

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Catarina Moreno	4-4698
	COMM. COURT: MARCH 22, 2022	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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: 4-4698

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

Upon the application of:

Name:

Catarina Moreno

Address:

13608 Tropicana St.  
Edinburg Tx 78539

Phone:

956 369-4278

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Water Only</u>	
	<u>3/15/22</u>	<u>/ /</u>

Water Supplier:

N.A.W.S

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:

Tropicana lot 17

[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 March 22, 20 22, 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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### 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

Catarina Moreno

Known to me [or proved to me in the oath of Passport Card 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:

13608 Tropicana St. Edinburg Tx  
Tropicana lot 17."

[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 15 of March, 2022 to certify which, witnesses my hand and seal of office.



Marisa Teresa Inigo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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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 4-4698  
Receipt No.: 018086  
T7950-00-000-0017-00

MORENO ELIAS JR & CATARINA

P.O BOX 4473

EDINBURG, TX 78542

(956) 369-4278

(956) 369-4278

[1] Contractor: SELF

[2] Water System: North Alamo WSC

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

[4] Size of Structure: 2352Sq.Ft.

[5] Legal Description: TROPICANA LOT 17

[6] Location: 493 and 107

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$45000

[10] Flood Zone: Zone AH

Community Panel Number: 4803340350C

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-4698

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

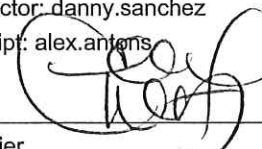
Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: danny.sanchez

Receipt: alex.antons



Cashier

5/10/21  
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

5-10-21  
Date

STG/RS  
SIERRA TITLE  
GF# 3181997

**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 with Vendor's Lien**

**Date:** July 22, 2019

**Grantor:** Ricardo Montero and Maria Luisa M. Montero, a married couple

**Grantor's Mailing Address:**

Ricardo Montero  
Maria Luisa M. Montero  
367 Round Up Cir.  
Edinburg, TX 78539

**Grantee:** Elias Moreno, Jr. and Catarina Moreno, a married couple

**Grantee's Mailing Address:**

Elias Moreno, Jr.  
Catarina Moreno  
518 Renarae  
Edinburg, TX 78539

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Tomas M. Flores, trustee.

**Property (including any improvements):**

Lot 17, of TROPICANA SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 112, Map Records of Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

- a. Those as set out in Deed recorded in Volume 2689, Page 329, Official Records, Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any,

based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.

- b. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
- c. Right-of-Way Easement granted by Mrs. Annie (J.F.) Carl and husband, J.F. Carl W. W. Rabe and wife, Effie Rabe, to Carthage Hydrocol, Inc. by instrument dated January 31, 1949, recorded in Volume 656, Page 70, Deed Records of Hidalgo County, Texas.
- d. Right-of-Way Easement granted by W. W. Rabe and Annie Carl and husband, J. F. Carl to La Gloria Corporation, by instrument dated April 3, 1953, recorded in Volume 800, Page 186, Deed Records of Hidalgo County, Texas.
- e. Water Service Agreement dated February 12, 1980 between North Alamo Water Supply Corporation and Jack Rabe, recorded in Volume 1700, Page 856, Deed Records of Hidalgo County, Texas.
- f. A twenty foot (20') Utility and Drainage Easement along the rear of subject property as shown on plat recorded in Volume 21, Page 112, Map Records of Hidalgo County, Texas.
- g. Irrigation Easement along the West of subject property as shown on plat recorded in Volume 21, Page 112, Map Records of Hidalgo County, Texas.
- h. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 21, Page 112, Map Records Hidalgo County, Texas.
- i. Easements, rights, rules and regulations in favor of Donna Irrigation Hidalgo County No. 1.
- j. Easements or claims of easements which are not a part of the public record.
- k. Correction Oil and Gas Lease dated November 9, 1949, from W. W. Rabe and wife, Effie Rabe and Annie Carl and husband J. F. Carl to La Gloria Corporation recorded in Volume 104, Page 536, Oil and Gas Lease Records of Hidalgo County, Texas.
- l. All oil, gas, and other minerals reserved in Deeds recorded in Volume 841, Page 220 and Volume 1459, Page 80, Deed Records of Hidalgo County, Texas.

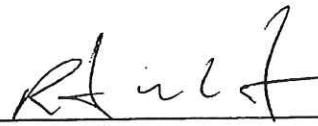
- m. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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



\_\_\_\_\_  
Ricardo Montero



\_\_\_\_\_  
Maria Luisa M. Montero

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 22, 2019, by Ricardo Montero and Maria Luisa M. Montero.

*[Handwritten Signature]*

Notary Public, State of Texas

My commission expires: 8/28/2022

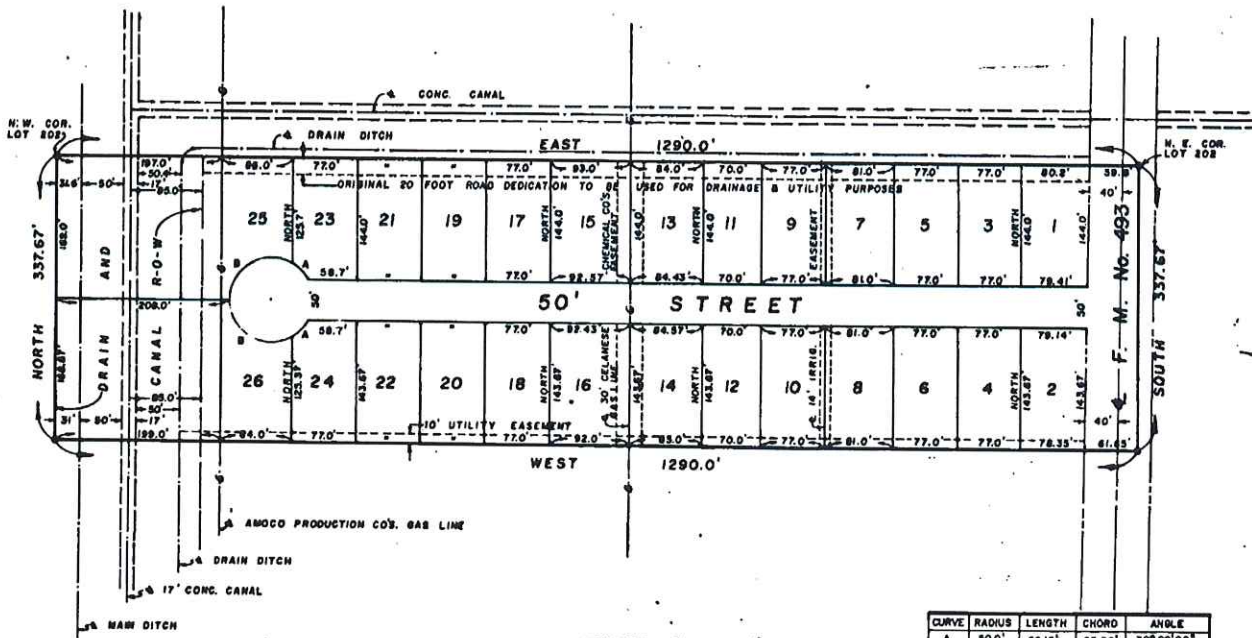


PREPARED IN THE OFFICE OF:

Law Offices of Aurelio Leo Lara, P.C.  
4124 N. 23rd Street, Suite 1  
McAllen, TX 78504  
Tel: (956) 630-2999  
Fax: (956) 618-5527

AFTER RECORDING RETURN TO:

Law Offices of Aurelio Leo Lara, P.C.  
4124 N. 23rd Street, Suite 1  
McAllen, TX 78504  
Tel: (956) 630-2999  
Fax: (956) 618-5527



CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	50.0'	26.18'	25.88'	30° 00' 00"
B	50.0'	104.72'	86.60'	120° 00' 00"

FILED FOR RECORD 21.115  
 1980 JUL 17 AM 11:35  
 SANTOS SALDANA  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS  
**MAP OF TROPICANA SUBDIVISION**  
 BEING A SUBDIVISION OF THE NORTH 10.0 ACRES  
 OF LOT 202,  
 LA BLANCA AGRICULTURAL CO.'S. SUBDIVISION "B",  
 HIDALGO COUNTY, TEXAS

**APPROVED FOR RECORDING**  
 HIDALGO CO. Right of Way Dept.  
 By *Donna Rabe*  
 Date July 14, 1980

APPROVED FOR RECORDING  
 BY  
 COMMISSIONER OF COURT  
 This the 14th day of July 1980  
 SANTOS SALDANA, County Clerk  
 Hidalgo County, Texas  
 By *Donna Rabe*, Deputy

Recorded in Book 21 Page 112  
 of the map records of Hidalgo  
 County, Texas  
 Charles L. Melton  
 County Surveyor

PREPARED BY:  
**FABIAN, NELSON & MEDINA INC.**  
 McALLEN, TEXAS

SCALE: 1" = 100' DATE: 7-10-80

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TROPICANA SUBDIVISION", NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*Bevie Ann Rabe*  
 BEVIE ANN RABE

*John W. Rabe*  
 JOHN W. RABE

STATE OF TEXAS:  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS 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 THE PURPOSES AND CONSIDERATION GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF July, 1980.

*Wm A. Stiles*  
 Wm A. Stiles  
 Notary Public

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 CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Plinio C. Medina*  
 PLINIO C. MEDINA  
 REGISTERED PUBLIC SURVEYOR  
 McALLEN, TEXAS

THIS PLAT APPROVED BY THE  
*Donna Rabe*  
 SECRETARY

ON THIS 14th DAY OF July, A.D. 19 80  
*B.P. Medina*  
 PRESIDENT