

| <b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b> |                                   |                        |
|--|-----------------------------------|------------------------|
|  | <b>APPLICANT</b>                  | <b>APPLICATION NO.</b> |
| 1.   | <b>JUAN JOSE DE JESUS COLUNGA</b> | 3-2315                 |
| 2.   |                                   |                        |
| 3.   |                                   |                        |
| 4.   |                                   |                        |
| 5.   |                                   |                        |
| 6.   |                                   |                        |
| 7.   |                                   |                        |
| 8.   |                                   |                        |
| 9.   |                                   |                        |
| 10.  |                                   |                        |
| 11.  |                                   |                        |
| 12.  |                                   |                        |
| 13.  |                                   |                        |
|  |                                   |                        |
|  | COMM. COURT: AUGUST 11, 2020      |                        |



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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:

3-2315  
6/22/20

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

Upon the application of:

Name: Juan Jose De Jesus Colunga

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   | 52933                                 |
| Date Approved:                       | / /                                       | 08/03/2020                            |

Address: 11912 Melissa Dr  
Mission TX 78573

Water Supplier: Agua SUD

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

Phone: (956) 862-5404

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 41

[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 Cente 7/31/20  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-2315  
6/22/20

### 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

Juan Jose De Jesus Colunga

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 4

[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~~]

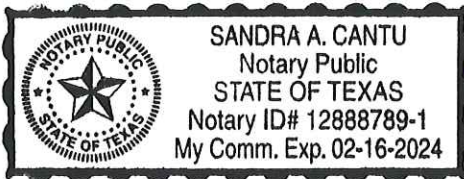
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Jose De Jesus Colunga (Signature)

SUBSCRIBED AND SWORN TO before me on July 31, 2020, to certify which, witnesses my hand and seal of office.



Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 23, 2018

Grantor: Viva Designs, LLC, a Texas Limited Liability Company

Grantor's Mailing Address:

P.O. Box 3052  
Mission, Texas 78573  
Hidalgo County, Texas

Grantee: Juan Jose De Jesus Colunga

Grantee's Mailing Address:

11912 Melissa Drive  
Mission, Texas 78573  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Eight Thousand Seven Hundred Dollars and No Cents (\$38,700.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 David A. Ewers, trustee.

Property (including any improvements):

Lot 41, Carlos Acres Subdivision, a Subdivision in Hidalgo County, Texas, as described in Clerk's File #496226, Official Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

— This conveyance is specifically made subject to all rights of redemption provided by Section 34.21 of the Texas Tax Code. If the Property is redeemed in accordance with Section 34.21 of the Texas Tax Code, the Purchase Note shall be deemed for all purposes PAID IN FULL, and Grantee shall be entitled to any funds paid to Grantor as a down payment on the Property. Provided, however, that Grantor shall be entitled to any funds paid by the person entitled to redeem the Property.

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

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

VIVA DESIGNS, LLC,  
a Texas Limited Liability Company

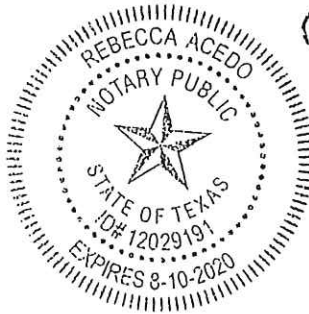


Vicente Mendoza, Manager

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 23rd day of March, 2018, by Vicente Mendoza, Manager of VIVA DESIGNS, LLC, a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Viva Designs, LLC  
P.O. Box 3052  
Mission , Texas 78573



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         |

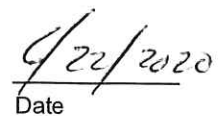
Permit No.: Permit 3-2315  
Receipt No.: 012846  
C1760-00-000-0041-00

COLUNGA JUAN JOSE DE JESUS  
11912 MELISSA DR  
MISSION, TX 78573  
(956) 862-5404  
(956) 862-5404

[1] Contractor: SELF  
[2] Water System: Agua S.U.D.  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 1000Sq.Ft.  
[5] Legal Description: CARLOS ACRES LOT 41  
[6] Location: BUS 83 AND SHOWERS RD  
[7] Sewage: N/A  
[8] Construction Type: Metal  
[9] Est. Cost of Construction: \$5000  
[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 W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-2315  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: roy.cantu

  
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

6-22-20  
Date

# MAP OF CARLOS ACRES

FILED FOR RECORD  
REV. MAR 23 11 00  
SANTOS SALDANA  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF TRACT 387 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.

