

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	REBECCA R. DAVENPORT	3-1337
2.		
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12.		
13.		
	COMM. COURT: AUGUST 20, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-1337
4/24/19

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 Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	1 / 1	8/14/19

Name: Rebecca R. Davenport

Address: 7831 Apache St.
Mission, TX
78572

Phone: (956) 342-4329

Water Supplier: NA

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

Account/ESI No.: 100327894 19842642
[] Temporary Pole [X] Permanent Service

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

Silverado West Lot 71

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Sandra Cantu 8/14/19
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 th 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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Precinct 3
Precinct 1 23

T.J. Arredondo, CFM
Director of Planning

Application No: 3-1337
4/24/19

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

Rebeccah R. Davenport

Known to me [or proved to me in the oath of Texas Driver License or through TXDL #26939307 (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: Silverado West Lot 71, 7831 Apache St. Mission, TX 78572."

[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 August 13, 2019, to certify which, witnesses my hand and seal of office.

Irma Solis Alvarado
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SEARCHED [initials] SERIALIZED [initials] INDEXED [initials] FILED [initials]
APR 12 2019

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: APRIL 12, 2019

Grantor: MIGUEL A. ALANIZ and wife, LEONOR E. ALANIZ

Grantor's Mailing Address: 7821 APACHE ST.
MISSION, TEXAS 78572
HIDALGO COUNTY

Grantee: REBECCA R. DAVENPORT

Grantee's Mailing Address: 2314 W. PALM VISTA DR., APT. 10
MISSION, TEXAS 75872
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$170,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE and by a first-lien deed of trust of even date from Grantee to EDD HARGETT, Trustee.

Property (including any improvements):

Lot Seventy One (71), SILVERADO WEST SUBD., an Addition to the City of Palmview, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 26, Page 90, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 2365, Page 327 and Volume 2970, Page 353, Official Records of Hidalgo County, Texas; Volume 26, Page 90, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

- u. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated December 20, 1971, recorded in Volume 1306, Page 562, and dated December 20, 1971, recorded in Volume 1306, Page 573, Deed Records and dated November 15, 1983, recorded in Volume 1906, Page 286, Official Records of Hidalgo County, Texas.
- v. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- w. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Palmview and/or other Governmental Authority.

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.

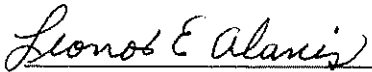
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE, 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's lien against and superior title to the Property are retained for the benefit of UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE and are transferred to UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE or Successor agency, UNITED STATES DEPARTMENT OF AGRICULTURE without recourse against Grantor.

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



 MIGUEL A. ALANIZ



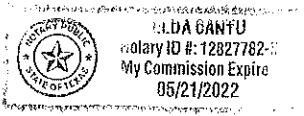
 LEONOR E. ALANIZ

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th day of April, 2019, by MIGUEL A. ALANIZ.

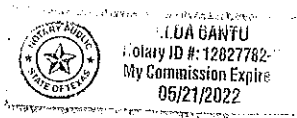


[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th day of April, 2019, by LEONOR E. ALANIZ



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF# 182434610

AFTER RECORDING RETURN TO:
REBECCA R. DAVENPORT
2314 W. PALM VISTA DR., APT. 10
MISSION, TEXAS 75872



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

4/24/2019 2:56:07 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 3-1337
Receipt No.: 007227
S3567-00-000-0071-00

DAVENPORT REBECCA R
7831 APACHI
MISSION, TX 78573
(956) 342-4329
(956) 342-4329

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-1337
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SILVERADO WEST LOT 71
- [6] Location: EXPRESSWAY 83 AND SIDER ROAD
- [7] Sewage: M.U.D. *showy*
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000.00
- [10] Flood Zone: Zone C

Total Amount.....\$30.00

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

Javier Cerda
Cashier
4-24-19
Date

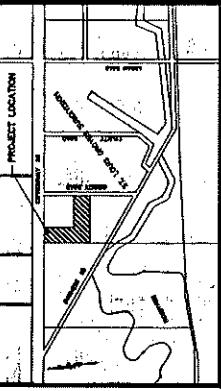
[NOTICE]

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.

