

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	ALEXIA NALLELI ORTIZ	3-1112
2.		
3.		
4.		
5.		
6.		
7.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 12, 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: 3-1112

2/5/19

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

Upon the application of:

Name: Alexia Ortiz

Address: 4306
Office Royal Palm
Estates, Mission TX
78572

Phone: (956) 252 8088

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Ortiz</u>
Inspection/Permit No:		<u>52116</u>
Date Approved:	<u>1 / 1</u>	<u>03/01/19</u>

Water Supplier: Agua Sud

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 100327894-
[] Temporary Pole [X] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Royal Palms Estates Lot 16

[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.~~

Sandra Cantu 3/1/19
Planning Department Authorized Signature

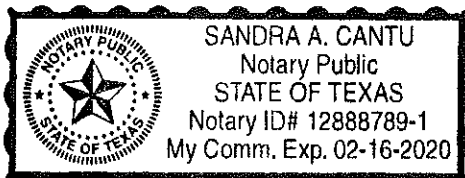
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date





PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Application No:

3-1112
2/5/19

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

Alexia Nalleli Ortiz

Known to me [or proved to me in the oath of Texas Driver License or through TDL#35121900 (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:

Royal Palms Estates Lot 16."

[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-

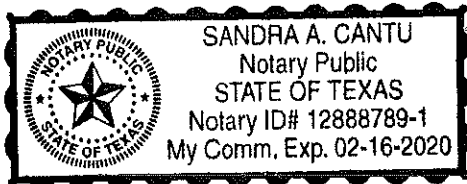
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Alexia (Signature)

SUBSCRIBED AND SWORN TO before me on March 1, 2019, to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Special Warranty Deed

Date: December 19, 2018

Grantor:

Rene Garcia Ortiz and wife, Olga L. Arellano de Ortiz

Grantor's Mailing Address:

4308 Royal Palm Street

Mission Tx, 78572

Hidalgo County

Grantee: Jorge Alberto Diaz and wife Alexia Nalleli Ortiz

Grantee's Mailing Address:

4308 Royal Palm Street

Mission Tx, 78572

Hidalgo County

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Lot Sixteen (16), ROYAL PALMS ESTATES, and addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 23, Page 89, Map Records, Hidalgo County, Texas.

9. Mineral reservations and /or conveyances as set forth in Instrument dated June 11, 1999, executed by Carlos G. Leal, Jr. to Dalla Rivas Farias, recorded under Document No. 785431, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
10. Any visible and apparent unrecorded easements in the Insured property.
11. Zoning and building ordinances in favor of the City of Mission.
12. Right of parties in possession.
13. 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.

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 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.

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.

Rene Garcia Ortiz G

Rene Garcia Ortiz(Grantor)

Jorge Alberto Diaz

Jorge Alberto Diaz(Grantee)

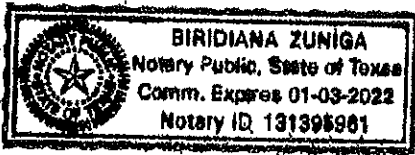
Olga L Arellano de Ortiz Alexia Nalleli Ortiz

Olga L. Arellano de Ortiz(Grantor)

Alexia Nalleli Ortiz (Grantee)

THE STATE OF TEXAS
COUNTY OF HIDALGO

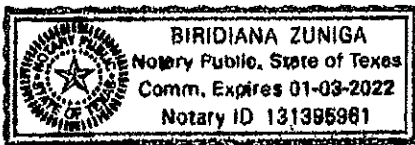
This Instrument was acknowledged before me on December 19, 2018 Rene Garcia Ortiz
and wife Olga L. Arellano



Biridiana Zuniga
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 01-03-2022

(seal)

This Instrument was acknowledged before me on December 19, 2018 by Jorge
Alberto Diaz and wife Alexia Nalleli Ortiz



Biridiana Zuniga
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 01-03-2022

(Seal)

AFTER RECORDING RETURN TO:

Jorge Alberto Diaz and wife Alexia Nalleli Ortiz
4308 Royal Palm Street
Mission, Texas 78572



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 3-1112
Receipt No.: 006009
R4530-00-000-0016-00

