

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ITZEL EUFRACIO	3-1484
2.	STEPHANIE ESTRADA	3-1510
3.	DAVID ANGEL MERCADO	3-1480
4.		
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6.		
7.		
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12.		
13.		
	COMM. COURT: JULY 30, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2<sup>3</sup>4

Application No: 3-484

7/9/19

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

Upon the application of:

Name: Itzel Eufrazio  
c/o Everica Piña

Address: 7617 W Business  
Hwy 83

Mission, TX 78572

Phone: (956) 209-2100

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	7/15/19

Water Supplier: NA

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

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

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

Canal Estates PH1 Lot 8

[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 Cente 7/15/19  
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 78372 956-205-7045 956-205-7049
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3/4

Application No: 3-1484

7/9/19

**AFFIDAVIT**  
**TO APPLY TO THE COUNTY OF HIDALGO**  
**FOR CERTIFICATE OF WATER SERVICE AVAILABILITY**  
**UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(e)(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

Itzel Eufracio / Evencia Pina

Known to me [or proved to me in the oath of Texas Driver License or through DL# 419016283 (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:

Canal Estates Ph I Lot 8"

[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."

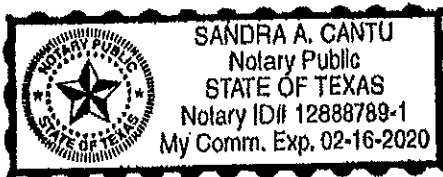
-OR-

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."

Itzel Eufracio (Signature)

SUBSCRIBED AND SWORN TO before me on July 15, 2019 to certify which, witnesses my hand and seal of office.

Sandra A. Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



CHARGE: VLTC  
GF#159794/JM

### 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: December 21, 2018  
Grantor: GERARDO GARCIA AND WIFE, IRMA GARCIA  
Grantor's Mailing Address: 285 Alberta Trevino Street  
Mission, Texas 78572  
Grantee: DANIEL RIOS AND WIFE, ITZEL BUFRACIO  
Grantee's Mailing Address: 3120 Yellowhammer Avenue  
McAllen, Texas 78504

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$21,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements): All of Lot 8, CANAL ESTATES PHASE I, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 8A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT, a 0.0416 of an acre of land conveyed to State of Texas by Deed dated August 31, 2005, filed December 5, 2005 under Document Number 2005-1551743, Official Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE

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

1. Restrictive covenants as set forth in instrument recorded in Volume 29, Page 8A, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules regulations and rights in favor of Hidalgo Municipal Utility District No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Canal Estates Phase I, recorded in Volume 29, Page 8A, Map Records of Hidalgo County, Texas.
4. Water Contract as shown by instrument dated March 8, 1956, recorded in Volume 837, Page 232, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Central Power and Light Company, as shown by instrument dated June 19, 1958, recorded in Volume 929, Page 81 and dated August 5, 1959, recorded in Volume 937, Page 378, Deed Records of Hidalgo County, Texas.
6. Future Cable Vision Franchise easement in favor of Rick Martin d/b/a Future Cablevision as shown by instrument dated April 2, 1987, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated July 8, 1999, filed November 16, 1999 under Document Number 823327; dated February 17, 2000, filed April 7, 2000 under Document Numbers 861863 and 861864; and dated April 5, 2000, filed April 7, 2000 under Document Number 861872, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Louis Drayfus Natural Gas Corp., as Lessee, dated June 16, 2000, filed April 3, 2000 under Document Number 894157, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated June 6, 2000, filed September 26, 2000 under Document Numbers 908260, 908261 and 908262, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Smith Production, Inc., as Lessee, dated July 21, 2003, filed January 9, 2004 under Document Number 1284320 and Document Number 1284321, Official Records of Hidalgo County, Texas.

