

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Omar Trevino	4-1726
2.	Pablo Hernandez	4-1511
	COMM. COURT: April 23, 2019	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-1726

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

Upon the application of:

Name: Omar Trevino

Address: 11104 N. Bentsen Rd  
McAllen, TX

Phone: (512) 576-5178

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:	<u>Light Only</u>	
Date Approved:	<u>4/15/19</u>	<u>/ /</u>

Water Supplier: Sharyland Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 341976001  
 Temporary Pole     Permanent Service

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

A 1.00 ac tract more or less being the west 1.00 ac of  
lot 132 Pride of Texas    11104 N Bentsen Rd  
McAllen, 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

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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1726

### 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

Omar Trevino

Known to me [or proved to me in the oath of DL# 15516091 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:  
A 1.00ac tract more or less being the west 1.00ac of  
Lot 132 Pride of Texas 11104 N Bentsen Rd McAllen, Tx."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

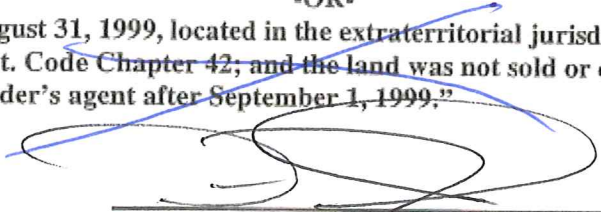
2. "The land described above has been sold or conveyed to me."

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."

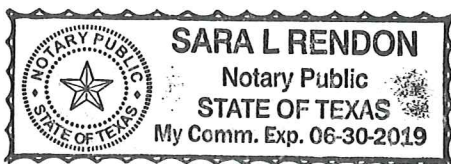
-OR-

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."

  
(Signature)

SUBSCRIBED AND SWORN TO before me on April 10, 2019, to certify which, witnesses my hand and seal of office.

Sara L. Rendón  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



CHARGE: VLTC  
GF#156904/AR

### 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: July 26, 2018

Grantor: RUBEN CORTEZ AND WIFE, MARIA CRISTINA YOLANDA CORTEZ

Grantor's Mailing Address: 223 Hilltop Drive  
Grapevine, Tarrant County, Texas 76051

Grantee: OMAR R. TREVINO, a single person

Grantee's Mailing Address: 2108 Zenaida Avenue  
McAllen, Hidalgo County, Texas 78501

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) of which EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): A 1.00 acre tract of land, more or less, being the West 1.00 acre of Lot 132, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 5 Pages 58 and 59 of the Map Records of said County; said tract being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of said Lot, for the Northwest corner hereof;

Thence with the North line of said Lot, South 81° 17' 30" East, at 20.00 feet found a one-half (1/2) inch diameter iron rod at the East Right of Way of Bentsen Road, at 132.00 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "M&H" found for the Northeast corner hereof;

Thence with the West line of Gabriel Moreno's tract as described in Document Number 2556092 of the Official Records of said County, South 08° 42' 30" West, at 300.00 feet found a one-half (1/2) inch diameter iron rod with cap stamped "M&H" at the North Right of Way of Mile 7 North Road, at 330.00 feet in all to the Southeast corner hereof;

Thence with the South line of said Lot, the centerline of said Mile 7 North Road, North 81° 17' 30" West 132.00 feet to the Southwest corner of said Lot, for the Southwest corner hereof;

Thence with the West line of said Lot 132, the centerline of said Bentsen Road, North 08° 42' 30" East 330.00 feet to the PLACE OF BEGINNING.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roads, easements; 20 foot R.O.W. easement along the West side, 30 foot R.O.W. easement along the South side and reservations as shown on the map and dedication of Pride O' Texas Subdivision, recorded in Volume 5, Pages 58-59, Map Records of Hidalgo County, Texas and as shown on survey prepared by Pablo Pena, III, R.P.L.S. No. 5242, dated July 16, 2018, Job No. 63695.
3. Subject to any portion of subject property described herein lying in canal right of way.
4. Blanket Easement in favor of Hidalgo County Water Control and Improvement Number 11 as shown by instrument dated December 8, 1930, recorded in Volume 331, Page 524, Deed Records of Hidalgo County, Texas.