Pedro Eufrazio
Signature of Owner or Applicant

4-24-19
Date

PEDRO Eufrazio



LANDS AND INTERESTS

THE LANDS SHOWN ON THIS PLAT ARE PART OF TRACT NO. 100, BLOCK NO. 100, IN HAYWARD COUNTY, TEXAS, AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF SAID COUNTY, TEXAS, AND ARE MORE PARTICULARLY DESCRIBED BY ACTS AND BOUNDS AS FOLLOWS:

SECTION 36, TOWNSHIP 10N, RANGE 10E, COUNTY OF HAYWARD, TEXAS, BEING THE WEST HALF OF SAID SECTION, AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF SAID COUNTY, TEXAS, AND ARE MORE PARTICULARLY DESCRIBED BY ACTS AND BOUNDS AS FOLLOWS:

SECTION 36, TOWNSHIP 10N, RANGE 10E, COUNTY OF HAYWARD, TEXAS, BEING THE WEST HALF OF SAID SECTION, AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF SAID COUNTY, TEXAS, AND ARE MORE PARTICULARLY DESCRIBED BY ACTS AND BOUNDS AS FOLLOWS:

SECTION 36, TOWNSHIP 10N, RANGE 10E, COUNTY OF HAYWARD, TEXAS, BEING THE WEST HALF OF SAID SECTION, AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF SAID COUNTY, TEXAS, AND ARE MORE PARTICULARLY DESCRIBED BY ACTS AND BOUNDS AS FOLLOWS:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO THE CITY OF PALMER, HEREBY CERTIFY THAT THIS SUBMISSION PLAT CONFORMS TO ALL REQUIREMENTS OF THE PLANNING AND ZONING REGULATIONS OF THE CITY OF PALMER, WHEREBY APPROVAL IS REQUIRED.

Z. D. ...
 CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MR. LEONEL BAZAN, MR. HECTOR HERNANDEZ AND MR. ANTONIO JESU TO THE CITY OF PALMER, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PUBLIC, FOR STRUCTURE, ALLEYS AND EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MR. LEONEL BAZAN
 MR. HECTOR HERNANDEZ
 MR. ANTONIO JESU

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Leonel Bazan, Hector Hernandez and Antonio Jesu* KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO BE THAT GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 1989.



THIS PLAT IS APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF PALMER ON THIS THE _____ DAY OF _____, 1989.

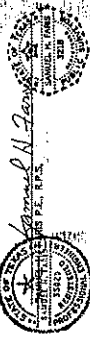
MAYOR, CITY OF PALMER
...

CITY ATTORNEY
...

APPROVED AS TO FORM

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT THE UNDERSIGNED HAS PERSONALLY EXAMINED THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER RECORDING HAS BEEN GIVEN TO THIS PLAT.



FILED BOOK NO. 206-207-A 210

PHASE II ENGINEERING

CIVIL AND INDUSTRIAL ENGINEERING
 Lead Planning
 Construction Management
 1009 MCWAY DRIVE # 8 HALLAM, TEXAS (512) 884-8334

DATE	DEC. 1989
BY	S.F.
NO.	E-89-167
REV.	1

This Plat approved for record and submitted for services by Hidalgo Municipality by Hidalgo District No. 1, subject to the District's jurisdiction and the responsibility of such services.

...

APPROVED FOR RECORDING
 COUNTY CLERK
 HAYWARD COUNTY, TEXAS

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	10,000	929.03
2	10,000	929.03
3	10,000	929.03
4	10,000	929.03
5	10,000	929.03
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95	10,000	929.03
96	10,000	929.03
97	10,000	929.03
98	10,000	929.03
99	10,000	929.03
100	10,000	929.03

GENERAL NOTES

1. Only one residence per lot.
2. Minimum finished floor elevation to be 1' above top of curb as measured at center of lot.
3. 100 - Year Flood zone "Q" - area of annual flooding.
4. Maximum building set back:
 Front 20'
 Side 10'
 Street side 10'

PLAT OF
 SILVERADO WEST SUBD.
 BEING A RESUBDIVISION OUT OF
 TRACT 384, LOS EJIDOS DE REVINOVA VIEJO GRANT
 HIDALGO COUNTY, TEXAS
 (97.79 ACRES)

