

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	ARNOLDO NARVAEZ	3-2364
2.		
3.		
4.		
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8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: February 9, 2021	



PLANNING DEPARTMENT

Rev. 06-03-15

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: 3-2364
7/7/2020

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

Upon the application of:

Name: Arnoldo Narvaez

Address: 2424 S. Orange Dr.

Alton, TX 78573

Phone: (956) 378-0511

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	<u>02/01/2020</u>

Water Supplier: Sharyland

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

Account/ESI No.: 10000 154 84
[] Temporary Pole Permanent Service

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

Palm Unit No. 1 Lot 1

[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 Cantu 2/1/21
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No:

32364
7/7/2020

**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

Arnoldo Narvaez

Known to me [or proved to me in the oath of Texas commercial 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:

Palm Unit No. 1 Lot 1"

[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."

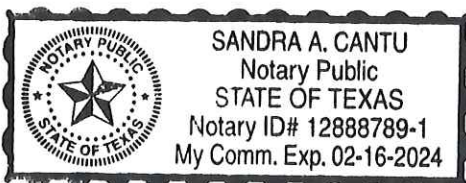
-OR-

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."

Arnoldo Narvaez (Signature)

SUBSCRIBED AND SWORN TO before me on February 1, 2021, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SJTC/ YL GE # 132425809

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.

Warranty Deed with Vendor's Lien

Date: OCTOBER 16, 2013

Grantor: NORMA O. SILVA aka NORMA IRENE SILVA

Grantor's Mailing Address: 3716 BOXWOOD
GARLAND, TEXAS 75040
DALLAS COUNTY

Grantee: ARNOLDO NARVAEZ

Grantee's Mailing Address: 107 N. LINDA
ALTON, TEXAS 78573
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of NORMA O. SILVA aka NORMA IRENE SILVA in the principal amount of THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot One (1), PALM SUBDIVISION, UNIT NO. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 127, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1587, Page 387 and Volume 2902, Page 214, Deed Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 20, Page 127, Map Records, Hidalgo County, Texas.
- e. A ten foot (10') Utility Easement along the rear as shown according to the map or plat thereof recorded in Volume 20, Page 127, Map Records, Hidalgo County, Texas.
- f. Right of way easement granted to Sharyland Water Supply Corporation, recorded in Volume 1589, Page 238, Deed Records, Hidalgo County, Texas.
- g. Memorandum and Amendment of Letter Agreement dated June 25, 2002, executed by and between Black Stone Minerals Company, L.P. and Smith Production, Inc., recorded under Document No. 1305006 and Second Amendment under Document No. 1482349,

Official Records, Hidalgo County, Texas.

- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as contained in Memorandum of Oil and Gas Lease dated September 29, 2005 from Black Stone Minerals Company, L.P. to Smith Production, Inc., filed under Clerk's File No. 1536441, Official Records of Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated July 6, 1946 from Mary O'Brien Shary to Rio Development Co., recorded in Volume 581, Page 262, Deed Records of Hidalgo County, Texas.
- j. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 10, 1989 from Martinez Investments and Chen Associates to Wayne Wilsher and wife, Cleo Wilsher, recorded in Volume 2873, Page 811, Official Records of Hidalgo County, Texas and Correction dated July 11, 1991, filed under Clerk's File No. 3117, Page 378, Oil and Gas Lease Records of Hidalgo County, Texas, which document contains the following language "Save and except all oil, gas and other minerals."
- k. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- l. Zoning and building ordinances in favor of the County of Hidalgo.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

Norma Irene Silva
 NORMA O. SILVA aka NORMA IRENE SILVA

ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF § Dallas

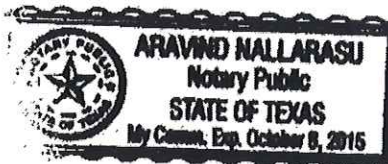
This instrument was acknowledged before me on the 17 day of October, 2013, by NORMA O. SILVA aka NORMA IRENE SILVA.

Aravind Nallarasu
 NOTARY PUBLIC, STATE OF TEXAS

10/08/2015

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH STE. F-3
 McALLEN, TEXAS 78504
 GF#132425809

AFTER RECORDING, RETURN TO:
 ARNOLDO NARVAEZ
 107 N. LINDA
 ALTON, TEXAS 78573





Chapter 232, Texas Local Government Code

7/7/2020 10:58:25 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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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 3-2364
Receipt No.: 013110
P0100-01-000-0001-00

NARVAEZ ARNOLDO
2424 SOUTH ORANGE DRIVE
ALTON, TX 78573
(956) 780-3473
(956) 780-3473

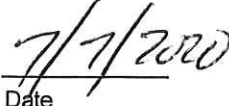
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3343Sq.Ft.
- [5] Legal Description: PALM UT NO. 1 LOT 1
- [6] Location: 4 1/2 MILE AND STEWARDROAD
- [7] Sewage: City of Alton
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$290000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 20'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-2364
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 1031
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: javier.cerda
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

07/07/20
Date

PALM SUBDIVISION

UNIT NO. 1

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE EAST 1.40 ACRES OF THE SOUTH 4.0 ACRES OF LOT 39-12 AND THE EAST 4.82 ACRES OF THE NORTH 12.43 ACRES OF LOT 38-12
WEEK ADDITION TO SHARYLAND
HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
JUNE 23, 1978 JOB NO. 780468

STATE OF TEXAS
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT WAYNE WILSHER, OWNER OF THE PROPERTY HERETO DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING PLAN OR MAP AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS DESIGNATED THEREON.

Wayne Wilsher
WAYNE WILSHER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED WAYNE WILSHER, 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, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF June, A.D. 1978.

Marilyn Ellis
MARILYN ELLIS
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
Marilyn Ellis

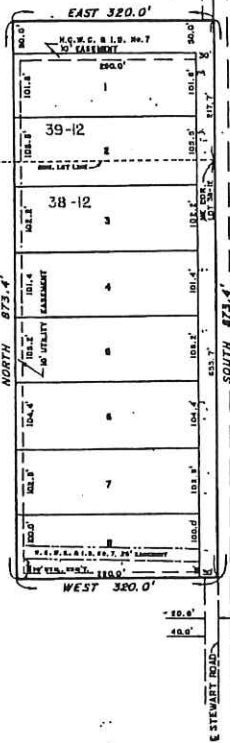
THIS PLAN APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7, ON THIS THE _____ DAY OF _____ A.D. 19____.

Ed Thompson
ED THOMPSON
PRESIDENT

ATTEST:

H. S. Robertson
H. S. ROBERTSON
SECRETARY

APPROVED
FOR RECORDING
10:00 a.m. July 19, 1978
by *Donna Wilsher*
Date 7-24-78



Recorded in Book 20 Page 127
of the ...
County, Texas
Charles L. Melden
County Surveyor

FILED FOR RECORDING THIS DATE
M. Ellis's clock

JUL 23 1978

SANITIE SALDANA
COUNTY CLERK

7/25/78

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
THIS 24th day of July 1978
SANITIE SALDANA
COUNTY CLERK
Ed Thompson