

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Estevan M. Garza	4-5144
2.	Christopher Rios	4-4816
	COMM. COURT: DECEMBER 14, 2021	



# 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: 4-5144

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

Upon the application of:

Name: Esteban M. Garza

Address: 815 S Cesar Chavez  
Edinburg, Texas

Phone: 210 373 5155

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

Water Supplier: NORTH ALAMO WATER SUPPLY

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

Account/ESI No.: 10032789405397613  
[ ] Temporary Pole [x] Permanent Service

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

Esteban M. Garza Caledonian Estates lot 18-5110'  
E75'/N375.5' .19 AC NET

[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 December 14, 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



# PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-5144

### 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

Esteban Martin Garza

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
None (presentation 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:

Caledonian Estates Lot 18 S 110' E 75' N 35' 5" 1.9 acres

[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 Sept 3, 2004, to certify which, witnesses my hand and seal of office.



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

x



Chapter 232, Texas Local Government Code

8/27/2021 8:22:59 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-5144

Receipt No.: 019830

C0350-00-000-0018-05

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

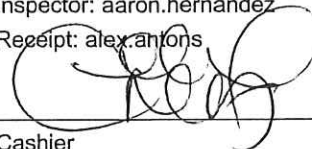
GARZA ESTEBAN M  
815 S CESAR CHAVEZ  
EDINBURG, TX 78542  
(210) 373-5155  
(210) 373-5155

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1170Sq.Ft.
- [5] Legal Description: CALEDONIAN ESTATES LOT 18-  
S110°/E75°/N375.5' .19 AC NET
- [6] Location: C.CHAVEZ & CUVER
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 45', Rear 6', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS /MUST COMPLY WITH OSSF  
Description: Permit 4-5144  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 542  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
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

8-27-21  
\_\_\_\_\_  
Date

SIERRA TITLE  
 CLOSER COA GF# 3174487

### 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: October 11, 2017

Grantor: GLORIA BLISS MOORE, a single woman

Grantor's Mailing Address: 1003 Beaver Trail  
 Austin, Texas 78746  
 Travis County

Grantee: ESTEBAN M. GARZA and wife, MARIA D. GARZA

Grantee's Mailing Address: 8407 Rita Elena  
 San Antonio, Texas 78250  
 Bexar County

Consideration: TEN AND NO/100THS 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 0.19 acre out of the North 5.27 acres of Lot 18, CALEDONIA ESTATES, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Lot 18, said point being South, 09 degrees 04 minutes West, 265.50 feet from the Northeast corner of said Lot 18;

THENCE, with and along the East line of Lot 18, South 09 degrees 04 minutes West, a distance of 110.0 feet;

THENCE, along a line parallel to the North line of Lot 18, North, 80 degrees 53 minutes West, a distance of 75.0 feet;

THENCE, along a line to the East line of Lot 18, North 09 degrees 0 minutes East, a distance of 110.0 feet;

THENCE, along a line parallel to the North line of Lot 18, South, 80 degrees 53 minutes East, a distance of 75.0 feet, to the POINT OF BEGINNING, said tract containing 0.19 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to North Alamo Water Supply Corporation, by Williford F. Lee and wife, Rebecca L. Lee; and, Harry L. Lee and wife, Imogene C. Lee, dated April 24, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1603, Page 181, Deed Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 5, Page 31, Map Records 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 a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from L.D. Morrisett, et ux, to Joe C. Gibson, dated March 2, 1986, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 306, Page 821, Oil and Gas Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Pearl T. Morrisett, Individually and as Independent Executrix of the Estate of L.D. Morrisett, deceased, to Wilford F. Lee and wife, Rebecca L. Lee; and Harry L. Lee and wife, Imogene C. Lee, dated March 23, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1358, Page 657, Deed Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Wilford F. Lee and wife, Rebecca L. Lee, and Harry L. Lee and wife, Imogene C. Lee to Randy D. Miller, dated March 9, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1567, Page 206, Deed Records Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

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 2018 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

*Gloria Bliss Moore*  
GLORIA BLISS MOORE

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF *TRAVIS*

This instrument was acknowledged before me on the 14<sup>th</sup> day of October, 2017,  
by GLORIA BLISS MOORE.

(SEAL)



*Laura E Bennett*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ESTEBAN M. GARZA and MARIA D. GARZA  
8407 Rita Elena  
San Antonio, Texas 78250

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: *GT#3174487*;GS/eh





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4810

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

Upon the application of:

Name: Christopher Rios

Address: 3117 Valcosta St  
Edinburg, TX  
78541

Phone: 956-369-9049

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>53767</u>
Date Approved:	<u>/ /</u>	<u>11 / 17 / 2021</u>

Water Supplier: Sharyland Water

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000037777  
 Temporary Pole     Permanent Service

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

M+M W150' - E1329' - S251.8' N17 06.9' OF  
BLK 20.87 Acre

[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 December 14, 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



# PLANNING DEPARTMENT

Rev. 05-18-20

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-4814

### 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

Christopher Lee Rios

Known to me [or proved to me in the oath of \_\_\_\_\_ or through TXID (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:

M + M W 150' - E 1329' - S 251.8' N 1706, 9' OF  
BLK 20.87 Acre

[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."

Chris L Rios

(Signature)

SUBSCRIBED AND SWORN TO before me on November 23, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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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

Permit No.: Permit 4-4816  
Receipt No.: 018510  
M0100-00-000-0000-21

ESPINOZA EUNICE R & RIOS CHRISTOPHER L

7730 W 6 MILE  
MISSION, TX 78574  
(956) 532-8804  
(956) 369-9049

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3265Sq.Ft.

[5] Legal Description: M & M W150'-E1329'-S251.8'-N1706.9' OF  
BLK 2 0.87AC

[6] Location: Valcosta St & Rooth Rd

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$200000

[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 all county set backs and regulations

Description: Permit 4-4816

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

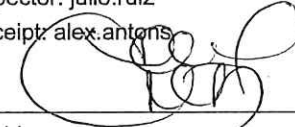
Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: julio.ruiz

Receipt: alex.antons

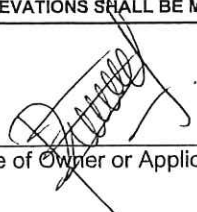
  
\_\_\_\_\_  
Cashier

6/1/21  
\_\_\_\_\_  
Date

224702

[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

6/1/21  
\_\_\_\_\_  
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.**

## WARRANTY DEED

Date: **February 3, 2021**

Grantor: **ABIGAIL CUSTOM HOMES, LLC, a Texas limited liability company**

Grantor's Address: **6801 North Mile 4 1/2 West, Weslaco, Hidalgo County, Texas 78596**

Grantee: **Eunice Ruby Espinoza and Christopher Lee Rios**

Grantee's Address: **7730 W. 6 Mile Line, Mission, Hidalgo County, TX 78574**

Consideration: **TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,**

Property (including any improvements): **The West 150.00 feet of the East 1329.0 feet of the North 10.0 acres of the South 20.0 acres of combined Lot 11, Block 4 and Block 2, M. and M. SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Page 20, Map Records of Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

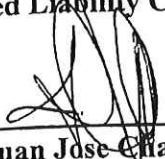
1. **All of record**
2. **Taxes for the year 2021, and subsequent years, the payment of which Grantee assumes.**

Grantor, for the consideration and subject to the reservations from, and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

**NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.**

**ABIGAIL CUSTOM HOMES, LLC, a Texas  
Limited Liability Company**

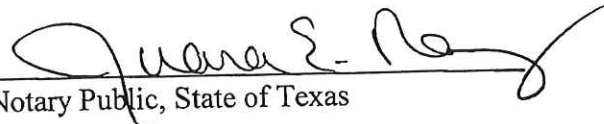
By:   
**Juan Jose Chavez, Managing Member**

**(Acknowledgment)**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 3<sup>rd</sup> day of February, 2021, by **Juan Jose Chavez, Managing Member of Abigail Custom Homes, LLC, a Texas limited liability company, on behalf of said company.**



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Eunice Ruby Espinoza  
Christopher Lee Rios  
7730 6 Mile Line  
Mission, TX 78574

