

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Vicente Zuniga Jr.	4-3806
	COMM. COURT: OCTOBER 27, 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: 4-3806

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

Upon the application of:

Mailing  
address  
Name: Vicente Zuniga

Address: 609 Tamar Ln.  
Grand Prairie, Tx  
75051

Phone: (972) 237-1449

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: North Alamo Water Supply Corp.

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

Account/ESI No.: 100 327 894 621 06342  
 Temporary Pole  Permanent Service

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

San Carlos Homesites  
Lot W 80' Block 30

[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

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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-3800

**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

Vicente Perez Zuniga JR

Known to me ~~or~~ proved to me in the oath of \_\_\_\_\_ or through  
TxDL \_\_\_\_\_ (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:

San Carlos Homesites Lot W80' - Block 30"

[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."

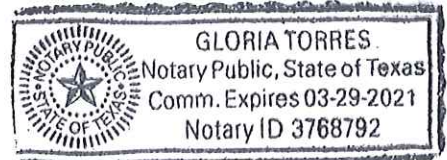
-OR-

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."

x V Zuniga JR (Signature)

SUBSCRIBED AND SWORN TO before me on October 07, 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

10/2/2020 9:24:13 AM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-3806  
Receipt No.: 014586  
S0550-00-030-0000-02

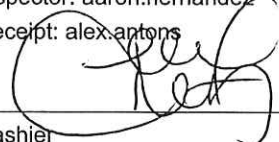
ZUNIGA VICENTE JR  
609 TAMARA LN  
GRAND PRAIRIE, TX 75051  
(972) 237-1449  
(972) 237-1449

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 504Sq.Ft.
- [5] Legal Description: SAN CARLOS HOMESITES LOT W80' - BLK 30
- [6] Location: FM 107 & 83rd
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-3806  
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: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

10/2/20  
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

10-2-20  
Date

## GIFT WARRANTY DEED

Date: April 24, 2000

866554

Grantor: VICENTE ZUNIGA and wife, ENGRACIA P. ZUNIGA

Grantor's Mailing Address (including county): Rt. 1, Box 199-A  
Edinburg, Hidalgo County, Texas 78539

Grantee: VICENTE ZUNIGA, JR., as his sole and separate property

Grantee's Mailing Address (including county): 609 Tamara Lane  
Grand Prairie, Texas 75051

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for Grantee, herein;

Property (including any improvements): Being the West Eighty (W80) feet of Block Thirty(30) in the SAN CARLOS HOMESITES, according to the plat of the subdivision thereof of record in the Map Records of said County, to which reference is hereby made in aid of this description.

### Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals in, on or under said lot.  
SUBJECT TO easements reserved by H.E. Wilcox and Wade H. Blas in deed from them to Delfino Lopez dated the 7th day of August, A.D. 1948 and recorded in Volume 647, on Pages 462-63 of the Deed Records of Hidalgo County, Texas, together with a small room now upon said premises.  
SUBJECT TO ANY easements, reservations and restrictions of record.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

Vicente Zuniga  
VICENTE ZUNIGA

Engracia P. Zuniga  
ENGRACIA P. ZUNIGA

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on the 24 day of April, 2000, by  
VICENTE ZUNIGA.



[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on the 24th day of April, 2000, by  
ENGRACIA P. ZUNIGA.



[Signature]  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County  
by Juan D. Salinas III  
County Clerk

On: Apr 25, 2000 at 01:28P

As a  
Recording

Document Number: 866554  
Total Fees: 11.00

Receipt Number - 278094  
By:  
Anna Smith

AFTER RECORDING RETURN TO:  
XAVIER ORNELAS  
PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I  
:  
I

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Delfino Lopez and Agraciana E. Lopez, husband and wife, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to us in hand paid by Vicente Zuniga, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Vicente Zuniga, of the County of Hidalgo and State of Texas, all that certain lot, tract, piece or parcel of land lying and being situated in Hidalgo County, Texas, more particularly described as follows, to-wit:

Being the west eighty (W80) feet of Block Thirty (30) in the San Carlos Homesites, according to the plat of the subdivision thereof of record in the Map Records of said County, to which reference is hereby made in aid of this description, save and except all oil, gas and other minerals in, on or under said lot and subject to easement reserved by H. E. Wilcox and Wade H. Bliss in deed from them to Delfino Lopez dated the 7th day of August, A. D. 1948 and recorded in Volume 647, on pages 462-63 of the Deed Records of Hidalgo County, Texas, together with a small room now upon said premises,

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 Vicente Zuniga, 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 Vicente Zuniga, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

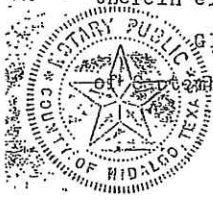
WITNESS OUR HANDS at Edinburg, Texas this 30th day of September, A. D. 1958.

Delfino Lopez  
her  
Agraciana E. + Lopez  
mark

Witnesses to mark of  
Agraciana E. Lopez  
Refugio Ruiz

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared Delfino Lopez and Agraciana E. Lopez, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Agraciana E. Lopez, wife of the said Delfino Lopez, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Agraciana E. Lopez, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of October, A. D. 1958.

J. M. Chapa J. M. Chapa  
J. P. & Ex-officio Notary Public,  
Hidalgo County, Texas.

Filed for Record on the 1st day of October A. D. 1958 at 8:27 o'clock A. M.  
Duly Recorded this the 2nd day of October A. D. 1958 at 1:12 o'clock P. M.  
Instrument No. 14523

GEO. L. ANDERSON, County Clerk  
Hidalgo County, Texas  
By G. Garza Deputy