11. Mineral and/or royalty interest granted in deed dated September 28, 1983, recorded in Volume 1906, Page 286, Official Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated December 31, 1993, filed January 21, 1994 under Document Number 365493 and filed September 8, 1998 under Document Number 707270, Official Records of Hidalgo County, Texas.
13. Mineral and/or royalty reservation contained in deed dated December 2, 2005, filed December 14, 2005 under Document Number 2005-1655500 and dated August 8, 2006, filed August 9, 2006 under Document Number 2006-1648850, Official Records of Hidalgo County, Texas.
14. 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.
15. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
16. 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.
17. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, the payment of which Grantee assumes.

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.

LONE STAR NATIONAL BANK 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 LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

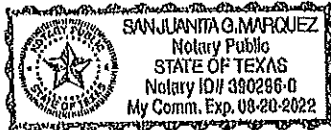
Gerardo Garcia  
GERARDO GARCIA

Irma Garcia  
IRMA GARCIA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on December 26<sup>th</sup>, 2018 by GERARDO GARCIA.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

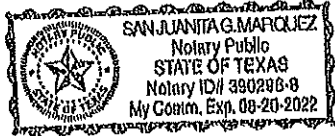
STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 21st, 2018 by IRMA GARCIA.

*[Handwritten signature]*

NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:  
DANIEL RIOS & ITZEL EUFRACIO  
3120 Yellowhammer Avenue  
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10th Street  
McAllen, Texas 78504  
File No. 159794



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

7/9/2019 1:03:11 PM

<b>Main Office</b>	<b>Precinct No. 1 Substation</b>	<b>Precinct No. 3 Substation</b>
1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	1902 Joe Stephens Ave. Weslaco, Texas 78696 Ph: 956-968-4734 Fax: 956-973-7860	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7046 Fax: 956-206-7049

Permit No.: Permit 3-1484  
 Receipt No.: 008204  
 C0960-01-000-0008-00

Rios, Daniel & Irma Estracio

- GARCIA GERARDO & IRMA Estracio
- 203 ALBERTO TREVINO ST
- MISSION, TX 78572
- (956) 240-7237
- (956) 240-7237
- [1] Contractor: self
- [2] Water System: M.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2584Sq.Ft.
- [5] Legal Description: CANAL ESTATES PH 1 LOT 8
- [6] Location: BUS. 83 AND SHOWERS RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$58000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Slide 6', Corner '  
 Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**  
 Description: Permit 3-1484  
 Price: \$30.00

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

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

*Sandra Cantu* 7/9/19  
 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.

*Ernesto Izaguirre*  
 Signature of Owner or Applicant

7-9-19  
 Date

IRREGULAR LOTS TABLE	
LOT 1	2528 50 FT 0 503 AC
LOT 2	2136 50 FT 0 503 AC
LOT 3	2136 50 FT 0 503 AC
LOT 4	2587 50 FT 0 503 AC
LOT 5	2187 50 FT 0 503 AC
LOT 6	2187 50 FT 0 503 AC
LOT 7	2187 50 FT 0 503 AC
LOT 8	2187 50 FT 0 503 AC
LOT 9	2187 50 FT 0 503 AC
LOT 10	2187 50 FT 0 503 AC

MAP OF  
CANAL ESTATES  
PHASE I

MISSION TEXAS  
BEING A SUBDIVISION  
OF A 503 ACRE TRACT OF LAND  
OUT OF TRACT 385,  
LOS EVIDOS DE REYNOSA VIEJO GRANT,  
MIDALGO COUNTY, TEXAS

Recorded in Volume 29 Page 8A  
of the map records of Hidalgo  
County, Texas  
Maiden and Hunt, Inc.  
County Surveyors

APPROVED FOR RECORDING BY  
COMMISSIONERS COURT  
Hidalgo County, Texas  
February 8, 1988  
WILLIAM "BUD" LEO, County Clerk  
Marilyn C. Gentry, County Clerk  
Hidalgo County, Texas

FORWARDED  
PARSON, BELTON & ASSOCIATES, INC.  
305 E. 14TH STREET  
MIDLAND, TEXAS 79701

SCALE 1" = 200' DATED JANUARY 29, 1988 BY  
JACK MAZUR  
CIVIL ENGINEER  
MIDLAND, TEXAS

PLAT OF THE  
CITY OF MIDLAND

THE UNDERSIGNED, ENGINEER, HEREBY CERTIFIES THAT THIS PLAT OF THE CITY OF MIDLAND IS ACCURATE AND CORRECTLY REPRESENTS THE LAND SHOWN THEREON AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY CHARTERS AND ORDINANCES AND THE CITY ENGINEER'S PLAT BOOKS, IN ALL RESPECTS.

