

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ALFREDO CORTINA	1-2640
2.		
3.		
	COMM. COURT: FEBRUARY 11, 2020	



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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: 1-2640

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

Upon the application of:

Name: Alfredo Cortina

Address: 22023 Engleman
Garden Rd.
Edcouch, TX 78538

Phone: (956) 566-8169

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>1 / 27 / 2020</u>

Water Supplier: NAWSA

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

Account/ESI No.: 10032789419973213
[] Temporary Pole [] Permanent Service

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

Engleman lot #1

[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
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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

Alfredo Cortina

Known to me [or proved to me in the oath of _____ or through Driver's 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:

Engleman Lot # 1

[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]

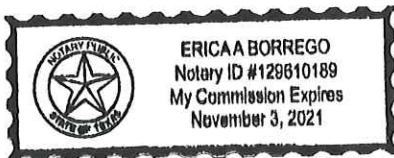
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 January 27, 2020, to certify which, witnesses my hand and seal of office.



Erica A Borrego
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

For good and valuable consideration of the sum of Forty-Eight Thousand Eight Hundred Sixty-Six and 88/100 Dollars (\$48,866.88), the receipt and sufficiency of which is hereby acknowledged, OCTAVIO DIAZ of P.O. BOX 1486, EDCOUCH, TX 78538 (hereinafter "Grantor"), on January 07, 2015, does hereby bargain, grant, deed, and convey to ALFREDO CORTINA of 116 NIXON STREET, EDCOUCH, TX 78538 (hereinafter "Grantee"), the following land parcel located in the County of HIDALGO, State of TX, free and clear with Warranty Covenants:

LOT1, ENGELMAN RESUBDIVISION, AS SHOWN ON THE PLAT THEREOF, FILED ON RECORD IN THE OFFICE THE COUNTY CLERK OF HIDALGO, TEXAS UNDER VOL 6, PAGE 41 (hereinafter the "Property").

Also known by street address as: ENGELMAN LOT 1, N Mile 19, EDINBURG, TX, 78539.

Hidalgo County Tax Assessor's Number: E6290-00-000-0001-00.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use, and other laws and regulations.

To have and to hold same, together with all the buildings, improvements, and appurtenances thereto, if any, to the Grantee, its heirs, successors or assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, successors, and assigns, that Grantor lawfully owns the above-described Property in fee simple absolute; that it has a good right to convey; that the Property is free from all encumbrances; that Grantee shall quietly enjoy the Property; that Grantor and its heirs, successors, and assigns and all persons acquiring any interest in the Property granted, through or for Grantor, will, on demand of Grantee, or its heirs, successors, or assigns, and at the expense of Grantee, its heirs, successors, or assigns, execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the Property so granted to Grantee, its heirs, successors, and assigns against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on April 07, 2015.

GRANTOR



OCTAVIO DIAZ

GRANTEE



ALFREDO CORTINA

NOTARY PUBLIC

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

On April 7th, 2015, before me, OCTAVIO DIAZ and ALFREDO CORTINA, personally appeared, (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature [Handwritten Signature]
GRANTOR: OCTAVIO DIAZ

Identification Produced: Drivers Lic.
Number 18467599 Issued by: Texas.

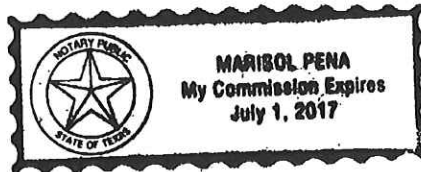
Signature Alfredo Cortina

GRANTEE: ALFREDO CORTINA

Identification Produced: Drivers Lic
Number 28552052 Issued by: Texas

Notary Signature [Handwritten Signature] Date: 4/7/2015
MARISOL PENA, STATE OF TEXAS

My notary expires: _____



IN WITNESS WHEREOF, THE PARTIES SIGNED THEIR NAMES ON THE DATES IN THE YEAR SET FORTH BELOW.

Buyer:

Alfredo Cortina
ALFREDO CORTINA
116 NIXON STREET
EDCOUCH, TX 78538

Date: 04-07-15

Seller:

Octavio Diaz
OCTAVIO DIAZ
P.O. BOX 1486
EDCOUCH, TX

Date: 04-07-15

NOTARY

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

The foregoing instrument was executed and acknowledged before me this 7th day of April, 20 15, by ALFREDO CORTINA, Buyer AND OCTAVIO DIAZ, Seller.

WITNESS my hand and official seal in the State and County aforesaid, this 7th day of April, 20 15.

Marisol Pena Notary Public
MARISOL PENA,



My Commission Expires: 7/1/2017



Chapter 232, Texas Local Government Code

12/20/2019 12:23:18 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2640
Receipt No.: 010221
E6290-00-000-0001-00

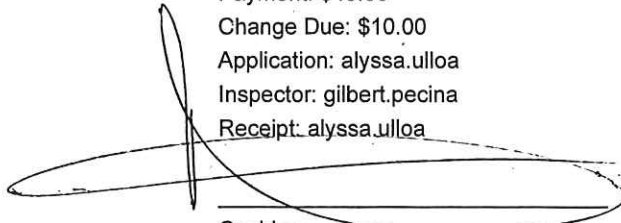
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- CORTINA ALFREDO
- PO BOX 1319
- EDCOUCH, TX 78538
- (231) 360-4173
- (956) 566-8169
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1153Sq.Ft.
- [5] Legal Description: ENGELMAN LOT 1
- [6] Location: ENGLEMAN RD. & MILE 19 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$55000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340350C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 15'
 Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
 Description: Permit 1-2640
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40.00
 Change Due: \$10.00
 Application: alyssa.ulloa
 Inspector: gilbert.pecina
 Receipt: alyssa.ulloa



 Cashier

12/20/19
 Date

PROPERTY # 674019

[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

12/20/19

 Date

