



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
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: 4-4215

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

Upon the application of:

Name: Miguel A. Cortinas

Address: 413 W. Park Ave.
Pharr, TX 78577

Phone: (956) 258-4135

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>M Ramirez</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>5/11/21</u>

Water Supplier: Sharyland 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:

Miguel A. Cortinas 1410 W. Del Mar St. Edinburg, TX 78541
West Haven Lot #12

[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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T.J. Arredondo, CFM
Director of Planning

Application No: 44215

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

Miguel Angel Cortines

Known to me ~~or proved to me~~ in the oath of TY DL (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:

West Haven Lot 12 1410 W Del Mar St"

[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 May 11, 2021, 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

1/12/2021 3:17:40 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4215
Receipt No.: 016055
W3200-00-000-0012-00

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. Weslaco, Texas 78596 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
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Miguel A. Cortina
RUIZ ARACELY

(New owner)

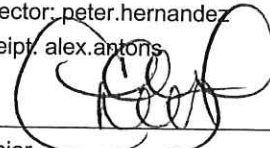
3206 ALICE LN
EDINBURG, TX 78539
(956) 616-7943
(956) 616-7943

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: WEST HAVEN LOT 12
- [6] Location: MILE 17 AND CHAPIN RD
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$62000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4215
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: peter.hernandez
Receipt: alex.antons

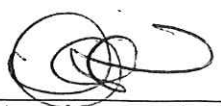

Cashier

1/12/21
Date

Prop. 10# 323805

[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

1/12/21
Date

SIERRA TITLE
CLOSER ER GF# 3188714

General Warranty Deed

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.

Date: **January 26, 2021**

Grantor: **ARACELY RUIZ A/K/A ARACELY RODRIGUEZ joined herein proforma by her husband, ESTEBAN RODRIGUEZ, JR**

Grantor's Mailing Address: **413 W. Newcombe
Pharr, Texas 78577
Hidalgo County**

Grantee: **MIGUEL ANGEL CORTINAS and wife, MARIA ARCELIA GARZA**

Grantee's Mailing Address: **413 W. Newcombe
Pharr, Texas 78577
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):

Lot 12, WEST HAVEN SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 20, Page 156, Map Records of Hidalgo County Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1610, Page 676, Deed Records of Hidalgo County, Texas.

Water Service Agreement dated October 24, 1978, between Sharyland Water Supply Corporation and Rodolfo I. De Alejandro and Luciano Martinez recorded in Volume 1598, Page 603, Deed Records of Hidalgo County, Texas.

Fifteen foot (15') Utility Easement along the East side of the subject land, according to the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

Twenty-five foot (25') Minimum Building Setback Line along the front of the subject land, according to the Map or Plat thereof, filed for record in Volume 20, Page 156, Map Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Luciano Martinez and wife, Virginia Martinez to Clover Energy Corporation, dated September 25, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 350, Page 665, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Efren Luna to Clover Energy Corporation, dated September 25, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 350, Page 671, Oil and Gas Lease Records, Hidalgo County, Texas.

Reservations of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in Deeds recorded in Volume 1214, Page 943, and Volume 1753, Page 233, both in the Deed Records of Hidalgo County, Texas, and in Volume 367, Page 143, Oil and Gas Lease Records of Hidalgo County, Texas.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2021 and all 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.

Aracely Ruiz Rodriguez
ARACELY RUIZ
A/K/A ARACELY RODRIGUEZ

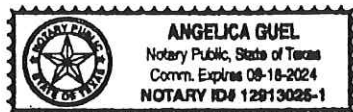
Esteban Rodriguez, Jr
ESTEBAN RODRIGUEZ, JR

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of January, 2021, by ARACELY RUIZ A/K/A ARACELY RODRIGUEZ.

(SEAL)



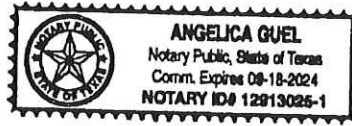
Angelica Guel
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of January, 2021,
by **ESTEBAN RODRIGUEZ, JR.**

(SEAL)



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Miguel Angel Cortinas and Maria Arcelia Garza
413 W. Newcombe
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3188714;ER/ph

31812
MAP OF

WEST HAVEN SUBDIVISION

HIDALGO CO., TEXAS

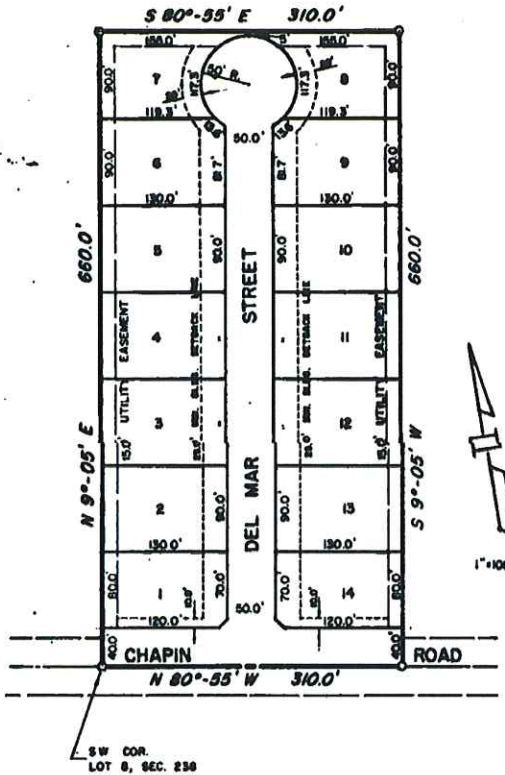
BEING A RESUBDIVISION OF THE WEST 310.0' OF THE WEST 640.0' OF THE SOUTH HALF OF LOT 8, SECTION 23B TEXAS-MEXICAN RAILWAY COMPANY SURVEY HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *Zona Walker*
Date 9-25-78

Charles L. Melder
CHARLES L. MELDER
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
MAY, 1978
JOB NO. 780243



STATE OF TEXAS ()
COUNTY OF HIDALGO ()

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "WEST HAVEN SUBDIVISION" OF THE CITY OF EDINBURG, AND WHOSE NAME ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Rodolfo L. de Alejandro
RODOLFO L. DE ALEJANDRO, OWNER

Luciano Martinez
LUCIANO MARTINEZ, OWNER

STATE OF TEXAS ()
COUNTY OF HIDALGO ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO L. DE ALEJANDRO AND LUCIANO MARTINEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF JUNE, A.D., 19 78.

Sam Louie (Aron Louie)
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

6-29-78
DATE

Paul Wallace
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, ON THIS THE 20th DAY OF June, A.D., 19 78.

ATTEST:
David M. Case
CITY SECRETARY

Ronald W. Case
RONALD W. CASE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON THIS THE 7th DAY OF Sept., A.D., 19 78.

Richard Wiseman
PRESIDENT

ATTEST:
[Signature]
SECRETARY



FILED FOR RECORD THIS DATE
21:00 at Edinburg, TX
SEP 25 1978
SANTOS SALDANA
County Clerk, Hidalgo County, Texas

APPROVED FOR RECORDING
FILED FOR RECORD THIS DATE
This on 25th Sept 78
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By: *[Signature]*

NIO PEREI FIELD

DOCS