





# 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  
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: 4-4261

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

Upon the application of:

Name: Amanda Jasso

Address: 7110 EMILY RD.  
Edinburg TX 78542  
PO Box 1655 EWA TX 78543

Phone: 261-4810

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>8 12 21</u>

Water Supplier: NORTH ALAMO

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 10000291014  
 Temporary Pole      Permanent Service

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

Tower E59' - W 119' Lot 20

[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 August 24, 2021, 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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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4261

### 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

Amanda Jasso

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Texas River License (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:

TOWER ESG-1119 LOT 20"

[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."

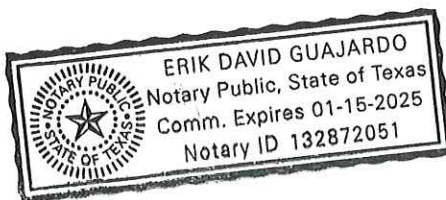
-OR-

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."

Amanda Jasso

Amanda Jasso (Signature)

SUBSCRIBED AND SWORN TO before me on 08/12, 2021, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232, Texas Local Government Code

1/25/2021 2:23:21 PM



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-4261  
Receipt No.: 016218  
T6200-00-000-0020-03

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

JASSO AMANDA  
PO BOX 1655  
ELSA, TX 78543  
(956) 515-5052  
(956) 567-2165

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 836Sq.Ft.
- [5] Legal Description: TOWER E59'-W119' LOT 20
- [6] Location: Mile 17 7 Tower
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$19000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulataions.  
Description: Permit 4-4261  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1319  
Payment: \$30  
Change Due: \$0.00  
Application: peter.hernandez  
Inspector: guillermo.rodriguez  
Receipt: peter.hernandez

  
Cashier  
Date 1/25/2021

Prop. 10# 305994

[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

1/25/21  
Date

**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:** October 27, 2020

**Grantor:** JUANA JASSO MORENO and husband, RAMON MORENO, JR.

**Grantor's Mailing Address:**

JUANA JASSO MORENO and husband, RAMON MORENO, JR.  
112 SAN PEDRO ST.  
EDINBURG, TX 78539

**Grantee:** AMANDA JASSO, as her sole and separate property.

**Grantee's Mailing Address:**

AMANDA JASSO, as her sole and separate property.  
7110 E. MILE 17 ROAD  
EDINBURG, HIDALGO COUNTY, TEXAS 78539

**Consideration:**

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

**Property (including any improvements):**

A tract of land containing 0.26 of an acre out of Lot Twenty (20) Tower Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a ½ inch iron rod set in the north line of Lot 20 and the south right-of-way line of Mile 17 Road, said point being east a distance of 60.0 feet from the northwest corner of Lot 20 for the northwest corner of this tract, same being the northeast corner of Tract 4;

THENCE, continuing with and along the north line of Lot 20 and the south right-of-way line of Mile 17 Road East a distance of 59.0 feet to a ½ inch iron rod set for the northeast corner of this tract;

THENCE, along a line parallel to the west line of Lot 20 South a distance of 190.0 feet to a ½ inch iron rod set in the south line of Lot 20 and the centerline of a 20.0 foot utility easement for the southeast corner of this tract;

THENCE, with and along the south line of Lot 20 and the centerline of the 20.0 foot utility easement West a distance of 59.0 feet to a ½ inch iron rod set for the southwest corner of this tract, same being the southeast corner of Tract 4;

THENCE, with and along the east line of Tract 4 North a distance of 190.0 feet to the place of beginning, said tract containing 0.26 of an acre, more or less.

**SUBJECT TO:**

All the oil, gas and other minerals on, in, under or that may be produced from the subject property are excepted herefrom in instrument dated October 4, 1977, recorded in Volume 1547, page 707, Deed Records, Hidalgo County, Tx.

Oil, Gas and Mineral Lease dated May 18, 1951, Recorded in Volume 116, Page 544, Oil and Gas records, Hidalgo County, Texas.

Water Service Agreement with North Alamo Water Supply Corp., dated March 29, 1977, Recorded in Volume 1530, Page 938, Deed Records, Hidalgo County, Tx.

Easement for Right of Way granted to Trunkline Gas Co., as set forth in instrument recorded in Volume 825, Page 333, Deed Records, Hidalgo County, Tx.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

**Exceptions to Conveyance and Warranty: None.**

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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Juana Jasso Moreno  
JUANA JASSO MORENO, GRANTOR

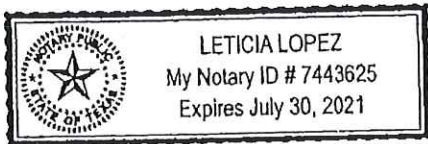
Ramon Moreno Jr  
RAMON MORENO, JR., GRANTOR

Amanda Jasso  
AMANDA JASSO, GRANTEE

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on October 29th, 2020, 2020, by JUANA JASSO MORENO.