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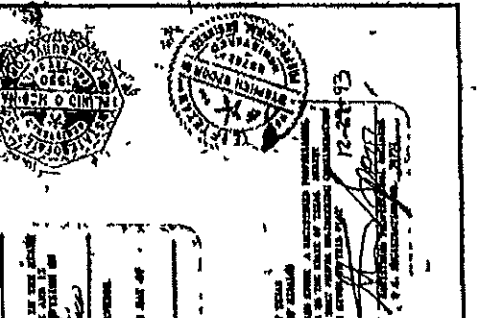
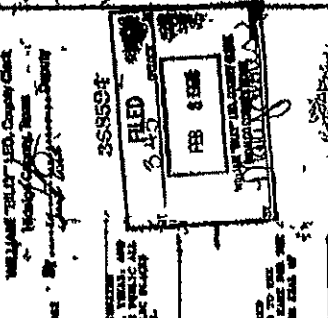
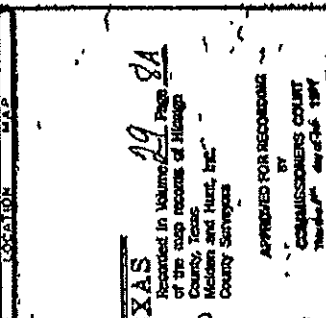
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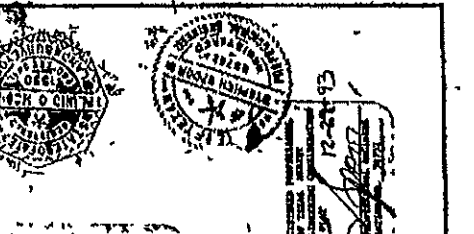
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APPROVED  
FOR RECORDING



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CHECKED FOR DRAINAGE BY [Signature] 1-13-88



# 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  
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Weslaco, TX 78596  
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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:

3-1510  
7/23/19

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

Upon the application of:

Name: Stephanie Estrada

Address: 5501 Dallas Circle  
Minin Ft. 78574

Phone: (956) 793-0052

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Arredondo</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>East</u>
		<u>7/23/19</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:

South-Fork Lot 62

[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 Cantre 7/23/19  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-1510  
7/23/19

**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

Stephanie Estrada

Known to me [or proved to me in the oath of Texas Driver License or through TDL#16741277 (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-Fork lot 62"

[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-

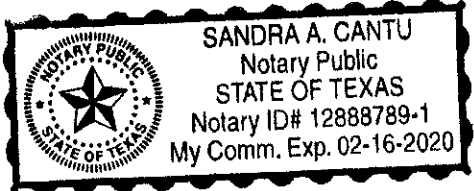
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 23, 2019, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

GENERAL WARRANTY DEED

Date: FEBRUARY 6, 2008

Grantor: FILIBERTO JIMENEZ

Grantor's Mailing Address: 2507 E. 29<sup>th</sup> STREET MISSION, TEXAS 78574 HIDALGO COUNTY

Grantee: STEPHANIE ESTRADA

Grantee's Mailing Address: 5503 ELLIE DRIVE MISSION, TEXAS 78574 HIDALGO COUNTY

Consideration: Love of, and affection for, Grantee.

