



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-8197

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

Upon the application of:

Name: Leonel Saldivar

Address: 7830 Veraln Lot 34
Mercedes, TX 78530

Phone: 956-366-0934

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Secur Service</u>
Date Approved:	<u>1 1</u>	<u>8/6/19</u>

Water Supplier: Mercedes Water Department

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

Account/ESI No.: 10032789491300434
[] Temporary Pole [] Permanent Service

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

owner of property, Leonel Saldivar
Southern valley Est Lot 34

[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: 1-2197

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

Leonel Saldívar

Known to me [or proved to me in the oath of 20990603 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:

Southern Valley Est lot 34
Lot 34, 7850 Vera Ln. Mercedes, TX 78510"

[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-

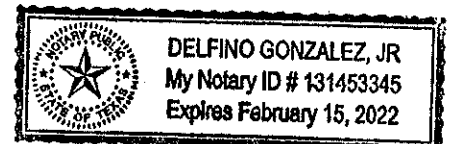
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Leonel Saldívar

(Signature)

SUBSCRIBED AND SWORN TO before me on August 4th, 2019, to certify which, witnesses my hand and seal of office.

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 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.

General Warranty Gift Deed

Date: May 13, 2019

Grantor: Marvelia Trevino

Grantor's Mailing Address:

Marvelia Trevino
2280 W. US Highway 77, Apt. 126
San Benito, TX 78586

Grantee: Leonel Saldivar

Grantee's Mailing Address:

Leonel Saldivar
2280 W. US Highway 77, Apt. 126
San Benito, TX 78586

Consideration: Love of, and affection for, Grantee.

Property (including any improvements): Lot Thirty-four (34), SOUTHERN VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 24, Page 171-A, map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Any and all easements, conditions, and restrictions, if any, and all outstanding oil, gas, mineral and/or royalty reservations and/or interests, if any, relating to the hereinabove described real property, to the extent, and only to the extent, that the same remain in force and effect, shown of record in the office of the County Clerk of Hidalgo County, Texas, and all easements apparent upon the ground.
2. Taxes for the year 2019, which Grantee has agreed to pay.

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.

2259.0000

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Marvelia Trevino
Marvelia Trevino

STATE OF TEXAS)

COUNTY OF CAMERON)

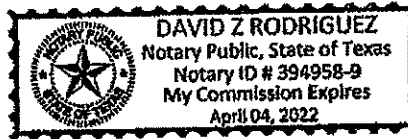
This instrument was acknowledged before me on May 14, 2019, by Marvelia Trevino.

David Z. Rodriguez
Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

Rountree Law Firm
222 East Van Buren, Suite 101
HARLINGEN, TX 78550-6804
Tel: (956) 412-1234
Fax: (956) 412-1235



AFTER RECORDING RETURN TO:

Leonel Saldivar
2280 W. US Highway 77, Apt. 126
San Benito, TX 78586



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-2197
Receipt No.: 008505
S4845-00-000-0034-00

SALDIVAR LEONEL
2280 W US HIGHWAY 77 APT 126
SAN BENITO, TX 78586
(956) 252-6576
(956) 252-6576

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1969Sq.Ft.
- [5] Legal Description: SOUTHERN VALLEY ESTATES LOT 34
- [6] Location: MILE 6 N. & MILE 2 E.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$127000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 27', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-2197
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulfoa
Inspector: gilbert.pecina
Receipt: alyssa.ulfoa

Cashier

7/31/19
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.

