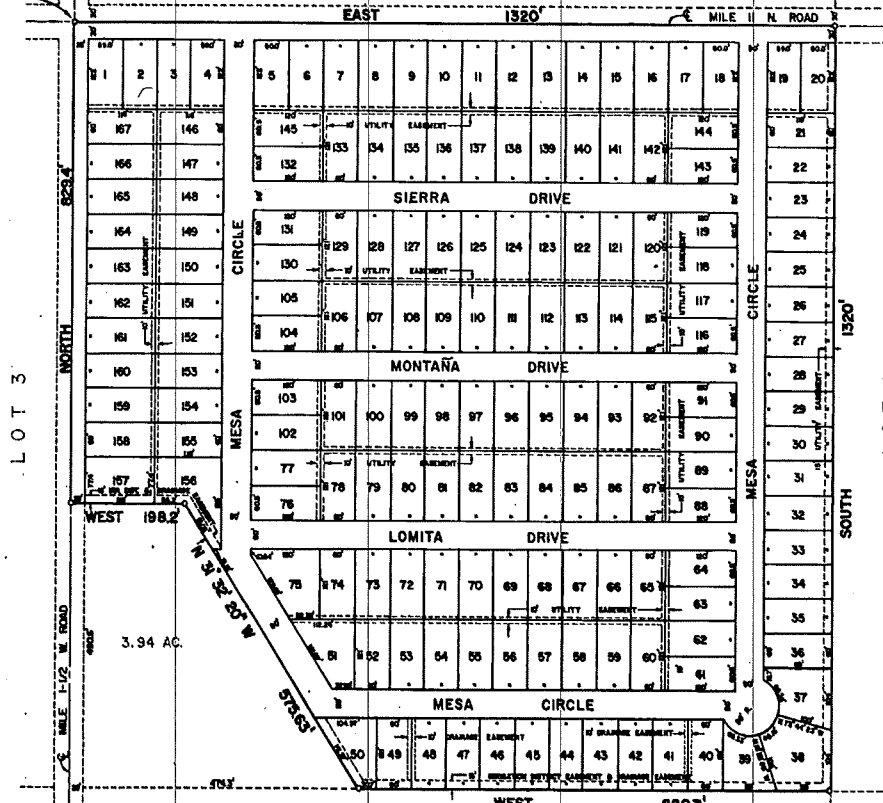
Public, State of Texas

Notary's printed name: Adam A Aguilera



SUNRISE HILL PARK

NW CORNER OF LOT 2, BLK. 100



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LOT 7
 N635
 PLAT OF
LA MESA SUBDIVISION
 SCALE 1" = 100'

APPROVED FOR RECORDING
 MRS. D. M. HALL
 COUNTY CLERK

BEING A 36.06 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK 100 CAMERON ADDITION TO THE CAPITAL DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS.

OWNER'S STATEMENT AND DECLARATION

The undersigned owner of the land shown on this plat as LA MESA SUBDIVISION, and being all, except a certain 3.94 acre tract, of Lot 2, Block 100, Cameron Addition to the Capital District Subdivision out of the Llano Grande Grant of Land in Hidalgo County, Texas does hereby make subdivision of said land into the lots shown hereon, which subdivision shall forever be known as

LA MESA SUBDIVISION

Mesa Circle, Lomita Drive, Montana Drive and Sierra Drive, all 50 feet wide, are hereby dedicated to Hidalgo County for public roads. A five foot wide strip adjacent to Mile 14 West Road is hereby dedicated to Hidalgo County for public road purposes.

The 10 foot wide utility easements centered on common lot lines common to the rear of lots as shown on this plat are granted to the County of Hidalgo for utility purposes for electric power, sewage collection, telecommunications and gas distribution. Likewise, the 10 foot wide easement on the eastern perimeter of LA MESA SUBDIVISION, the 10 foot wide easement centered on the line common to lots 40 and 41, and common to lots 48 and 49, together with the 10 foot wide easement along the southern perimeter to this subdivision are granted to the County of Hidalgo for utility purposes, for electric power, sewage collection, telecommunications, and gas distribution.

