

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	DANIEL C. ESPARZA	3-1630
2.		
3.		
4.		
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6.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 3, 2019	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 3-11630
9/18/19

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

Upon the application of:

Name: Daniel C. Esparza
Address: 7412 S. LOS Charcos Dr
Mission, TX 78572
Phone: (956) 451-7313

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Antonio</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>11/26/19</u>

Water Supplier: Agua Sud
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:

Carlos Acres Lot 55

[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 Cantu 11/26/19
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
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Precinct 1 2 3 4

Application No:

3-1630
9/18/19

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

Daniel C. Esparza

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

Carlos Acres Lot 55"

[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-

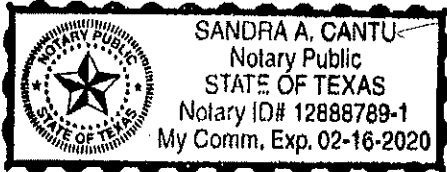
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on November 26, 2019, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SIERRA TITLE
CLOSER SL GF# 3182228

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: August 16, 2019

Grantor: ALEJANDRO RODRIGUEZ, a single person

Grantor's Mailing Address: 2714 Rosenheath Lane
Houston, Texas 77073
Harris County

Grantee: DANIEL C. ESPARZA, a single person and DANIEL ULLOA ESPARZA, a married person

Grantee's Mailing Address: 7612 S. Los Charcos Dr.
Mission, Texas 78572
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$23,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

✓ Property (including any improvements):
Lot 55, CARLOS ACRES SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 162, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Right-of-Way Easement awarded to Texas Eastern Transmission Corporation in Cause CON-7, filed May 9, 1957, vs. John F. Hoene, et al, in the County Court of Hidalgo County, Texas, covering a 50.0 feet strip of land.

Right-of-Way Easement in favor of Central Power and Light Company, recorded in Volume 910, Page 46, Volume 923, Page 292, Volume 962, Page 141, Volume 962, Page 142, and Volume 962, Page 143, all in Deed Records of Hidalgo County, Texas.

Water Contract dated March 8, 1956, between Hidalgo County Water Control and Improvement District No. 1 and St. Louis Groves Irrigation Company for 99 years, recorded in Volume 857, Page 232, Deed Records of Hidalgo County, Texas.

Conveyance of Water Rights dated April 14, 1977, recorded in Volume 2, Page 133, Water Rights Records of Hidalgo County, Texas, re-filed in Volume 2, Page 328, Water Rights Records of Hidalgo County, Texas, and Volume 1710, Page 247, Deed Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 21, Page 162, Map Records of Hidalgo County, Texas.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease dated June 16, 2000, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 3, 2000, under Clerk's File No. 894157.

All oil, gas, and other minerals reserved in Deed recorded in Volume 1478, Page 84, Deed Records of Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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.

All ad valorem taxes for the year 2019 and all subsequent 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.

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.

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

Alejandro Rodriguez
ALEJANDRO RODRIGUEZ

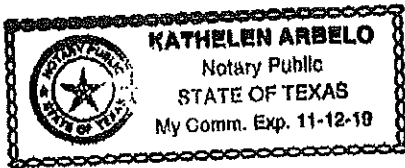
(Acknowledgment)

STATE OF TEXAS
COUNTY OF *Harris*

This instrument was acknowledged before me on the 19 day of August, 2019,
by ALEJANDRO RODRIGUEZ.

(SEAL)

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
DANIEL ESPERZA
7612 S. Los Charcos Dr.
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3182228,SR/eh



Chapter 232, Texas Local Government Code

9/18/2019 3:40:43 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
1304 South 28th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78598
Ph: 956-988-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7046
Fax: 956-205-7049

Permit No.: Permit 3-1630
Receipt No.: 009129
C1760-00-000-0055-00

- ESPARZA DANIEL C. & DANIEL ULLOA ESPARZA
- 7612 SOUTH LOS CHARCOS
- MISSION, TX 78572
- (956) 451-7313
- (956) 451-7313
- [1] Contractor: self
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: CARLOS ACRES LOT 55
- [6] Location: BUSINESS 83 AND SHOWERS ROAD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**
 Description: Permit 3-1630
 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 9/18/19
 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.

Maria Lopez
Done
Signature of Owner or Applicant

9-18-19
 Date

MAP OF CARLOS ACRES

FILED FOR RECORD NO. 23 IN '00 SANTOS SALDANA COUNTY CLERK MIDLAND COUNTY TEXAS

BEING A RESUBDIVISION OF TRACT 287 OF THE PARTITION OF LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO KNOW ALL MEN BY THESE PRESENTS THAT WE, CARLOS G. LEAL, INC., OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADWAYS AND EASEMENT THEREON SHOWN.

Tolanda Leal, ATTORNEY Tolanda Leal, SECRETARY

BY CARLOS G. LEAL, PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR CARLOS G. LEAL AND TOLANDA LEAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AS THEREIN STATED AND FOR THE CONSIDERATIONS AS THEREIN EXPRESSED. DATED THIS 28th DAY OF FEBRUARY A.D. 1921

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING Notary Public in and for Hidalgo County, Texas

Recorded in Book 27, Page 162 of the Public Records of Hidalgo County, Texas

I, JOHN W. WHEELER, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS SAME WAS PLATTED BY ME FROM SURVEYS MADE BY ME ON THE GROUND. WILKINSON, TEXAS FEBRUARY 25, 1921



APPROVED FOR RECORDING BY COMMISSIONERS COURT This is the true and correct copy of the original as filed with the County Clerk, Hidalgo County, Texas

3/10/81

