

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ERENDIDA FLORES	3-4088
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 22, 2022	



# 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  
1902 Joe Stephens Ave.  
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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-4088  
2/14/22

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

Upon the application of:

Name: Erendida Flores

Address: 16907 Tom Gill Rd.  
Del Rio Tx.  
78576

Phone: 956-321-9228

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Ruch R</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>53966</u> <u>03/15/22</u>

Water Supplier: NA

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

Account/ESI No.: 10032789403205755  
[ ] Temporary Pole [x] Permanent Service

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

Tom Gill Road Lot 10-12

[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.

Sandra Carter  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-4088  
2/16/22

### 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

Erendida Yuliana Flores

Known to me [or proved to me in the oath of Texas Driver License 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:

Tom Gill Road Lot 10-12"

[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]

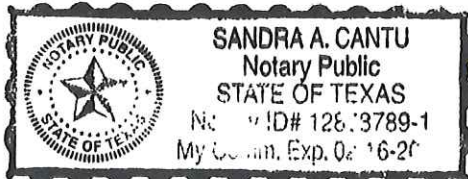
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

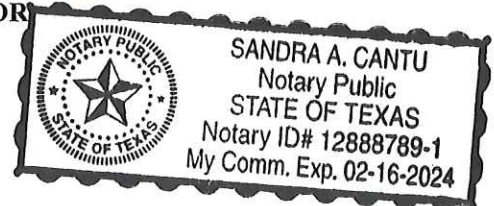
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on March 4, 2022, to certify which, witnesses my hand and seal of office.



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



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE.**

**WARRANTY DEED  
WITH VENDOR'S LIEN**

**DATE:** December 13, 2021

**GRANTOR:** Dora De Hoyos, a single person

**GRANTOR'S MAILING ADDRESS:** 814 26<sup>th</sup> St., San Leon, Texas 77539

**GRANTEE:** Erendida Y. Flores

**GRANTEE'S MAILING ADDRESS:** 39306 Circle 6<sup>th</sup> St. N., Penitas, Texas 78576

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$30,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Dora De Hoyos, Trustee.

**PROPERTY:** Lot 10, Tom Gill Road Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 72, Map Records, Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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, by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

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.

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 shall become absolute.

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

**No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.**

Dora De Hoyos  
Dora De Hoyos

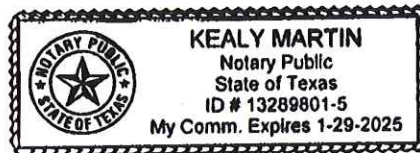
STATE OF TEXAS

COUNTY OF ~~HIDALGO~~ <sup>Galveston km</sup>

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 14<sup>th</sup> day of December, 2021, by Dora De Hoyos.

Kealy Martin  
Notary Public, State of Texas



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**CONTRACT FOR DEED**  
**(Terms)**

**Date:** October 25, 2021

**Seller:** DORA DE HOYOS

**Seller's Mailing Address:**

DORA DE HOYOS  
814 26<sup>th</sup> St.  
San Leon, TX 77539  
Galveston County

**Buyer:** ERENDIDA FLORES

**Buyer's Mailing Address:**

ERENDIDA FLORES  
39306 Circle 6 North  
Penitas, TX 78576  
Hidalgo County

**Property (including any improvements):**

**All of Lots 11 and 12, TOM GILL ROAD SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 72, Map Records in the Office of the County Clerk of Hidalgo County, Texas, referenced to which is here made for all purposes.**

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

- A. Zoning and Building Ordinances in favor of County of Hidalgo.
- B. Statutory rights, ruled, regulations, easements and liens in favor of Irrigation District.
- C. Easements, or claims of easements, which are not recorded in the public records;
- D. Ownership of all oil, gas, and other minerals, and rights of all parties claiming by, through or under said mineral owner(s).
- E. Rights of Parties in Possession.

**Sale Price:** \$90,000.00

**Down Payment:** 10,000.000

**Balance:** \$80,000.00 plus interest

**Annual Interest Rate:** 10% (Ten percent)

**Payments:** A payment due and payable on the 1<sup>st</sup> day of each month beginning December 1, 2021 and every month thereafter on the 1<sup>st</sup> day of each month, in the amount of **EIGHT HUNDRED AND NO/ DOLLARS (\$800.00)** per month, until entire principal and interest is paid in full.

