

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY

	APPLICANT	APPLICATION NO.
1.	HOLLYWOOD DEVELOPMENT	1-4245
	COMM. COURT: MARCH 30, 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4245

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

Upon the application of:

Name: Hollywood Development
& construction LLC

Address: 2516 Buddy Owens Blvd
McAllen TX 78501

Phone: 956-803-0341

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

Water Supplier: North Atamo Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

Piquito De Oro Lot 60

[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



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T.J. Arredondo, CFM
Director of Planning

Application No: 1-4245

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

Hollywood Development Co

Known to me [or proved to me in the oath of TXDL# 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:

Piquito De Oro Lot 60

[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]

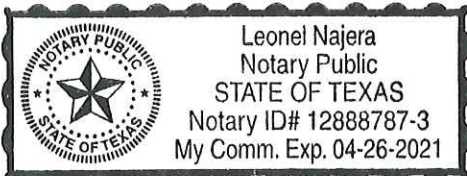
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 24TH, 2021, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 1-4245
Receipt No.: 017103
P6960-00-000-0060-00


HOLLYWOOD DEVELOPMENT & CO. LLC
2516 BUDDY OWENS BLVD
MCALLEN, TX 78504
(956) 803-0341
(956) 803-0341

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1258Sq.Ft.
- [5] Legal Description: PIQUITO DE ORO LOT 60
- [6] Location: sioux & hutto
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulation
Description: Permit 1-4245
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

3/19/21
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

3/19/21
Date

CHARGE San Jacinto Title Services-McAllen

GR# 212439510 Closer NR

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: JANUARY 27, 2021

Grantor: MARIA ALICIA PEREZ

Grantor's Mailing Address: 1013 E. SHASTA ST.
AVENAL, CA 93204

Grantee: HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC

Grantee's Mailing Address: 2516 BUDDY OWENS BLVD.
MCALLEN, TX 78504
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Sixty (60), PIQUITO DE ORO, an addition to the City of Donna, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 22, Page 124, Map Records, 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 Document No. 2513763, Official Records and Volume 22, Page 124, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2021, 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 Donna Irrigation District, Hidalgo County, No. 1, pursuant to applicable sections of the Texas Water Code.

- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.
- e. Right of way easement from Ralph P. Jones et al to Hidalgo County, dated april 3, 1961, recorded in Volume 1003, Page 328, Deed Records, Hidalgo County, Texas.
- f. Right of way easement from Ralph P. Jones et al to Hidalgo County, dated July 1, 1961, recorded in Volume 1011, Page 359, Deed Records, Hidalgo County, Texas.
- g. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 10, 1969, executed by Republic National Bank of Dallas to Jose A. Hernandez, recorded in Volume 1226, Page 856, Deed Records, Hidalgo County, Texas.
- h. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- i. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of City of Donna and/or other Governmental Authority.

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.

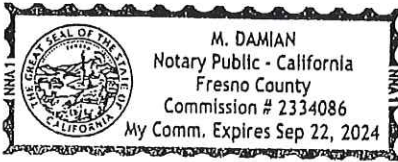
Maria Alicia Perez
 MARIA ALICIA PEREZ

ACKNOWLEDGMENT

STATE OF California §
 COUNTY OF Fresno §

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

This instrument was acknowledged before me on the 11th day of February, 2021, by MARIA ALICIA PEREZ.



M. Damian
NOTARY PUBLIC, STATE OF *California*

PREPARED BY:

SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#212439510

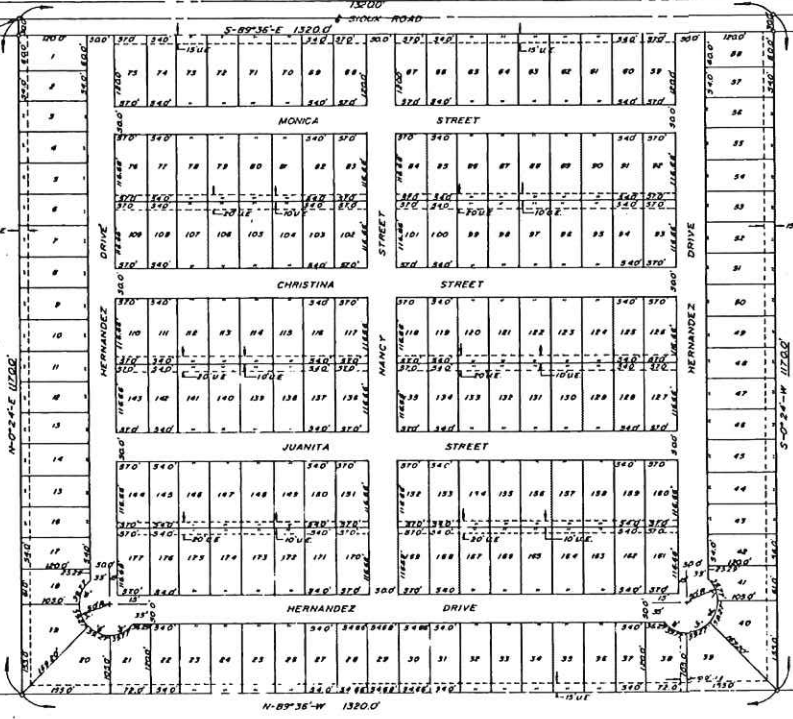
AFTER RECORDING, RETURN TO:

HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC
2516 BUDDY OWENS BLVD.
MCALLEN, TX 78504

SCALE: 1"=100.0'

- NOTES
1. ONLY ONE HERNEZ DRIVE PER BLOCK.
 2. ALL LOTS ARE TO BE 30.0' WIDE AT THE CENTER OF THE STREET.
 3. THE SIDE DRIVE SHALL BE 10.0' WIDE AT THE CENTER OF THE STREET.
 4. ALL LOTS SHALL BE 100.0' DEEP.
 5. ALL LOTS SHALL BE 100.0' DEEP.
 6. ALL LOTS SHALL BE 100.0' DEEP.
 7. ALL LOTS SHALL BE 100.0' DEEP.
 8. ALL LOTS SHALL BE 100.0' DEEP.
 9. ALL LOTS SHALL BE 100.0' DEEP.
 10. ALL LOTS SHALL BE 100.0' DEEP.
 11. ALL LOTS SHALL BE 100.0' DEEP.
 12. ALL LOTS SHALL BE 100.0' DEEP.
 13. ALL LOTS SHALL BE 100.0' DEEP.
 14. ALL LOTS SHALL BE 100.0' DEEP.
 15. ALL LOTS SHALL BE 100.0' DEEP.
 16. ALL LOTS SHALL BE 100.0' DEEP.
 17. ALL LOTS SHALL BE 100.0' DEEP.
 18. ALL LOTS SHALL BE 100.0' DEEP.
 19. ALL LOTS SHALL BE 100.0' DEEP.
 20. ALL LOTS SHALL BE 100.0' DEEP.

CURVE NO.	DELTA	TANGENT	LENGTH	CHORD	RADIUS
1 & 2	45° 34' 23"	210.7'	39.77'	38.73'	300.0'
3 & 4	45° 34' 23"	210.7'	39.77'	38.73'	300.0'
5 & 6	45° 34' 23"	210.7'	39.77'	38.73'	300.0'
7 & 8	45° 34' 23"	210.7'	39.77'	38.73'	300.0'



150.0' CANAL R.O.W.
DONNA IRRIGATION DISTRICT NO. 1 UPPER EAST MAIN

21757
FILED FOR RECORD THIS DATE
JUN 9 1962

PLAT OF
PIQUITO DE ORO
35.46 ACRE TRACT
OUT OF
BLOCK 108 OF THE HEL-HALBERT TRACT
EL GATO AND LABLANCA GRANTS
HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
BY
JULY 8, 1962

APPROVED FOR RECORDING
BY COMMISSIONER'S COURT
JULY 15, 1962

STATE OF TEXAS
COUNTY OF HIDALGO
KNOW TO ALL PERSONS BY THESE PRESENTS:
THAT **JOSE A. HERNADEZ**, UNDERSIGNED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER *Jose A. Hernandez*

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE A. HERNADEZ**, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED BENEATH MY HAND AND SEAL OF OFFICE, THIS THE 3RD DAY OF MARCH A.D. 1962.

NOTARY PUBLIC *Reggie L. Braden*
Exp. 11-4-67

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE 9 DAY OF April A.D. 1962.

ATTENT: SECRETARY *E. C. Cunningham*
PRESIDENT *W. L. Woodson*

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 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 MADE UNDER MY SUPERVISION ON THE GROUND.

CHECKED FOR DRAINAGE
BY *W. L. O'Connell*

AMEND & FILE *Samuel H. Jones*



DATE 1-25-62
REVISED
SCALE 1"=100.0'
JOB NO. E-62-103
CHECKED BY
DRAWN BY J.M.

Phase II ENGINEERING
PHONE (512) 781-8987
P.O. BOX 608 PHARR, TEXAS

PIQUITO DE ORO