

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	<b>IVETTE ESPINOZA</b>	3-1809
2.		
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11.		
12.		
13.		
	<b>COMM. COURT: NOVEMBER 17, 2020</b>	



# 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:

3-1809  
12/18/2019

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

Upon the application of:

Name: Ivette Espinoza

Address: 704 W Los Charecos Dr.

Mission, TX 78572

Phone: (956) 458-7502

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>11/10/2020</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894 319 09551  
 Temporary Pole  Permanent Service

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

Carlos Acres Lot 77

[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.

Sanders  
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:

3-1809  
12/18/2019

### 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

Ivette Espinoza

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 77

[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]

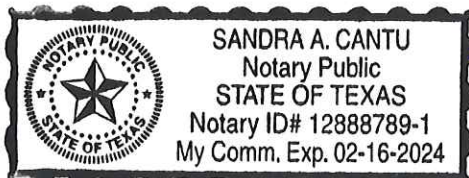
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Ivette Espinoza (Signature)

SUBSCRIBED AND SWORN TO before me on November 10, 2020 to certify which, witnesses my hand and seal of office.



Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

SIERRA TITLE

GF# 316146

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## GENERAL WARRANTY DEED

**Date:** May 26, 2015

**Grantor:** ADAN SANCHEZ and wife, REBECCA SANCHEZ

**Grantor's Mailing Address:**

1215 Coil Dr.  
San Juan, Texas 78589  
Hidalgo County

**Grantee:** JOSE DUENAS III and wife, IVETTE ESPINOZA

**Grantee's Mailing Address:**

816 Rancho Escondido  
La Joya, Texas 78560  
Hidalgo County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 77, CARLOS ACRES SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 162, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Right-of-Way Easement awarded to Texas Eastern Transmission Corporation in Cause CON-7, filed May 9, 1957, vs. John F. Hoene, et al, in the County Court of Hidalgo County, Texas, covering a 50.0 feet strip of land.

2. Right-of-Way Easement in favor of Central Power and Light Company, recorded in Volume 910, Page 46, Volume 923, Page 292, Volume 962, Page 141, Volume 962, Page 142, and Volume 962, Page 143, all in Deed Records of Hidalgo County, Texas.
3. Water Contract dated March 8, 1956, between Hidalgo County Water Control and Improvement District No. 1 and St. Louis Groves Irrigation Company for 99 years, recorded in Volume 857, Page 232, Deed Records of Hidalgo County, Texas.
4. Conveyance of Water Rights dated April 14, 1977, recorded in Volume 2, Page 133, Water Rights Records of Hidalgo County, Texas, re-filed in Volume 2, Page 328, Water Rights of Hidalgo County, Texas, and Volume 1710, Page 247, Deed Records of Hidalgo County, Texas.
5. Easements and conditions as shown on the Map recorded in Volume 21, Page 162, Map Records of Hidalgo County, Texas.
6. Easements, or claims of easements, which are not of public record.
7. Oil and Gas Lease dated June 16, 2000, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 3, 2000, under Clerk's File No. 894157.
8. All oil, gas, and other minerals reserved in Deed recorded in Volume 1478, Page 84, Deed Records of Hidalgo County, Texas.
9. Subject, to the redeeming previous owner's right to redeem the subject property in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.
10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
11. Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

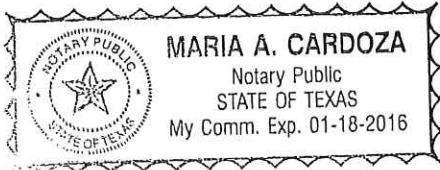
When the context requires, singular nouns and pronouns include the plural.

Adan Sanchez  
ADAN SANCHEZ

Rebecca Sanchez  
REBECCA SANCHEZ

STATE OF TEXAS §  
  §  
COUNTY OF HIDALGO §

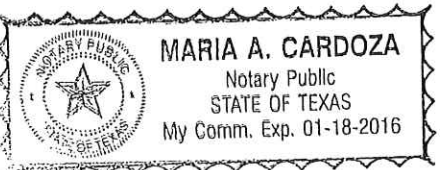
This instrument was acknowledged before me on May 26, 2015, by ADAN SANCHEZ.



Maria A. Cardoza  
Notary Public, State of TEXAS

STATE OF TEXAS §  
  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 26, 2015, by REBECCA SANCHEZ.



Maria A. Cardoza  
Notary Public, State of TEXAS

**PREPARED IN THE OFFICE OF:**  
  
PHIL HARRIS, Attorney at Law  
420 South Missouri Avenue  
P.O. Box 8066  
Weslaco, Texas 78599-8066

**AFTER RECORDING RETURN TO:**  
  
PHIL HARRIS, Attorney at Law  
420 South Missouri Avenue  
P.O. Box 8066  
Weslaco, Texas 78599-8066



Chapter 232, Texas Local Government Code

12/18/2019 2:12:47 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-1809  
Receipt No.: 010187  
C1760-00-000-0077-00

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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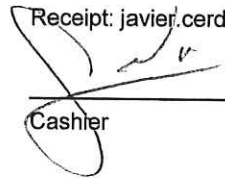
DUENAS JOSE III & IVETTE ESPINOZA  
704 WEST LOS CHARCOS DRIVE  
MISSION, TX 78572  
(956) 458-7502  
(956) 458-7502

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1300Sq.Ft.
- [5] Legal Description: CARLOS ACRES LOT 77
- [6] Location: BUSINESS 83 AND SHOWERS ROAD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$34000
- [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 WITH ALL REGULATIONS AND COUNTY SETBACKS  
Description: Permit 3-1809  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: javier.cerda  
Inspector: javier.cerda  
Receipt: javier.cerda

  
\_\_\_\_\_  
Cashier

12-18-19  
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  
Jose Duenas

12-18-19  
Date

3-17, 1981  
yes + no form

# CARLOS ACRES

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

BEING A RESUBDIVISION OF TRACT 887 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 FEBRUARY A.D., 1981

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By *John W. Mikels*  
Date *Feb 22 1981*

Recorded to Book *21* Page *466*  
of the map records of Hidalgo  
County, Texas  
Charles L. Malone  
County Surveyor

I, JOHN V. MIKELS, 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 the *21st* day of *Feb* 1981  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
*Santos Saldana*

*310/81*

