

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Marina Chavez	2-90
	COMM. COURT: June 18, 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 1 234

T.J. Arredondo, CFM
Director of Planning

Application No: 2-90

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Marina Chavez</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>SEWER NAWA</u>
Date Approved:	<u>1 / 1</u>	<u>6 / 3 / 19</u>

Name: Marina Chavez

Address: 317 San Diego Dr
Alamo Tx 78516

Water Supplier: Military Highway Water Supply Corp.

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

Phone: 956 223 5705

Account/ESI No.: N/A

Temporary Pole [] Permanent Service

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

Marina Chavez

South tower Estates lot #312

[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

Precinct 1 2 3 4

Application No: _____

2-90

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

MARINA LOPEZ CHAVEZ

Known to me [or proved to me in the oath of _____ or through
Texas 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:

South tower Estates lot # 312."

[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]

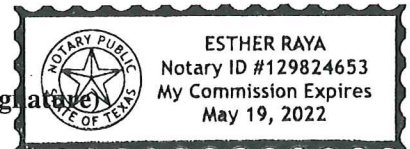
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maun Chis

(Signature)



SUBSCRIBED AND SWORN TO before me on May 30, 2019, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

WARRANTY DEED

Grantor: **JUAN AVILA**

Mailing Address (Including County) 2829 Worthington
Houston, Harris County, Texas 77093-8240

Grantees: **MARINA CHAVEZ**

Mailing Address (Including County), 1024 Carolina St.
Pharr, Hidalgo County, Texas 78577

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR PUBLIC RECORD.

CONSIDERATION: TEN (\$10.00) and other valuable goods ---DOLLARS

PROPERTY:

ALL OF LOT 312, SOUTH TOWER ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS.

Grantor for the consideration, receipt of which is acknowledged, 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor, and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



JUAN AVILA

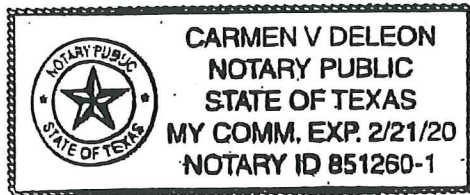
STATE OF TEXAS

COUNTY OF HIDALGO

(ACKNOWLEDGMENT)

This instrument was acknowledged before me on this the 01 September, 2028

By JUAN AVILA.



A handwritten signature in black ink, appearing to be "Carmen V. de Leon", written in a cursive style.

Carmen V. de Leon
Notary Public for the State of Texas
Notary ID#852601
My commission expires on 02/21/2020

Note: Quit claim deed filed by H. Hollis Rankin III,
Document No. 2923401 dated 06/11/2018



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PLANNING DEPARTMENT

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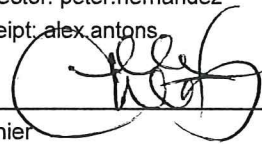
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Permit No.: Permit 2-90
Receipt No.: 007714
S4770-00-000-0312-00

- CHAVEZ MARINA
- 1024 CAROLINA AVE
- PHARR , TX 78577
- (956) 223-5705
- (956) 223-5705
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: SOUTH TOWER ESTATES LOT 312
- [6] Location: S TOWER AND RANCHO BLANCO RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$7000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 2-90
 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
 5/30/19

 Date

[NOTICE]