Property (including any improvements): All of LOT 62, SOUTH-FORK SUBDIVISION, being a resubdivision of the North 6.0 acres of Lot 83, and all of Lots 86, 87, 88 and 89, Nick Doffing Subdivision Unit No. 1, out of Porciones 48 and 49, Hidalgo County, Texas, according to the map or plat thereof recorded in Map Records, Hidalgo County, Texas.

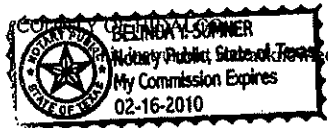
Reservations From and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current and prior years.

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.

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

[Signature of Filiberto Jimenez]
FILIBERTO JIMENEZ

STATE OF TEXAS )



[Signature of Bernadette Sumner]
Bernadette Sumner
Notary Public, State of Texas

AFTER RECORDING RETURN TO: STEPHANIE ESTRADA 5503 ELLIE DRIVE MISSION, TEXAS 78574



Chapter 232, Texas Local Government Code

7/23/2019 3:22:09 PM

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 3-1510  
Receipt No.: 008398  
S4260-00-000-0062-00

ESTRADA STEPHANIE  
5503 ELLIE DR  
MISSION, TX 78574  
(956) 293-0052  
(956) 293-0052

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: SOUTH-FORK LOT 62
- [6] Location: 492 AND 3 3/4 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side ', Side 6', Corner 25'  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-1510  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sandra.cantu  
Inspector: roy.cantu  
Receipt: sandra.cantu

*Sandra Cantu* 7/23/19  
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.

*MS: [Signature]*  
Signature of Owner or Applicant

*7/23/19*  
Date





# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-1480  
7/8/19

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

Upon the application of:

Name: David Angel  
Mercedo  
Address: 5304 Astro Dr  
Mission TX  
78574  
Phone: (956) 533-8795

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Arreola</u>
Inspection/Permit No:		<u>2700</u>
Date Approved:	<u>1 1</u>	<u>7/24/19</u>

Water Supplier: Shary Land  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

La Homa Meadows Ph2 Lot 10

[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 Carter 7/24/19  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 06-03-15

<b>Main Office</b> 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	<b>Precinct No.1 Substation</b> 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	<b>Precinct No.3 Substation</b> 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:

3-1480  
7/8/19

**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

David Angel Mercado

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 36367490 (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 Homa Meadows Ph2 lot 10."

[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."

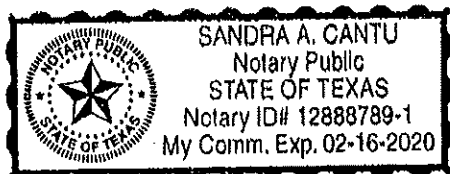
-OR-

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 July 24, 2019, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**CHARGE TO: VLTC  
GF #160089 (AR)**

**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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** January 18, 2019

**Grantor:** MARCO ANTONIO RIVERA and wife, ASHLIE M. RIVERA

**Grantor's Mailing Address:** 610 Sunrise Lane  
Mission, Texas 78574  
Hidalgo County

**Grantee:** DAVID ANGEL MERCADO, a single person

**Grantee's Mailing Address:** 4506 N. Bentsen Palm Drive  
Mission, Texas 78574  
Hidalgo County

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$26,250.00) payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to S. DAVID DEANDA, JR., Trustee.

**Property (including any improvements):**

All of Lot 10, LA HOMA MEADOWS PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 28, Page 48B, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** as they validly exist

- a. Restrictive Covenants as set forth in instrument dated and filed March 31, 1993 under Document Number 313280, Official Records and Volume 28, Page 48B, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- b. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.
- c. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Homa Meadows Phase II, recorded in Volume 28, Page 48B, Map Records of Hidalgo County, Texas.
- d. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated October 27, 1959, recorded in Volume 962, Page 514, and dated April 20, 1959, recorded in Volume 945, Page 32, Deed Records of Hidalgo County, Texas.

