



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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: 4-3503

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

Upon the application of:

Name: Anayelie C Garcia

Address: 211 S. 86th St.
San Carlos, Tx

Phone: 956-330-2224

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>1 / 1</u>	<u>08/05/20</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789464728544
 Temporary Pole Permanent Service

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

owner lot # 9 Colonia Tejana

[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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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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

Anayelie Carina Garcia

Known to me [or proved to me in the oath of _____ or through
Texas I.D. (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:

211 S. 86th St., San Carlos, Texas
Colonia Tejana lot #9

[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]

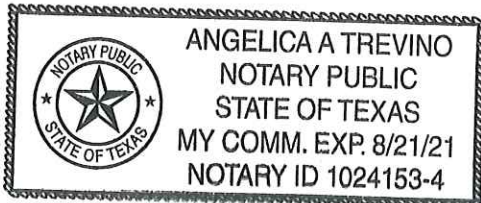
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Anayelie Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on August 4, 2020, to certify which, witnesses my hand and seal of office.



Angelica A Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/29/2020 2:08:26 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3503
Receipt No.: 013492
C7730-00-000-0009-00

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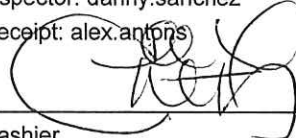
GARCIA ANAYELIE CARINA
4806 MOCKINGBIRD LANE
EDINBURG , TX 78542
(956) 330-2224
(956) 330-2224

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1144Sq.Ft.
- [5] Legal Description: COLONIA TEJANA LOT 9
- [6] Location: tex-mex and valverde
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$23000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3503
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: danny.sanchez
Receipt: alex.antons



Cashier

7/29/20
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

7/29/20
Date

QUITCLAIM DEED


STATE OF TEXAS
COUNTY OF HIDALGO

JOSE ORTIZ [name(s)]
of grantor(s)), of HIDALGO County, Texas, for and in consideration of the sum of \$26500.00
~~NINE THOUSAND FIVE HUNDRED~~ ^{Twenty Six thousand Five hundred} paid by the Grantee(s) named in this deed, the receipt of which is
hereby acknowledged, HAS [has/have] quitclaimed, and by this instrument does
quitclaim, to ANAYELIE CARINA GARCIA TX ID [REDACTED] A.A.
[name(s) of grantee(s)], of HIDALGO County, Texas, all of HIS [his/her/their]
right, title and interest in and to the real property situated in HIDALGO County,
Texas, and described as:

[Insert legal description/address of property.]
LOT 9, COLONIA TEJANA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 22 PAGE 114, MAP RECORDS OF HIDALGO, COUNTY,
TEXAS

Grantor(s) grants, to have and to hold, all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to HIS
[his/her/their] heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal
representatives, or assigns shall have, claim, or demand any right or title to the property,
premises, or appurtenances, or any part thereof.

EXECUTED on APRIL 20TH 2020 [date].


[Signature of Grantor One]
JOSE ORTIZ
[Typed or printed name]

[Signature of Grantor Two]

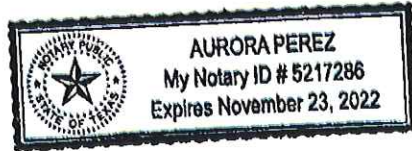
[Typed or printed name]

Name & Address of Grantee(s):
ANAYELIE CARINA GARCIA
4806 MOCKINGBIRD LN
EDINBURG, TX. 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
JOSE ORTIZ [name(s) of grantor(s)]
known to me to be the person(s) whose name(s) IS [is/are] subscribed to the foregoing
instrument, and acknowledged to me that HE [he/she/they] executed the same for the
purposes and consideration therein expressed.

This instrument was acknowledged before me on APRIL 20TH 2020 [date] by
JOSE ORTIZ [name(s) of grantor(s)].