Potable water, utility mains and service shall be placed within the street right-of-way.

The 15 foot wide irrigation district and drainage easement as shown along the northern perimeter of this subdivision and the 10 foot wide easement along the eastern perimeter of this subdivision is hereby granted to the Hidalgo and Cameron Counties Water Improvement District No. 9 and to the County of Hidalgo for irrigation and drainage purposes. The 10 foot wide easement centered on the line common to lots 48 and 49 and on the line common to lots 40 and 41 are hereby granted to the County of Hidalgo for drainage purposes.

Signed and sealed this 1st day of February, 1983.
 Carmine Lopez
 Carmine Lopez, owner

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 Before me, the undersigned authority, on this day personally appeared Carmine Lopez, 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 consideration therein stated.

Notary Public in and for the State of Texas my commission expires 1-1-86

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9

4000 W. NICHOLSON, TEXAS
 February 9, 1983

Mr. George W. Stouten
 Delta Systems Service
 P.O. Box 1075
 Brea, Texas 78043

I have inspected the plat for the proposed La Mesa Subdivision, a subdivision of 36.06 acres out of Lot 2 Block 100, Cameron Addition to the Capital District Subdivision, Hidalgo County, Texas.

I find that proper easements have been provided for District Irrigation and drainage facilities. Therefore, this District has no objection to the proposed subdivision as platted.

Very truly yours,
 U. D. Farish
 General Manager

ENGINEER'S CERTIFICATION

This is to certify that I, George W. Stouten, P.E., a Public Surveyor of the State of Texas, have surveyed and platted the subdivision shown hereon from an actual survey on the ground, and all corners are properly marked with No. 4 stakes as shown on this plat. This plat correctly represents that survey made under my direction. Easements are U.S. Feet, angular bearings.

George W. Stouten
 Public Surveyor No. 3111
 February 1, 1983

DRAINAGE ENGINEER'S CERTIFICATION

This is to certify that I, George W. Stouten, P.E. have investigated the existing topography and drainage characteristics of this subdivision. The subdivision lies in what is commonly known as Area B. In accordance with the Hidalgo County, National Flood Insurance Program, Area B is described as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile or areas protected by levees from the base flood.

A benchmark has been established for this subdivision and is located and described on the right hand side of the plat drawing. The lowest floor elevation of any dwelling shall be at least 28 inches (23 feet or 0.73 meters) above the crown of the street in front of said dwelling. The road construction shall be done in accordance with the typical cross-sections submitted to the County of Hidalgo concurrent with this plat. A report pertaining to percolation rates for this subdivision was submitted to the County of Hidalgo concurrent with this subdivision.

George W. Stouten
 Professional Engineer No. 40804
 February 1, 1983

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

This plat is hereby approved by the Hidalgo and Cameron Counties Irrigation District No. 9 subject to the condition that the above owner and his successors in title (subdivisor) will provide the domestic water system that will distribute potable water. This district will provide acceptable irrigation water where distributing facilities are constructed and maintained at the expense of the owner and consisting of pipelines, valves, check gates to be connected to the nearest distributing facility.

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

APPROVED FOR RECORDING
 COMMISSIONERS COUNTY
 The 2nd day of February, 1983
 J. EDGAR RICE, County Clerk
 Hidalgo County, Texas

Secretary
 U. D. Farish
 271 N. Houston - P. O. Box 1075 - Brea, Texas

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Chapter 232, Texas Local Government Code

1/17/2019 9:26:12 AM

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 1-1439
Receipt No.: 005822
1365-00-000-0080-00


DELGADO JUAN L. LOPEZ
5406 LOMITA DR.
MERCEDES, TX 78570
(956) 332-9838
(956) 332-9838

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 1-1439
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: gilbert.pecina
Inspector: leo.najera
Receipt: gilbert.pecina

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 910Sq.Ft.
- [5] Legal Description: LA MESA LOT 80
- [6] Location: mile 11 & mile 1 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$6500
- [10] Flood Zone: Zone X


Cashier

1-17-19
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.

Juan Luis Lopez
Signature of Owner or Applicant

1-17-19
Date