

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Dora Elia Trevino	2-129
COMM. COURT: MAY 19, 2020	



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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: 2-129

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

Upon the application of:

Name: DORA Elia Trevino

Address: 1511 Douglas st.
San, Juan TEXAS
78589

Phone:

Table with 3 columns: Approved by Environmental Health, Temporary Service, Final Service. Includes fields for Authorized Signature, Inspection/Permit No, and Date Approved.

Water Supplier: N/A

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

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

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

South Ridge Park N 1/2 lot 5

[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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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Mission, TX 78572
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 2-1291

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

Dora Elia Treviño

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:

913 South Ridge Rd. South Ridge Park.
N 1/2 Lot 35

[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]

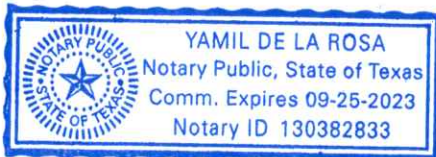
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Dora Elia Treviño (Signature)

SUBSCRIBED AND SWORN TO before me on May 1st, 2020, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

4/30/2020 8:14:32 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 2-129

Receipt No.: 011817

S4950-00-000-0005-00

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

TREVINO DORA ELIA & CARLOS

1511 DOUGLAS ST
SAN JUAN, TX 78589
(956) 225-3741
(956) 225-3741

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: SOUTHRIDGE PARK N 1/2-LOT 5
- [6] Location: South Ridge Rd.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: Applicant must comply with all HCPD set backs and regulations. Must respect gas easement.
 Description: Permit 2-129
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: guillermo.rodriguez
 Receipt: alex.antons



 Cashier

4/30/20

 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

4-30-2020

 Date

Warranty Deed

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Saturnino Flores Jr residing at 206 Coconut Palm Ave San Juan County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee Dora Elia Trevino and Carlos Trevino herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto Dora Elia Trevino and Carlos Trevino, of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Legal Description Southridge Park N ½- Lot 5

The North One-Half (N. ½) of Lot Five (5), Southridge Park Subdivision, being a Resubdivision of West 10.0 acres of the West One-Half (W.1/2) of Lot Twelve (12), Block Thirty-Three (33), Alamo Land and Sugar Company Subdivision of Hidalgo County, Texas, a per may of said Subdivision recorded in Volume 19, Page 88, Map Records, of Hidalgo County, Texas

Better Known as

Physical Address 0 Southridge Rd Alamo County of Hidalgo Texas 78516

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee Dora Elia Trevino and Carlos Trevino, and their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee Dora Elia Trevino and Carlos Trevino, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Page 2 Warranty Deed

EXECUTED this 29th day of January, 2010.

Saturn Flores

SATURNINO FLORES JR

Grantor

Dora Elia Trevino

DORA ELIA TREVINO

Grantee

Carlos Trevino

CARLOS TREVINO

Grantee

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

On 29th day of January 2010 before me, the undersigned authority, personally appeared

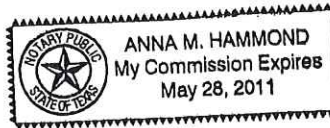
SATURNINO FLORES JR. and DORA ELIA TREVINO

CARLOS TREVINO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Anna M. Hammond



Notary Public, State of Texas County of Hidalgo

AFTER RECORDING RETURN TO: Dora Elia and Carlos Trevino

807 E. Cortez

Pharr, Texas 78577

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

11488

5.00
C/S

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, ROSENDO RODRIGUEZ and wife, HERMINIA RODRIGUEZ

of the County of HARRIS and State of TEXAS for and in consideration of the sum of TEN AND NO/100ths (\$10.00)----- DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

SATURNINO FLORES, JR. a single man,

of the County of HIDALGO and State of TEXAS, all of

the following described real property in HIDALGO County, Texas, to-wit:

The North One-Half (N. 1/2) of Lot Five (5), Southridge Park Subdivision, being a Resubdivision of West 10.0 acres of the West One-Half (W. 1/2) of Lot Twelve (12), Block Thirty-Three (33), Alamo Land and Sugar Company Subdivision of Hidalgo County, Texas, as per map of said Subdivision recorded in Volume 19, Page 88, Map Records, of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas and other minerals.

SUBJECT TO: Easement of record to Texas Eastern Transmission Company and easements for roadways as shown on the dedicated and recorded map of said Subdivision and all visible easements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 26th day of March, A. D. 1979.

Rosendo Rodriguez
ROSENDO RODRIGUEZ

Herminia Rodriguez
HERMINIA RODRIGUEZ

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared **ROSENDO RODRIGUEZ AND WIFE,**

HERMINA RODRIGUEZ,

known to me to be the person, whose name subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 26th day of March, A. D. 19 79.



Forrest L. Jones
Notary Public in and for HIDALGO County, Texas.
(Forrest L. Jones)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person, whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19 _____

Notary Public in and for _____ County, Texas.

11488

WARRANTY DEED

ROSENDO RODRIGUEZ, et ux.

TO

SATURINO FLORES, JR.

FILED FOR RECORD THIS DATE
At 5:26 o'clock A. M.

APR 9 1979

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *[Signature]* Deputy

PREPARED IN THE LAW OFFICE OF:

Smith, McIlhenny,
Lauderdale & Jones
Attorneys at Law
P. O. Drawer 1104
Westaco, Texas 75385

PLEASE RETURN TO:

Smith, McIlhenny,
Lauderdale & Jones
Attorneys at Law
P. O. Drawer 1104
Westaco, Texas 75385

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____

of _____

a corporation, known 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19 _____

Notary Public in and for _____ County, Texas.

N.W. Cor. Lot 12

EAST 330.0'

400' COUNTY RD.

24679
 MAP OF
SOUTHRIDGE PARK SUBD.
 HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE WEST 10.0 ACRES OF THE WEST 1/2 OF LOT 12, BLOCK 33, ALAMO LAND AND SUGAR CO. SUBDIVISION HIDALGO COUNTY, TEXAS

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SEPTEMBER 26, 1975 Job No. 750180

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SOUTHRIDGE PARK SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Bob Johnson
 BOB JOHNSON

STATE OF TEXAS 0
 COUNTY OF HIDALGO 0

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB JOHNSON, KNOWN 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 THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A. D., 19__.

NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY WATER DISTRICT NO. 2, ON THIS THE 16th DAY OF November, A. D., 1975.

PRESIDENT

ATTEST:

Sean E. Dinkels
 SECRETARY



APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT

This the 10th day of Nov. 19 75
 SANTOS SALDAÑA County Clerk
 By: *Santos Saldaña*

FILED FOR RECORD THIS DATE

NOV 10 1975

SANTOS SALDAÑA
 County Clerk, Hidalgo County, Texas

Recorded in Book 19 Page 88
 of the map records of Hidalgo
 County, Texas
 Charles L. Melden
 County Surveyor

APPROVED
 FOR RECORDING
 Hidalgo Co. Right-of-Way Dept.
 By: *[Signature]*
 Date: 11-6-75