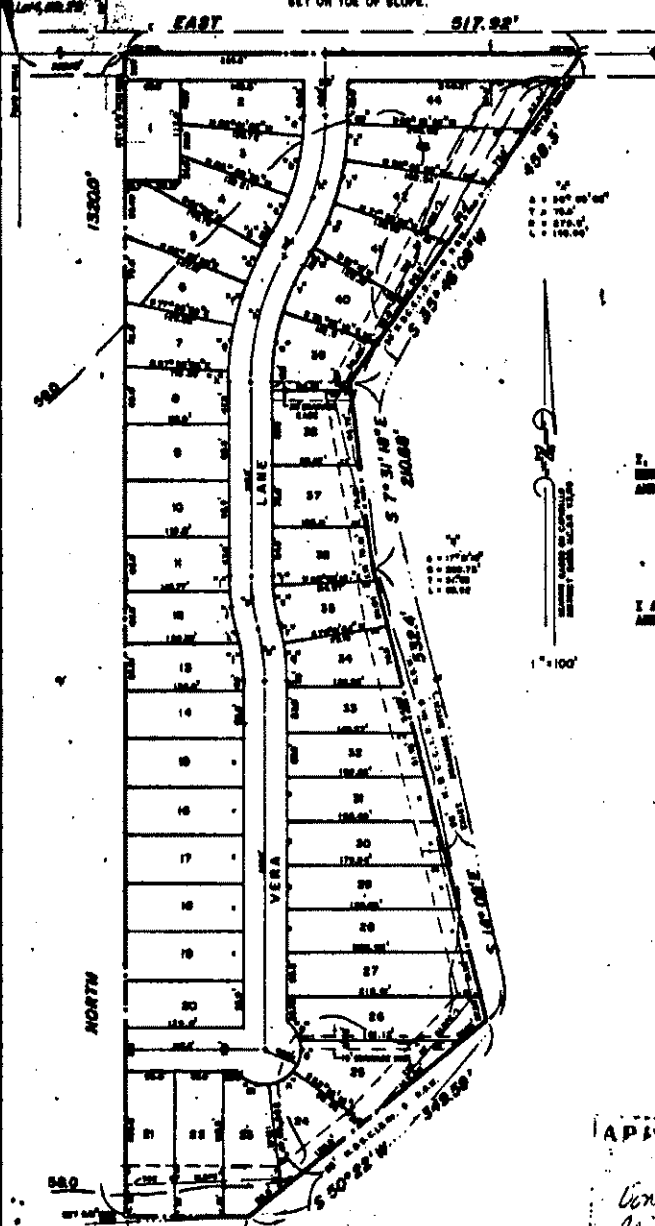
Signature of Owner or Applicant

7/31/19
Date

NOTE:
 • SET 3/4" IRON ROSS ON ALL LOT CORNERS
 • LOTS 21-44 REAR LOT CORNERS SET ON TOE OF SLOPE.

LOT AREA TABLE

1	7,000	16	7,400	31	7,700
2	7,300	17	7,400	32	7,800
3	7,300	18	7,400	33	7,800
4	7,300	19	7,400	34	7,800
5	7,300	20	7,400	35	7,800
6	7,300	21	7,400	36	7,800
7	7,300	22	7,400	37	7,800
8	7,300	23	7,400	38	7,800
9	7,300	24	7,400	39	7,800
10	7,300	25	7,400	40	7,800
11	7,300	26	7,400	41	7,800
12	7,300	27	7,400	42	7,800
13	7,300	28	7,400	43	7,800
14	7,300	29	7,400	44	7,800
15	7,300	30	7,400		



MAP OF SOUTHERN VALLEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF THE EAST 10 ACRES OUT OF A 21.200 ACRES TRACT OUT OF LOTS 4, BLOCK 20, CAPITALLO DISTRICT SUBDIVISION, EL PASO COUNTY, TEXAS.

I, THE UNDERSIGNED, FRED L. SMITH, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PERIODIC INSPECTIONS HAVE BEEN MADE OF THIS PLAN AND IN A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE ABOVE DESCRIBED.



I, ALLEN S. GIBBY, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PLAN TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE ABOVE DESCRIBED TRACT AND SUBDIVISION.

ALLEN S. GIBBY
 REGISTERED PUBLIC SURVEYOR
 EL PASO COUNTY, TEXAS
 PREPARED: JANUARY 15, 1958
 T-408 JOB NO. 1-000010

STATE OF TEXAS
 COUNTY OF EL PASO

BEFORE ME BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, FRED SMITH, ADMITS, AND CONFIRMS THE FOREGOING MAP OR PLAN AND DOES SUBSCRIBE TO THE PUBLIC THE SURFACE AND THE ELEVATIONS AND ALIENS DESIGNATED THEREON.

Fred L. Smith
 FRED L. SMITH, OWNER

STATE OF TEXAS
 COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN SMITH, OWNER HEREIN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS VERBALLY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF February, A.D., 1958.

APPROVED
Lona Walker
 April 1, 1958

NOTARY PUBLIC FOR THE STATE OF TEXAS
 FRED L. SMITH
 Notary Public
 State of Texas
 My Commission Expires 1960

Recorded in Book 24 Page 174
 of the real records of El Paso
 County Texas
 Filed and Hunt, Inc.
 County Surveyors

- MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 10 INCHES ABOVE NATURAL GROUND OR ELEVATION 61.0 UNLESS OTHERWISE SPECIFIED.
- ANTICIPATED HIGH WATER ELEVATION ORIGINATED BY A 100 YEAR STORM IS LESS THAN 1 FOOT OF DEPTH IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 48224 00200 JAN. 2, 1981.
- SEWER MAIN: 8" BUT SHALL BE IN PAVEMENT ON THE NORTHEAST CORNER OF PROPERTY. ELEVATION 61.0

SEE MAP

Y	X	ELEVATION	REMARKS
1	1	61.0	...
1	2	61.0	...
1	3	61.0	...
1	4	61.0	...
1	5	61.0	...
1	6	61.0	...
1	7	61.0	...
1	8	61.0	...
1	9	61.0	...
1	10	61.0	...
1	11	61.0	...
1	12	61.0	...
1	13	61.0	...
1	14	61.0	...
1	15	61.0	...
1	16	61.0	...
1	17	61.0	...
1	18	61.0	...
1	19	61.0	...
1	20	61.0	...
1	21	61.0	...
1	22	61.0	...
1	23	61.0	...
1	24	61.0	...
1	25	61.0	...
1	26	61.0	...
1	27	61.0	...
1	28	61.0	...
1	29	61.0	...
1	30	61.0	...
1	31	61.0	...
1	32	61.0	...
1	33	61.0	...
1	34	61.0	...
1	35	61.0	...
1	36	61.0	...
1	37	61.0	...
1	38	61.0	...
1	39	61.0	...
1	40	61.0	...
1	41	61.0	...
1	42	61.0	...
1	43	61.0	...
1	44	61.0	...

APPROVED FOR RECORDING
 BY COMMISSIONER OF DEEDS
 The 15th day of February 1958
 1 FOLIO 144, CANTON, TEXAS
[Signature]

CHECKED FOR DRAINAGE
 BY: *[Signature]*
 FILED

