

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILIBTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JOAN BELTRAN	3-1705
2.		
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11.		
12.		
13.		
	COMM. COURT: NOVEMBER 26, 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 3 4

Application No: 3-1705

10/24/19

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

Upon the application of:

Name: Joan Beltran

Address: 7603 Wagon Trail Dr.  
Mission, TX 78572  
Phone: (956) 263-5229

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>antony</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	/ /	<u>sean</u> <u>11/18/19</u>

Water Supplier: NA

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:

Lot 124, Silverado West.

[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.~~

Landra Carter 11/19/19  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**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: September 27, 2019

Grantor: MARTHA A. GUERRERO DE GONZALEZ and husband, PEDRO GONZALEZ

Grantor's Mailing Address (including county): 313 N. Bryan Blvd.  
Alton, Texas 78573  
Hidalgo County, Texas

Grantee: JOAN BELTRAN

Grantee's Mailing Address (including county): 715 County Road 329, Oasis RV Park  
Freeport, Texas 77541  
Brazoria County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS in the principal amount of NINETY-NINE THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$99,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS and by a first-lien deed of trust of even date from Grantee to ALLAN B. POLUNSKY, Trustee.

Property (including any improvements):

Lot 126, SILVERADO WEST SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 26, Page 90, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 2365, PAGE 327, AND VOLUME 2970, PAGE 353, OFFICIAL RECORDS; AND, VOLUME 26, PAGE 90, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grants and/or reservations in instruments dated December 20, 1971, recorded in Volume 1306, Page 573, Deed Records, Hidalgo County, Texas and dated September 28, 1983, recorded in Volume 1906, Page 286, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 1, 1955, recorded in Volume 179, Page 419, Oil and Gas Records, and dated October 21, 1982, recorded in Volume 422, Page 830, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated July 8, 1999, recorded under Clerk's File No. 823327, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated February 17, 2000, recorded under Clerk's File No. 861861, Official Records, dated February 17, 2000, recorded under Clerk's File No. 861862, Official Records, and dated April 5, 2000, recorded under Clerk's File No. 861871, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated October 20, 1982, recorded in Volume 422, Page 834, Oil and Gas Records, unitized in instrument dated March 27, 1984, recorded in Volume 1963, Page 962, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated July 11, 1983, recorded in Volume 1899, Page 120, Official Records, unitized in instrument dated March 27, 1984, recorded in Volume 1963, Page 962, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated July 11, 1983, recorded in Volume 1907, Page 283, Official Records, unitized in instrument dated March 27, 1984, recorded in Volume 1963, Page 962, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed herein or not.

Easement and/or other rights, if any, as set forth in a Judgment dated August 5, 1959, recorded in Volume 957, Page 378, Deed Records, Hidalgo County, Texas.

Contract, Easement, and Use Restriction dated June 13, 1990, recorded in Volume 2946, Page 659, Official Records, Hidalgo County, Texas.

Future Cable Vision Franchise dated April 2, 1987, recorded in Volume 2424, Page 326, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of AGUA SPECIAL UTILITIES DISTRICT.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 6.

Easements, rules, regulations and rights in favor of HIDALGO MUNICIPAL UTILITY DISTRICT NO. 1.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2019 and subsequent years.

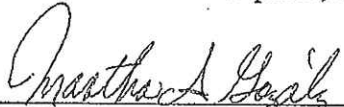
Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS, 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 the superior title to the Property are retained for the benefit of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS and are transferred to LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS, without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

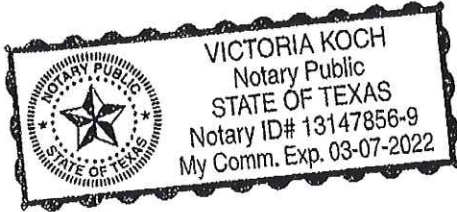
  
\_\_\_\_\_  
MARTHA A. GUERRERO DE GONZALEZ

  
\_\_\_\_\_  
PEDRO GONZALEZ

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 27<sup>th</sup> of September, 2019, by  
MARTHA A. GUERRERO DE GONZALEZ and husband, PEDRO GONZALEZ.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JOAN BELTRAN  
715 County Road 329, Oasis RV Park  
Freeport, Texas 77541

PREPARED BY:  
LEWIS PEÑA FALCON  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 922784; MR:bc



Chapter 232, Texas Local Government Code

10/24/2019 3:39:31 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 3-1705  
Receipt No.: 009557  
S3567-00-000-0126-00

BELTRAN JOAN  
7610 WAGON TRAIL DRIVE  
MISSION, TX 78574  
(956) 263-5229  
(956) 600-9791

- [1] Contractor: self
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1171Sq.Ft.
- [5] Legal Description: SILVERADO WEST LOT 126
- [6] Location: SGHOWERS ROAD AND HIGHWAY 83
- [7] Sewage: M.U.D.
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$87198
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side ', Comer 10'  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-1705  
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: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 10/24/19  
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.

Signature of Owner or Applicant

Date

*Diana Rodriguez*

10/24/19