- 5. Mineral and/or royalty reservation contained in deeds dated August 22, 1949, recorded in Volume 676, Page 166, dated March 31, 1971, recorded in Volume 1293, Page 646, dated November 6, 1986, recorded in Volume 2835, Page 611 and dated January 3, 1990, recorded in Volume 2854, Page 505, both Official Records of Hidalgo County, Texas.
- 6. Any claim or allegation that the Property, 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.
- 7. Any portion of the property described herein within the limits or boundaries of Bentsen Road and Mile 7 North Road.
- 8. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

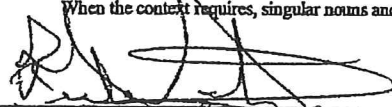

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

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 will become absolute.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.


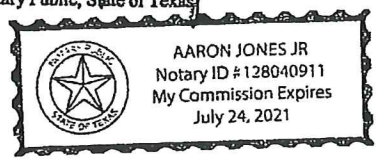
When the context requires, singular nouns and pronouns include the plural.

  
 RUBEN CORTEZ  
  
 MARIA CRISTINA YOLANDA CORTEZ

(Acknowledgement)

STATE OF TEXAS           \*  
 COUNTY OF Tarrant       \*

This instrument was acknowledged before me on July 26, 2018 by RUBEN CORTEZ.

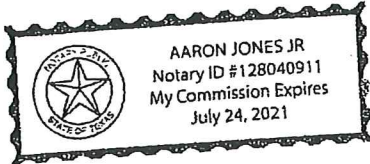
  
 Notary Public, State of Texas  


(Acknowledgement)

STATE OF TEXAS \*

COUNTY OF Tarrant \*

This instrument was acknowledged before me on July 26, 2018 <sup>19</sup> 2018 by MARIA CRISTINA YOLANDA CORTEZ.



*[Signature]*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
OMAR R. TREVINO  
2108 Zensaida Avenue  
McAllen, Texas 78501

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
GF#156904/File No. 9892-18

12 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

143818 VOL 2854 PAGE 505 Know All Men by These Presents

County of HIDALGO

THAT Pascual Cruz and wife, Velia Cruz of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and no/100's DOLLARS

to me in hand paid by Ruben Cortez and wife, Maria Cristina Yolanda Cortez Cash, and other good and valuable consideration to receipt of which is hereby acknowledged as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Ruben Cortez and wife, Maria Cristina Yolanda Cortez whose mailing address is 3908 Longleaf Ft. Worth, Texas 76137 of the County of Tarrant State of Texas all that certain lot, parcel or tract of land being situated in the County of Hidalgo, State of Texas more fully described as follows, to-wit:

The West 1 acre of Lot 132, Pridé O' Texas Subdivision, of Hidalgo County, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas. SAVE AND EXCEPT any and all oil, and other minerals that may be found in, on or under said land and premises. SUBJECT to existing lien of record. SUBJECT to easements of record and all visible easements. SUBJECT to property restrictions.

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 Ruben Cortez, and wife, Maria Cristina Yolanda Cortez heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Ruben Cortez, and wife, Maria Cristina Yolanda Cortez heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at McAllen this 3rd day January 19 90 Witness at Request of Grantor:

Signature lines for Pascual Cruz and Velia Cruz with handwritten signatures.

(Acknowledgment)

STATE OF TEXAS COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3rd day of January 19 90 by Pascual Cruz and wife, Velia Cruz

My commission expires: 3-1-93

Signature of Betty Salinas, Notary Public, State of Texas. Notary's printed name: BETTY SALINAS

(Acknowledgment)  
 STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

(Acknowledgment)  
 STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

(Acknowledgment)  
 STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name: \_\_\_\_\_

128

**Warranty Deed 43818**

FROM \_\_\_\_\_

TO \_\_\_\_\_

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 at \_\_\_\_\_  
 County Clerk  
 Deputy \_\_\_\_\_

By \_\_\_\_\_  
 County Clerk

In \_\_\_\_\_ County Records  
 on Page \_\_\_\_\_

By \_\_\_\_\_  
 Deputy

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with  
 the County Clerk for record.  
 WHEN REQUIRED RETURN TO  
**Rubben Carter**  
**3908 Lonnie Ln**  
**Fort Worth, TX 76137**

THE OGE COMPANY, Publishers, Dallas



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 4-1726  
Receipt No.: 006949  
P8400-00-000-0132-09

