

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DANIEL DURAN	1-1541
	COMM. COURT: MARCH 12,2019	



# 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 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1541

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

Upon the application of:

Name: Daniel Duran Jr.

Address: 1300 E. Jones Ave

Pharr TX 78577

Phone: 956-683-5164

Approved by Environmental Health:	Temporary Service <del>_____</del>	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature <del>_____</del>	Authorized Signature <u>City of Weslaco Secer</u>
Date Approved:	<u>1 / 1</u>	<u>2 / 21 / 19</u>

Water Supplier: NAWS

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 765 IAC

[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: 1-1541

**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

Daniel Duran Jr

Known to me [or proved to me in the oath of 09705148 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:

West tract Ft 765"

[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."

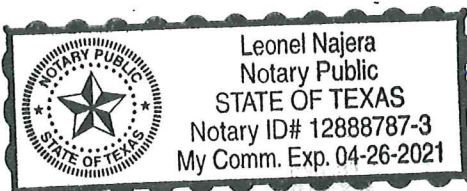
-OR-

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 March 6<sup>th</sup>, 2019, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Prepared by

Daniel Duran Jr.  
1300 East Jones Ave  
Pharr, Texas 78577

After Recording Return to

Daniel Duran Jr.  
1300 East Jones Ave  
Pharr, Texas 78577

---

Space Above This Line for Recorder's Use

**TEXAS GENERAL WARRANTY DEED**

**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.**

State of Texas

Hidalgo County

KNOW ALL MEN BY THESE PRESENTS, that for in consideration of the sum of ten thousand Dollars (\$10,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

**Martin Cortez and Veronica Cortez**, a married couple residing at, 14600 Santa Fe Ave, Mercedes, Texas, 78570.

The receipt whereof is hereby acknowledged, and undersigned hereby grants, sells, and conveys to **Daniel Duran Jr**, a single individual, residing at 1300 East Jones Ave, Pharr, Texas 78577(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in Hidalgo County, Texas, to-wit:

The Property (including any improvements) a 1.00 acre tract of land, more or less, being the West 165' feet of East 495' feet of the North 264' feet of the South 660' feet out of 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.

Legal Description: WEST TRACT W165'-E495'-N264'-S660'FT 765 1.00AC  
Property ID: 327030 Geographic ID: W3800-00-765-0000-84

Also described in the attached 'Exhibit A'

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.



\_\_\_\_\_ Date November 12<sup>th</sup>, 2018

**Grantor's Signature**

Martin Cortez

Martin Cortez, 14600 Santa Fe Ave, Mercedes, Texas, 78570



\_\_\_\_\_ Date November 12<sup>th</sup>, 2018

**Grantor's Signature**

Veronica Cortez

Veronica Cortez, 14600 Santa Fe Ave, Mercedes, Texas, 78570

FS

WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

That I, JUANITA E. GARZA, of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100 (\$10 00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, AND THE FURTHER CONSIDERATION of the Grantor herein acting in her capacity as Independent Administrator of the Estate of GUADALUPE G. GARZA, Deceased entered under Cause No. 19,337-C in the Probate Court at the County Court at Law No. 3, in Hidalgo County, Texas.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

ROEL GARZA and wife, JUANITA E. GARZA  
Rt. 2, Box 526  
Weslaco, Texas 78596

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

The South Ten (S 10) acres of the East Twenty (E 20) acres of Farm Tract Number Seven Hundred Sixty-five (765), West Tract Subdivision of the Llano Grande Grant, Hidalgo County, Texas, as per the map and plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, to which reference is here made for all purposes;

SAVE AND EXCEPT a 1.00 acre tract of land, more or less, out of Farm Tract 765, 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 being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at the Southeast corner of Farm Tract 765;

THENCE, West 495.0 feet, along the South line for Farm Tract 765, to the Southeast corner and the point of beginning of this tract;

THENCE, North 264.0 feet to the Northeast corner of this tract;

THENCE, West 165.0 feet to the Northwest corner of this tract;

THENCE, South 264.0 feet to the Southwest corner of this tract;

THENCE, East 165.0 feet, along the South line of Farm Tract 765, to the POINT OF BEGINNING and containing 1.00 acre of land, more or less.

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 grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12<sup>th</sup> day of March, 1990.

  
JUANITA E. GARZA, Independent Administrator  
of the Estate of GUADALUPE G. GARZA, Deceased

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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This instrument was acknowledged before me on the 12<sup>th</sup> day of March, 1990  
by JUANITA E. GARZA, Independent Administrator of the Estate of GUADALUPE G. GARZA,  
Deceased.



*Cynthia V. Gonzalez*  
Notary Public, State of Texas

CYNTHIA V. GONZALEZ  
Notary's Printed Name.  
My Commission expires: 7/08/91

Grantee's Mailing Address:

Name: ROEL GARZA and wife, JUANITA E. GARZA  
Rt. 2, Box 526  
Weslaco, Texas 78596

AFTER RECORDING RETURN TO:  
ROEL & JUANITA E. GARZA  
RT. 2, BOX 526  
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE  
CARDENAS & MOLINA  
P.O. BOX 8456  
WESLACO, TEXAS 78596

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RECORDED  
FEB 21 1948

BY LEO  
BY  
TEXAS

1948

307 (2)



Chapter 232, Texas Local Government Code

2/21/2019 12:53:35 PM

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

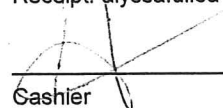
Permit No.: Permit 1-1541  
Receipt No.: 006205  
W3800-00-765-0000-84

- DURAN DANIEL JR
- 1300 E JONES AVE
- PHARR, TX 78577
- (956) 683-5164
- (956) 683-5164
- [1] Contractor: self
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: WEST TRACT W165'-E495'-N264'-S660' FT  
765 1.00AC
- [6] Location: MILE 5 N. & MILE 4 W.
- [7] Sewage: City of Weslaco
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
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 & REG.  
Description: Permit 1-1541  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

2/21/19  
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.

  
Signature of Owner or Applicant

2/21/2019  
Date