- DIAZ JORGE A & ALEXIA N ORTIZ
4308 ROYAL PALM STREET
MISSION, TX 78572
(956) 252-8088
(956) 703-9268
- [1] Contractor: self
 - [2] Water System: Agua S.U.D.
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 2059Sq.Ft.
 - [5] Legal Description: ROYAL PALMS ESTATES LOT 16
 - [6] Location: HIGHWAY 83 & 3 MILE SOUTH ON BENTSEN PALM DRIVE
 - [7] Sewage: N/A
 - [8] Construction Type: Brick
 - [9] Est. Cost of Construction: \$72065
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-1112
Price: \$30.00


Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 5718
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 2/5/19
Cashier Date

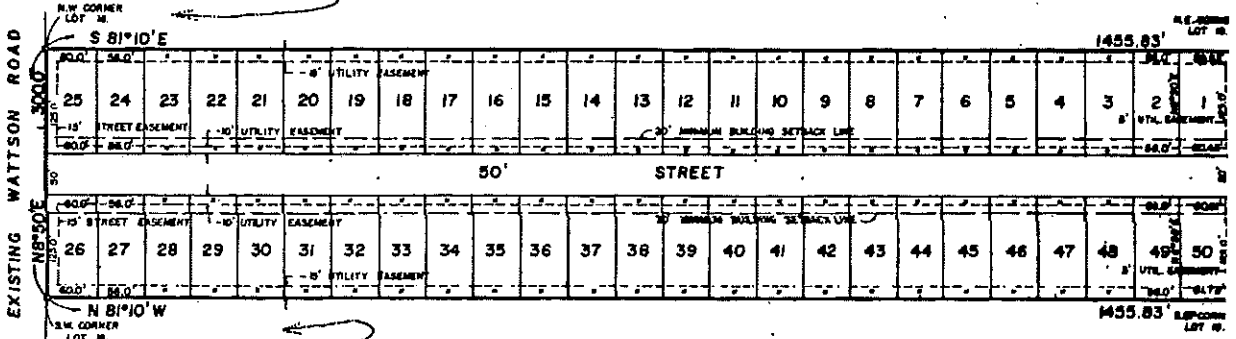
[NOTICE]

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
JEAN MENDOZA

02-05-19
Date

SUNNY HAVEN ESTATES



SNO-BIRD ESTATES No. 2. AMENDED.



Recorded in Book 23 Page 69
 of the map records of Hidalgo
 County, Texas
 Nelson and Hunt, Inc.
 County Surveyors

MAP
 OF
ROYAL PALMS ESTATES

BEING A SUBDIVISION OF LOT 18,
 BENTSEN GROVES SUBDIVISION "E",
 HIDALGO COUNTY, TEXAS.

Containing: 10.03 Ac. of land more or less.

21825

FILED
 JUN 14 1983
 J. EDGAR RUIZ
 County Clerk, Hidalgo County, Texas

APPROVED FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By *Tom Walker*
 Date *June 12, 1983*

- NOTES:
1. 100 year flood elevation - 113.04
 2. Finish floor shall be 18" above ground level for lots south of street and 14" above ground level for lots north of street.

CHECKED FOR DRAINAGE
 BY *W. D. B...*

PREPARED BY:
 FAJIAN, NELSON & MEDINA INC.
 McALLEN, TEXAS

SCALE: 1" = 100' DATE: 6/10/83

6-20-1983

STATE OF TEXAS:
 COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "ROYAL PALMS ESTATES" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND NAMES ARE SUBSCRIBED HERETO, HEREBY DEEDGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Tom Falzer
 TONY FALZER

Richard Limbocker
 RICHARD LIMBOCKER

STATE OF TEXAS:
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY FALZER & RICHARD LIMBOCKER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF April, 1983.

Dorinda Byrd
 Notary Public

DORINDA BYRD, Notary Public
 2100 W. 13TH STREET, McALLEN, TEXAS

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Blind E. Medina
 BLIND E. MEDINA
 Registered Public Surveyor
 McAllen, Texas

APPROVED FOR
 COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY LEGISLATION

DISTRICT NO. 2 ON THE 4th DAY OF May, 1983

Dorinda Byrd
 Secretary

Sergio M...
 President

J. EDGAR RUIZ
 Hidalgo Co
 County Clerk