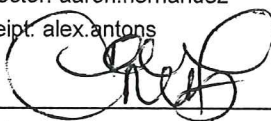
TREVINO OMAR  
223 HILLTOP DRIVE  
GRAPEVINE, TX 76051  
(512) 576-5178  
(956) 584-7711

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3150Sq.Ft.
- [5] Legal Description: PRIDE OF TEXAS W132' LOT 132 1.00AC GR 0.85AC NET
- [6] Location: MILE 7 & BENTSON
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$225000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 2', Rear 15', Side S40', Side E6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-1726  
Price: \$30.00

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


Method of Payment: Check  
Check/M.O.#: 1699  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

4/8/19  
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

4-8-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-1511

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

Upon the application of:

Name: Pablo Hernandez

Address: 933 Kennedyst.  
San Juan Tx. 78589

Phone: 956-239-0703

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

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.  AEP

Account/ESI No.: 30231-007  
 Temporary Pole  Permanent Service

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

Lot 44 Block 1 Gonzalez-Zamora Sub Division  
Epty lot 50 X 142

[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.

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1511

### 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

Pablo Hernandez

Known to me [or proved to me in the oath of Pablo Hernandez or through 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:

Acct 15-61754200 LP2ville L4vB1  
Lot 44 BIK 1 Gonzalez-Zamora Subel.

[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]

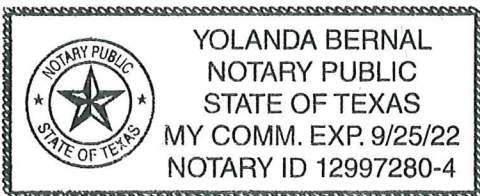
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 February 20, 2019, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
My. Comm Exp. 9/25/22

# Gift Deed

**Date** June 16, 2017

**Grantors:** Virginia Hernandez, as her separate property  
Carlos Hernandez, as his separate property

**Grantor's Mailing Address:**

1104 Trinity  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** Pablo Hernandez, as his separate property

**Grantee's Mailing Address:**

4209 Chula Vista  
Pharr, Texas 78577  
Hidalgo County

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

LOT FORTY-FOUR (44), BLOCK ONE (1), GONZALEZ-ZAMORA SUBDIVISION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS.

**Reservations from Conveyance and Warranty:** Those on record Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

Virginia Hernandez  
VIRGINIA HERNANDEZ

Carlos Hernandez  
CARLOS HERNANDEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on June, 16<sup>th</sup>, 2017, by  
VIRGINIA HERNANDEZ



Eva D. Arroyo  
Notary Public, State of Texas

My commission expires: 6/7/20

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on June, 16<sup>th</sup>, 2017, by  
CARLOS HERNANDEZ



Eva D. Arroyo  
Notary Public, State of Texas

My commission expires: 6/7/20

**AFTER RECORDING RETURN TO:**

Pablo Hernandez, Jr.  
4209 Chula Vista  
Pharr, Texas 78577  
Hidalgo County

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION  
WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS  
ANY MADE. THE PREPARER EXPRESSES NO OPINION ON  
TITLE TO THIS PROPERTY.**



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
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 4-1511  
Receipt No.: 006085  
G5700-00-001-0044-00


HERNANDEZ PABLO  
4209 CHULA VISTA  
PHARR, TX 78577  
(956) 600-9791  
(956) 600-9791

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 1010Sq.Ft.
- [5] Legal Description: GONZALEZ-ZAMORA LOT 44 BLK 1
- [6] Location: I RD. AND KENEDY ST
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35700
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS**  
Description: Permit 4-1511  
Price: \$30.00