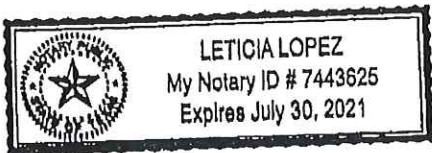


Leticia Lopez  
Notary Public, State of Texas  
My commission expires: 7/30/2021

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on October 29th, 2020, by RAMON MORENO, JR.

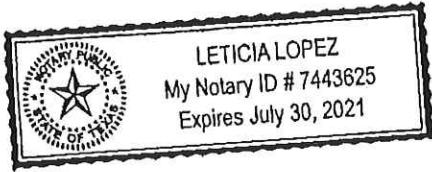


Leticia Lopez  
Notary Public, State of Texas  
My commission expires: 7/30/2021

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on October 24th, 2020, by AMANDA JASSO.



Leticia Lopez  
Notary Public, State of Texas  
My commission expires: 7/30/2021

PREPARED IN THE OFFICE OF:

SANTOS MALDONADO JR  
209 E. University  
Edinburg, Texas 78539  
Tel: (956) 381-4600  
Fax: (956) 381-4160

AFTER RECORDING RETURN TO:

AMANDA JASSO  
7110 E. MILE 17 ROAD  
EDINBURG, HIDALGO COUNTY, TEXAS 78539

101415

WARRANTY DEED (LONG FORM)

pd.  
New

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That We, OSCAR JASSO, and wife, MARIA ALICIA A. JASSO  
Rt. 1, Box 165-N  
Edinburg, Texas 78539

of the County of Hidalgo and State of Texas for and in  
consideration of the sum of TEN AND No/100THS -----  
----- (\$10.00) ----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

JUANA JASSO MORENO, ET VIR, RAMON MORENO, JR.  
112 San Pedro Street  
Edinburg, Texas 78539

of the County of Hidalgo and State of Texas, all of  
the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 0.26 of an acre out of Lot Twenty (20) Tower Subdivision,  
Hidalgo County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a 1/4 inch iron rod set in the north line of Lot 20 and the south right-  
of-way line of Mile 17 Road, said point being east a distance of 60.0 feet from the  
northwest corner of Lot 20 for the northwest corner of this tract, same being the  
northeast corner of Tract 4;

THENCE, continuing with and along the north line of Lot 20 and the south right-of-way line of Mile 17 Road East a distance of 59.0 feet to a ½ inch iron rod set for the northeast corner of this tract;

THENCE, along a line parallel to the west line of Lot 20 South a distance of 190.0 feet to a ½ inch iron rod set in the south line of Lot 20 and the centerline of a 20.0 foot utility easement for the southeast corner of this tract;

THENCE, with and along the south line of Lot 20 and the centerline of the 20.0 foot utility easement West a distance of 59.0 feet to a ½ inch iron rod set for the southwest corner of this tract, same being the southeast corner of Tract 4;

THENCE, with and along the east line of Tract 4 North a distance of 190.0 feet to the place of beginning, said tract containing 0.26 of an acre, more or less.

**SUBJECT TO:**

All the oil, gas and other minerals on, in, under or that may be produced from the subject property are excepted herefrom in instrument dated October 4, 1977, recorded in Volume 1547, Page 707, Deed Records, Hidalgo County, Tx.

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Easement for Right of Way granted to Trunkline Gas Co., as set forth in instrument recorded in Volume 825, Page 333, Deed Records, Hidalgo County, Tx.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 grantee a , their 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 grantee a , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 29<sup>th</sup> day of January, A. D. 19 85

*Oscar Jasso*  
OSCAR JASSO

*Maria Alicia A. Jasso*  
MARIA ALICIA A. JASSO

Mailing address of each grantee:

Name: Juana Jasso Moreno et vir  
Address: 112 San Pedro Street  
Edinburg, Texas 78539

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 29<sup>th</sup> day of January, 19 85, by OSCAR JASSO and MARIA ALICIA A. JASSO

My commission expires:

4/5/88

*Emeralda G. Garcia*

Notary Public, State of Texas  
Notary's printed name:

(Emeralda G. Garcia)

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_

VOL 2089 PAGE 97 19

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

AFTER RECORDING RETURN TO:

101415  
James S. Bates - A Professional Corporation  
310 South Closer  
Edinburg, Tx. 78539

FILED FOR RECORD  
JAN 29 PM 3 57  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS