

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	NOELIA TELLES	1-5501
2.		
3.		
4.		
5.		
	COMM. COURT: FEBRUARY 8, 2022	



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: 1-5501

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

Upon the application of:

Name: Noelia Telles

Address: PO Box 2386

Elsa, TX 78543
933 N. Carlos Arispe Elsa

Phone: 956-342-3878
956-393-8137

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

Water Supplier: North Alamo Water

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

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

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

West tract N131'-S804'-E77.3'-W1604.84 FT TR 4 FT 581 0.23AC

[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



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-5501

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

Noelia Telles

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

West tract N131-5804-577.3-W 664.84 Pt TR 4 Ft 5510.23 AC."

[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."

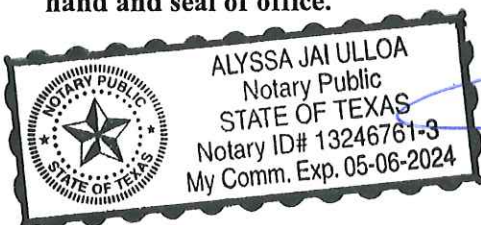
-OR-

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."

Noelia Telles

(Signature)

SUBSCRIBED AND SWORN TO before me on January 25, 2022, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

*nd
he*

178516

WARRANTY DEED
(LONG FORM)

OFFICIAL RECORDS

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, AMALIA RODRIGUEZ,

of the County of HIDALGO and State of TEXAS for and in
consideration of the sum of TEN AND NO/100 ----- (\$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
LEANDRO TELLES and wife, NOELIA TELLES,
Box 1494 - Elsa, Texas 78543

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

A 0.233 acre tract of land situated in and being a part of the West 20 acres and the West 20.00 feet of the East 20 acres of Farm Tract 581, Block 153, West Tract Subdivision, Llano Grande Grant, recorded in Vol. 1, page 34, Map Records of Hidalgo County, Texas, said tract of land is more particularly described by metes and bounds as follows:

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 s, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 27th day of August, A.D. 19 86

Amalia Rodriguez

AMALIA RODRIGUEZ

Mailing address of each grantee:

Name: LEANDRO TELLES
Address: Box 1494
Elsa, Texas 78543

Name: NOELIA TELLES
Address: Box 1494
Elsa, Texas 78543

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the
by AMALIA RODRIGUEZ

27th day of August, 19 86,

Carl Higdon Jr.

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

Notary's commission expires: 10-31-88

CARL W. HIGDON, JR., NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

Notary's commission expires:

(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.

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

Leandro Telles
Box 1494
Elsa, Texas 78543

PREPARED IN THE LAW OFFICE OF:

Carl M. Higdon, Jr.
Box 822
Elsa, Texas 78543

STATE OF TEXAS
COUNTY OF _____
NOTARY PUBLIC
I hereby certify that this instrument was filed
in the Public Records Office of the County of _____
on the _____ day of _____, 19____
at _____, Texas.
The instrument was filed
in the Public Records Office of the County of _____
on the _____ day of _____, 19____
at _____, Texas.



COUNTY CLERK
RODALCO COUNTY, TEXAS

FILED FOR RECORD
SEP 11 4 11 AM '96
COUNTY CLERK
RODALCO COUNTY, TEXAS

178516

COMMENCING at a Cotton Picker Spindle for the Southwest corner of FT 581 and centerline of Mile 6 West Road and Mile 17 North Road;

THENCE North, along a centerline of said Mile 6 West Road and West line of FT 581, a distance of 673.00 feet to a point;

THENCE East, a distance of 587.54 feet to a $\frac{1}{4}$ inch iron rod for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE North, a distance of 131.00 feet to a $\frac{1}{4}$ inch iron rod for the Northwest corner of this tract;

THENCE East, a distance of 77.30 feet to a $\frac{1}{4}$ inch iron rod for the Northeast corner of this tract;

THENCE South, a distance of 131.00 feet to a $\frac{1}{4}$ inch iron rod for the Southeast corner of the tract;

THENCE West, a distance of 77.30 feet to the POINT OF BEGINNING,

Containing 0.233 acres of land, more or less

METES AND BOUNDS

A 0.233 acre tract of land situated in and being a part of the West 20 acres and the West 20.00 feet of the East 20 acres of Farm Tract 581, Block 153, West Tract Subdivision, Llano Grande Grant, recorded in Volume 1 Page 34, Map Records of Hidalgo County, Texas, said tract of land is more particularly described by metes and bounds as follows:

Commencing at a Cotton Picker Spindle for the southwest corner of F.T. 581 and centerline of Mile 6 West Road and Mile 17 North Road;

Thence North along centerline of said Mile 6 West Road and West line of FT 581, a distance of 673.00 feet to a point;

Thence East, a distance 587.54 feet to a $\frac{1}{2}$ inch iron rod for the Southwest corner of this tract and The POINT OF BEGINNING.

Thence North, a distance of 131.00 feet to a $\frac{1}{2}$ inch iron rod for the Northwest corner of this tract;

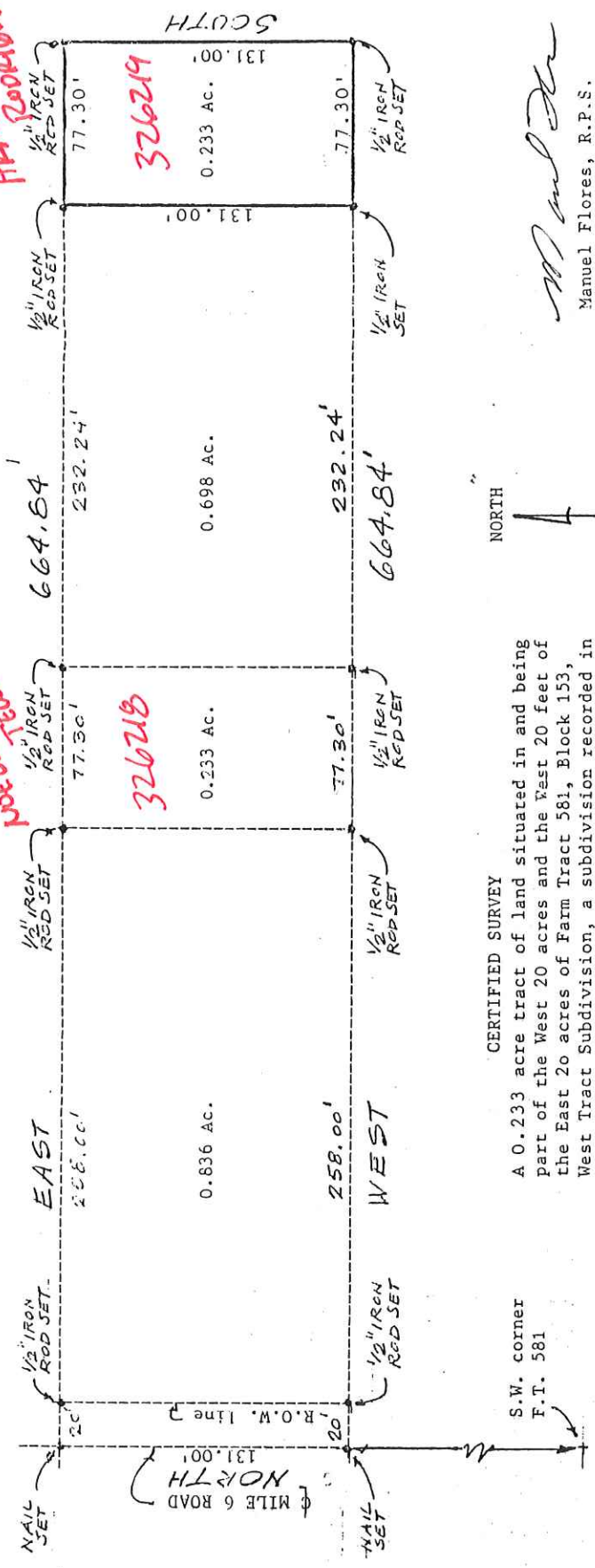
Thence East, a distance of 77.30 feet to a $\frac{1}{2}$ inch iron rod for the Northeast corner of this tract;

Thence South, a distance of 131.00 feet to a $\frac{1}{2}$ inch iron rod for the Southeast corner of the tract;

Thence West, a distance of 77.30 feet to a $\frac{1}{2}$ inch iron rod for the Northwest corner of this tract;

ARMANDO RODRIGUEZ

NOEVA TERRO



1/2" IRON ROD SET

NAIL SET

EAST

1/2" IRON ROD SET

1/2" IRON ROD SET

664.84'

1/2" IRON ROD SET

1/2" IRON ROD SET

131.00'

20'

20'

258.00'

1/2" IRON ROD SET

77.30'

232.24'

1/2" IRON SET

77.30'

131.00'

20'

20'

258.00'

1/2" IRON ROD SET

77.30'

232.24'

1/2" IRON SET

77.30'

131.00'

20'

20'

258.00'

1/2" IRON ROD SET

77.30'

232.24'

1/2" IRON SET

77.30'

SCOUTH

0.233 AC.

0.233 AC.

0.698 AC.

0.233 AC.

0.836 AC.

CERTIFIED SURVEY

A 0.233 acre tract of land situated in and being part of the West 20 acres and the East 20 feet of the East 20 acres of Farm Tract 581, Block 153, West Tract Subdivision, a subdivision recorded in Volume 1, page 34 of the Map Records of Hidalgo County, Texas.

S.W. corner F.T. 581

NORTH



Scale 1"=60'

Manuel Flores, R.P.S.

Texas Registration No. 3943

August 16, 1986

R 326219

PC
7/2

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

VOL 2331 PAGE 966

177932

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, AMALIA RODRIGUEZ

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN AND NO/100-----(\$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

ARMANDO RODRIGUEZ and wife, HERMELINDA RODRIGUEZ
BOX 1494 - Elsa, Texas 78543

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

A 0.233 acre tract of land situated in and being a part of the West 20
acres and the West 20.00 feet of the East 20 acres of Farm Tract 581,
Block 153, West Tract Subdivision, Llano Grande Grant, recorded in Vol.
1, page 34, Map Records of Hidalgo County, Texas, said tract of land
is more particularly described by metes and bounds as follows:

COMMENCING at a Cotton Picker Spindle for the Southwest corner of FT. 581 and centerline of Mile 6 West Road and Mile 17 North Road;

THENCE, North along the centerline of said mile 6 West Road and West line of FT581, a distance of 673.00 feet to a point;

THENCE, East, a distance of 278.00 feet to a $\frac{1}{2}$ inch iron rod for the Southwest corner of this tract and the POINT OF BEGINNING;

THENCE, North, a distance of 131.00 feet to a $\frac{1}{2}$ inch iron rod for the Northwest Corner of this tract;

THENCE, East, a distance of 77.30 feet to a $\frac{1}{2}$ inch iron rod for the Northeast Corner of this tract;

THENCE, South, a distance of 131.00 feet to a $\frac{1}{2}$ inch iron rod for the Southeast corner of this tract;

THENCE West, a distance of 77.30 feet to the POINT OF BEGINNING,

Containing 0.233 acres of land, more or less.

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 s , their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 27th day of August, A. D. 19 86

Amalia Rodriguez
.....
AMALIA RODRIGUEZ
.....
.....

Mailing address of each grantee:

Name: ARMANDO RODRIGUEZ
Address: Box 1494
Elsa, Texas 78543

Name: HERMELINDA RODRIGUEZ
Address: Box 1494
Elsa, Texas 78543

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 27th day of August, 19 86,

by AMALIA RODRIGUEZ

Carl Higdon, Jr.
.....
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires: 10-31-88

CARL M. HIGDON, JR., NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

(Acknowledgment)

VOL 2331 PAGE 969

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

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

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

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

Notary's commission expires:

(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.

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

Notary's commission expires:

CHH 026
AFTER RECORDING RETURN TO:

Armando Rodriguez
Box 1494
Elsa, Texas 78543

PREPARED IN THE LAW OFFICE OF:

Carl M. Higdon, Jr.
Box 822
Elsa, Texas 78543

177932

FILED FOR RECORD
AUG 29 AM 9 58
J. HIGDON
COUNTY CLERK
HIDALGO COUNTY, TEXAS



Chapter 232, Texas Local Government Code

1/25/2022 9:09:14 AM

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 1-5501
Receipt No.: 021967
W3800-00-581-0004-02

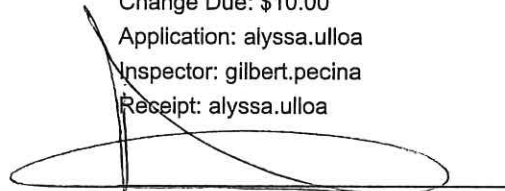
TELLES LEANDRO & NOELIA
PO BOX 2386
ELSA, TX 78543
(956) 393-8137
(956) 393-8137

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1382Sq.Ft.
- [5] Legal Description: WEST TRACT N131'-S804'-E77.3'-W664.84'
PT TR 4 FT 581 0.23AC
- [6] Location: MILE 17 N. & MILE 6 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$117470
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
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 & REGULATIONS
Description: Permit 1-5501
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

1/25/22
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.

A. Ulloa
Signature of Owner or Applicant

1-25-22
Date