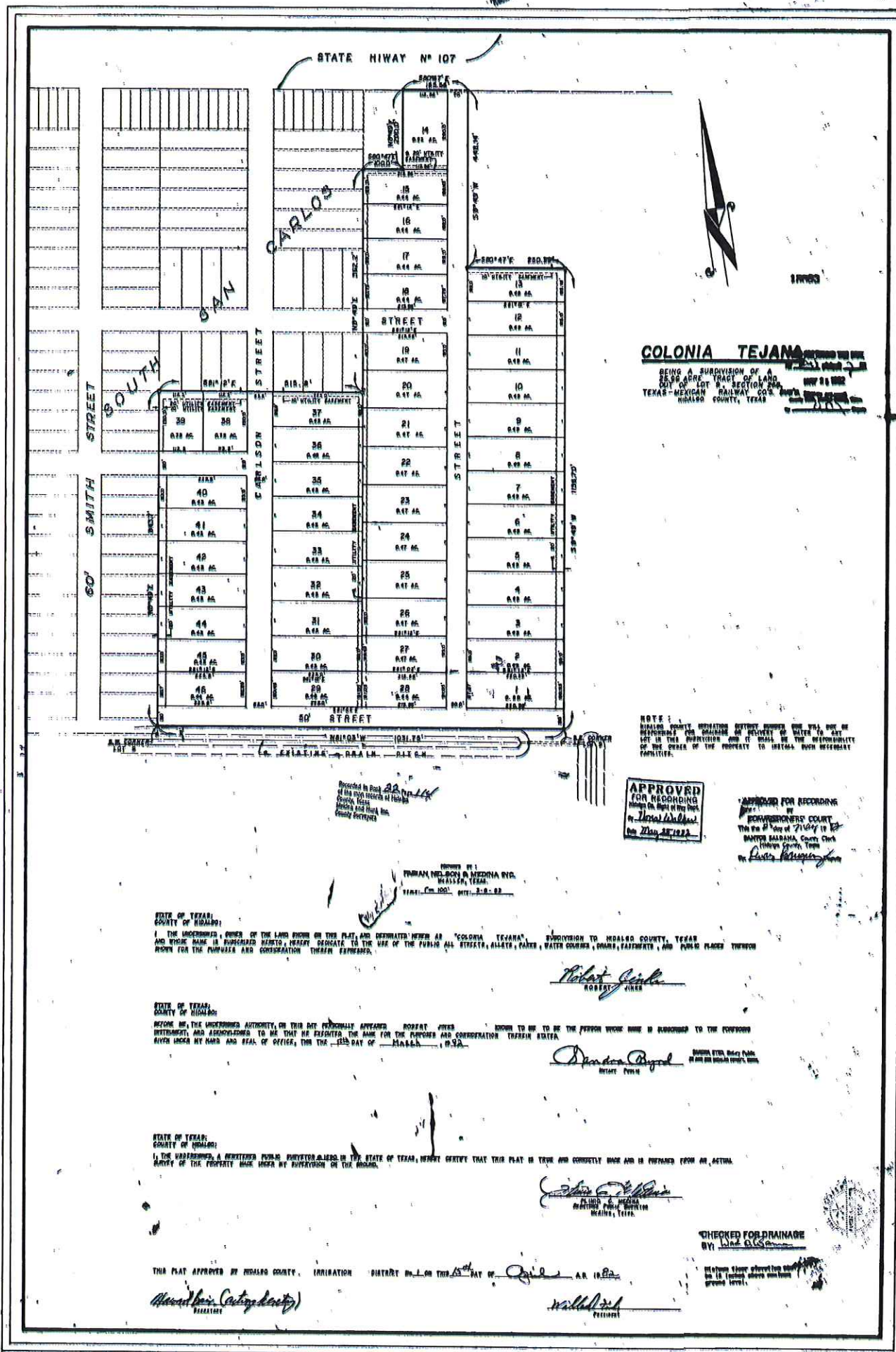


A large, stylized handwritten signature of Aurora Perez in black ink.

[Signature of Notary Public]

Aurora Perez
[Typed or printed name]

Notary Public in and for the State of Texas
My commission expires: 11-23-2022



COLONIA TEJANA
 BEING A SURDIVISION OF A TRACT OF LAND
 25 1/2 AC. IN SECTION 28
 T. 23 N. R. 10 E. S. 28
 TEXAS-MEXICAN RAILWAY CO. TRACT
 HIDALGO COUNTY, TEXAS

NOTE: HIGALGO COUNTY OPERATING EXPENSES WHICH WILL NOT BE RECOVERED FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SURDIVISION AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO SECURE SUCH NECESSARY FACILITIES.

APPROVED FOR RECORDING
 Hidalgo Co. Clerk
 22 May 1922

APPROVED FOR RECORDING
 COMMISSIONERS' COURT
 THE 20th Day of May 1922
 HENRY BARRETT, Court Clerk
 Hidalgo County, Texas

PREPARED BY
 FERRAN NELSON & MEDINA BROS.
 REALTORS
 1121 N. COM. ST. HOUSTON, TEXAS

STATE OF TEXAS,
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "COLONIA TEJANA", SURDIVISION TO HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Robert J. Jones
 ROBERT JONES

STATE OF TEXAS,
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ASSIGNED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22ND DAY OF MAY, 1922.

Dorinda Boyd
 DORINDA BOYD
 CLERK

STATE OF TEXAS,
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREIN SHOWN BY SURVEYOR ON THE HEREIN.

John E. Williams
 JOHN E. WILLIAMS
 REGISTERED PUBLIC SURVEYOR
 HOUSTON, TEXAS

CHECKED FOR DRAINAGE
 BY *W. H. C. ...*

THIS PLAT APPROVED BY HIDALGO COUNTY, IRRIGATION DISTRICT NO. 1, ON THIS 22ND DAY OF May, A.D. 1922.

Howard ...
 BOARD OF IRRIGATION DISTRICT NO. 1

Will ...
 PRESIDENT