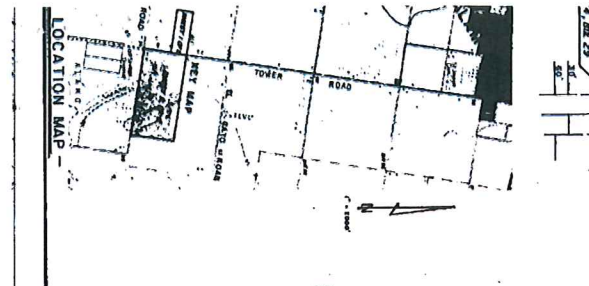
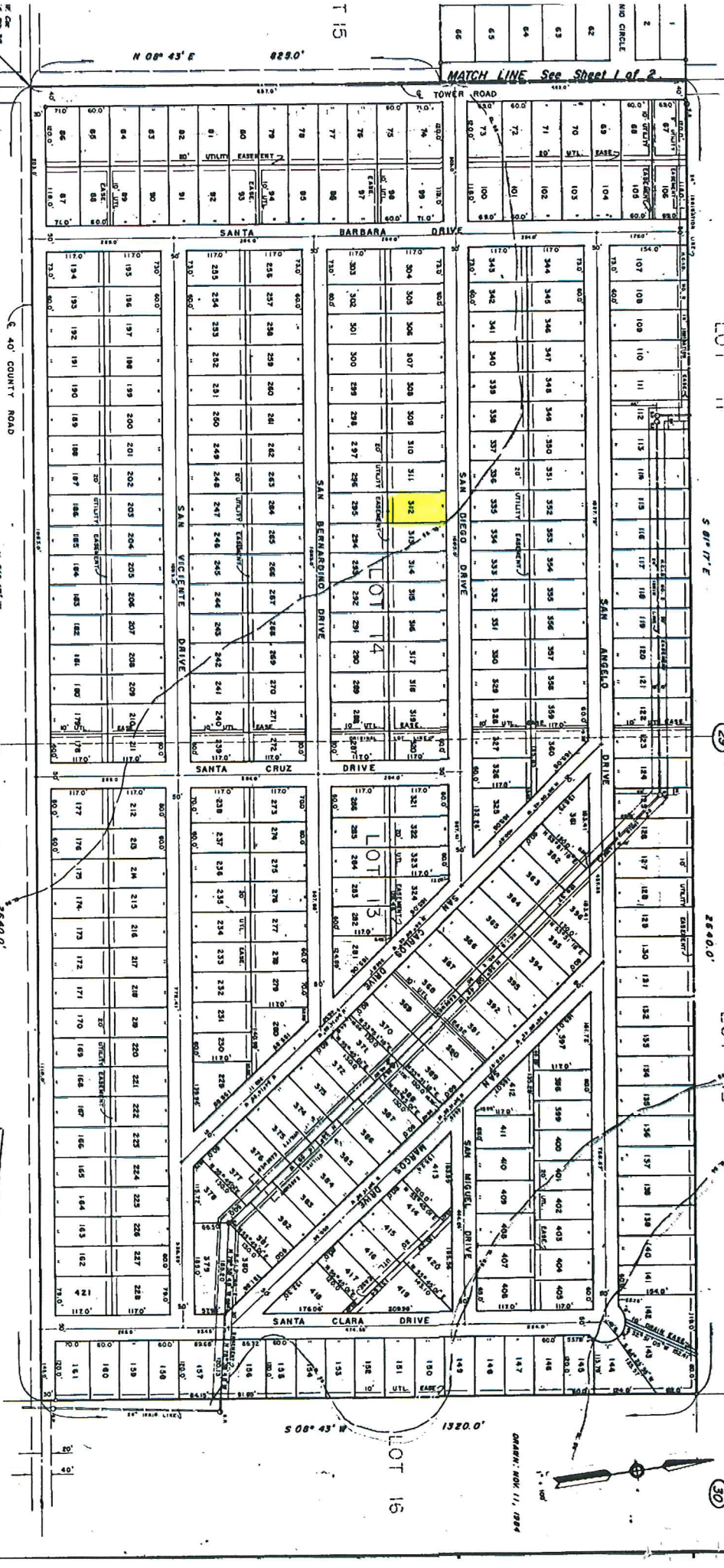
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

5/30/19

 Date



SOUTH TOWER ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS
 HAVING A SUBDIVISION OF 54.0 ACRES CONSISTING OF ALL OF LOT 3, 4, 13, 14, AND THE WEST 1/2 SECTION 5, TOWNSHIP 34 NORTH, RANGE 12 WEST, COUNTY OF HIDALGO, TEXAS

972855
 FILED
 DEC 28 1984

APPROVED FOR RECORDING
 by *[Signature]*
 Dec 28 1984

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED AS SHOWN AND DESCRIBED HEREIN IN SUBDIVISION.

[Signatures]
 LARRY L. SMITH, REGISTERED PUBLIC SURVEYOR AND ENGINEER
 205 S. 10th St., Dallas, Texas 75202
 214-742-4200

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS MAP APPROVED BY THE HIDALGO COUNTY EXAMINER DISTRICT NO. 2, ON THIS 28th DAY OF DECEMBER, 1984, AND OF RECORDING, 1:00 P.M.

[Signatures]
 APPROVED FOR RECORDING
 COMMISSIONERS COURT
 COUNTY OF HIDALGO, TEXAS
 12/28/84

NOTES:

1. ALL BUILDING IMPROVEMENTS IS 12 INCHES ABOVE THE FINISHED GRADE ON ELEVATION 56.00, UNLESS OTHERWISE INDICATED BY NOTES OTHERWISE.
2. THIS SUBDIVISION AND THE SUBDIVISION IS IN ZONE "B" ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM ON BENCH MARK: COTTON PICKER SPRING IN POWER PALE.
3. BEST OF TOWER ROAD AND SOUTH OF COUNTY ROAD NO. 1.
4. 2" BIRMINGHAM IRON PIPE SHALL BE USED FOR THE MAIN LINE WITH ANCHORING SIZE 3/4" I.C. PIPE FOR THE WIDTH OF THE MAIN-DRAIN.

CURVE DATA

STATION	DELTA	LENGTH	TANGENT	ARC CHORD
55+00.34'	32.51'	80.00'	48.0'	57.00'
55+80.00'	38.15'	134.4'	40.0'	74.37'
57+00.00'	30.87'	250.0'	40.0'	47.35'
57+30.00'	8.27'	4.43'	40.0'	6.85'