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


Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

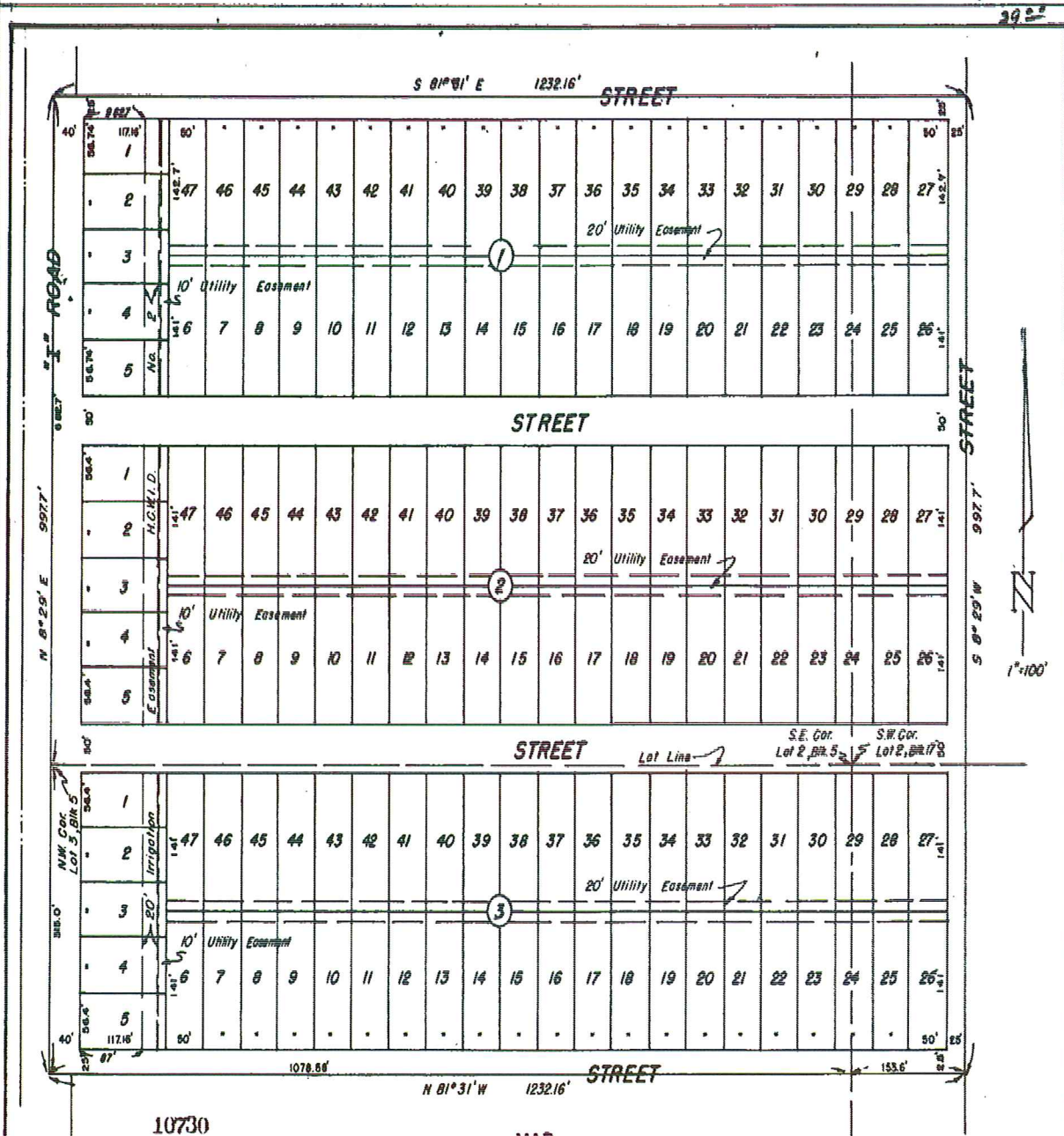
2/12/19  
Date

[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

02/12/19  
Date



10730  
 JUN 19 1962  
 GEO. L. ANDERSON  
 County Clerk, Hidalgo County, Texas

MAP  
 OF  
 GONZALEZ-ZAMORA SUBDIVISION

BEING A SUBDIVISION OF THE SOUTH 682.7 FEET OF LOT 2, BLOCK 5;  
 THE SOUTH 682.7 FEET OF LOT 2, BLOCK 17; THE NORTH 315.0 FEET  
 OF LOT 3, BLOCK 5; AND THE NORTH 315.0 FEET OF LOT 3, BLOCK  
 17, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the 19th day of June, 1962  
 GEO. L. ANDERSON, County Clerk  
 By *Louis DeBenedictis* Deputy

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

*Charles L. Melden*  
 CHARLES L. MELDEN  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 APRIL 19, 1962



STATE OF TEXAS :  
 COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT GATE CITY DEVELOPERS, INC., OWNER OF THE LANDS HEREON DESCRIBED DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP AND DOES HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS AND EASEMENTS HEREON SHOWN.

GATE CITY DEVELOPERS, INC.  
 21 17