- e. Highway easement in favor of State of Texas as shown by instrument dated September 22, 1965, recorded in Volume 1127, Page 347, Deed Records of Hidalgo County, Texas.
- f. Pipeline easement in favor of The Atlantic Refining Company as shown by instrument dated January 25, 1966, recorded in Volume 1138, Page 336, Deed Records of Hidalgo County, Texas.
- g. Right of way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated October 16, 2015, filed November 10, 2015 under Document Number 2015-2661453, Official Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Floyd A. Schumacher to Roemer-Swanson Energy Corporation, dated December 4, 1999, filed December 14, 1999 under Document Number 859967, and amendments filed January 2, 2003 under Document Number 1153825 and Document Number 1153826, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Floyd A. Schumacher to Tana Oil and Gas Corporation, dated March 12, 1984, recorded in Volume 1967, Page 803, Official Records of Hidalgo County, Texas.
- j. Terms, stipulations and conditions contained in Declaration of Pooling as set forth in instrument dated October 14, 2002, filed October 16, 2002 under Document Number 1131716 and amended filed November 22, 2002 under Document Number 1143125, Official Records of Hidalgo County, Texas.
- k. Mineral and/or royalty reservation contained in deed dated February 26, 1973, recorded in Volume 1357, Page 921, Deed Records of Hidalgo County, Texas.
- l. Order and Resolution in favor of Hidalgo County Irrigation District No. 6 dated January 14, 1993, recorded in Volume 3409, Page 636, Official Records of Hidalgo County, Texas.
- m. Visible and apparent easements on or across the property herein described.
- n. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- o. 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.
- p. Taxes for the year 2019 and all subsequent years, 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.

LONE STAR NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described on TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$26,250.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said LONE STAR NATIONAL BANK and the same are hereby TRANSFERRED AND ASSIGNED to said LONE STAR NATIONAL BANK without recourse on grantor.

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

  
MARCO ANTONIO RIVERA

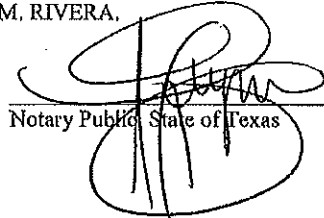
  
ASHLIE M. RIVERA

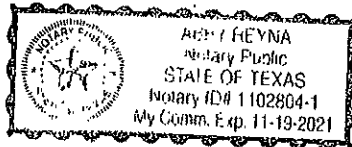
ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§

This instrument was acknowledged before me on the 18<sup>th</sup> day of January, 2019 by MARCO ANTONIO RIVERA and wife, ASHLIE M. RIVERA.

  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
Law Office of Ciro Ochoa, Jr.  
315 N. Shary Rd. #1021  
Mission, Texas 78572  
GF NO. 160089/AR

AFTER RECORDING RETURN TO:  
David Angel Mercado  
4506 N. Bentsen Palm Drive  
Mission, Texas 78574



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

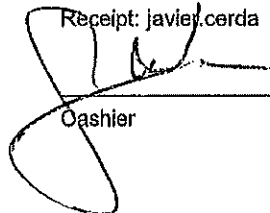
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Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78598	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-988-4734	Ph: 956-205-7046
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 3-1480  
 Receipt No.: 008176  
 L1085-02-000-0010-00

- Mercado, David  
 5304 astro dr  
 MISSION, TX 78574  
 (956) 533-8795  
 (956) 533-8795
- [1] Contractor: SELF
  - [2] Water System: Sharyland WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 1888Sq.Ft.
  - [5] Legal Description: LA HOMA MEADOWS PH 2 LOT 10
  - [6] Location: 4 ml & la homa rd
  - [7] Sewage: N/A
  - [8] Construction Type: Block
  - [9] Est. Cost of Construction: \$20000
  - [10] Flood Zone: Zone A


Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: Yes  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: must comply w/ all setbacks  
 Description: Permit 3-1480  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: javier.cerda  
 Inspector: beto.garza  
 Receipt: javier.cerda

  
 Cashier

7-8-19  
 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.

 7/8/19  
 Signature of Owner or Applicant Date