GIVEN under my hand and seal this 25th day of October 2021.



*Abigail T. Martinez*

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF MAURO L. REYNA, III  
P. O. Box 969  
Peñitas, Texas 78576  
Tel: 956/584-7822 Fax: 956/584-0395

AFTER RECORDING RETURN TO:  
LAW OFFICE OF MAURO L. REYNA, III  
P. O. Box 969  
Peñitas, Texas 78576



Chapter 232, Texas Local Government Code

2/16/2022 9:55:27 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-4088  
Receipt No.: 022311  
T6020-00-000-0010-00

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

FLORES ERENDIDA Y  
16907 TOM GILL RD  
PENITAS, TX 78576  
(956) 321-9228  
(956) 321-9228

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1160Sq.Ft.
- [5] Legal Description: TOM GILL ROAD LOT 10-12
- [6] Location: Tom Gill & Mile 7
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 3-4088  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sandra.cantu  
Inspector: guillermo.rodriguez  
Receipt: sandra.cantu

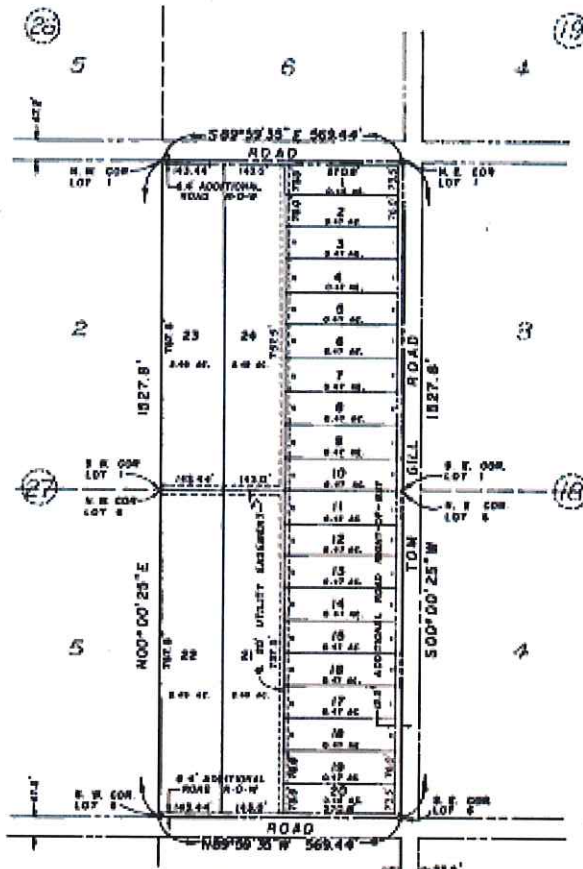
*Sandra Cantu* 2/16/22  
Cashier Date

[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.

*Erendida Y. Flores*  
Signature of Owner or Applicant

2/16/22  
Date



**MAP OF TOM GILL ROAD SUBDIVISION**

BEING A SUBDIVISION OF LOTS 1 AND 6, BLOCK 27, HONEVILLE SUBDIVISION "D", HIDALGO COUNTY, TEXAS

CONTAINING 18 87 ACRES OF LAND MORE OR LESS

PREPARED BY FABIAN, NELSON & MEDINA INC. McALLER, TEXAS

Filed in Book 21 Page 72 of the map records of Hidalgo County, Texas

SCALE: 1" = 500' DATE: 1-17-80

**APPROVED FOR RECORDING**  
Hidalgo Co. 3 pgs. of Map Book  
By *Debra Walker*  
Date 3-10-80

FILED FOR RECORD THIS DATE  
MAR 10 1980

STATE OF TEXAS  
COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "TOM GILL ROAD SUBDIVISION", HAVE HEREBY DEDICATED 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.

SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBMITTED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN.

*Miguel Ramirez*  
MIGUEL RAMIREZ

*L. E. Thrasher*  
L. E. THRASHER

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL RAMIREZ AND L. E. THRASHER 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 THEREIN STATED.

*Debra Walker*  
DEBRA WALKER  
NOTARY PUBLIC



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

APPROVED FOR RECORDING  
BY  
COMMISSIONERS COURT  
This 20th day of March 80  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
By *Santos Saldana*, Deputy

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