*Yolanda Leal*  
YOLANDA LEAL, SECRETARY

*Carlos G. Leal*  
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 YOLANDA 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 4th DAY OF APRIL A.D., 1981  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

**APPROVED FOR RECORDING**  
Hidalgo Co. Dept. of Hwy. Const.  
By *John W. Hixell*  
Date *March 19, 1981*

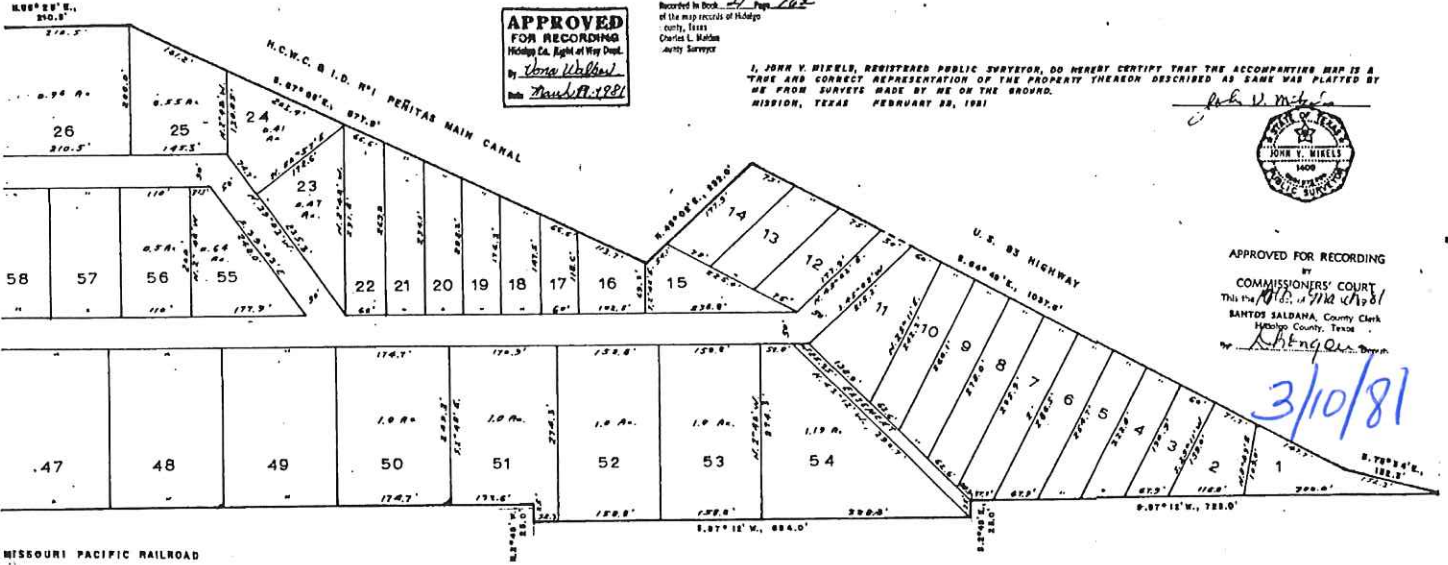
Recorded in Book 27 Page 162  
of the map records of Hidalgo County, Texas  
Charles L. Madson  
County Surveyor

I, JOHN Y. HIXELL, 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.  
MISSION, TEXAS FEBRUARY 22, 1981



APPROVED FOR RECORDING  
BY  
COMMISSIONER'S COURT  
This is the 10th day of March 1981  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
By *A. H. Eng...*

*3/10/81*



MISSOURI PACIFIC RAILROAD

