

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ABIGAIL RODRIGUEZ	3-4279
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: APRIL 19, 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:

34279  
4/6/22

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

Upon the application of:

Name: Abigail Rodriguez

Address: \_\_\_\_\_

7820 Dusty Trail Lane  
Mission TX 78574

Phone: (956) 599-2954

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>Ruiz R</u> Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	<u>Sewer</u> 8/10/22

Water Supplier: Mud #1

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

Account/ESI No.: 100327894  
[  ] Temporary Pole [ ] Permanent Service

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

Silverado West Lot 87

[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 April 19, 2022, 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 4/6/22  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

Application No:

34279  
4/6/22

### 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

Abigail Rodriguez

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

Silverado West Lot 87"

[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-

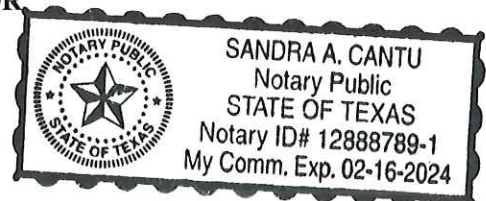
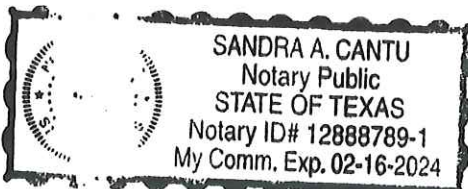
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42, and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Abigail Rodriguez (Signature)

SUBSCRIBED AND SWORN TO before me on April 6, 2022, to certify which, witnesses my hand and seal of office.

Sandra Cantu

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:** June 16, 2021

**GRANTOR:** Jose C. Sosa and wife, Saida Y. Sosa

**GRANTOR'S MAILING ADDRESS:** 1400 Coyote St., Donna, Texas 78537

**GRANTEE:** Abigail Rodriguez

**GRANTEE'S MAILING ADDRESS:** 756 Kika De La Garza, La Joya, Texas 78560

**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 \$27,000.00 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 Jose C. Sosa, Trustee.

**PROPERTY:** Lot Eighty-seven (87), Silverado West Subdivision, being a re-subdivision out of Tract 384, Los Ejidos De Reynosa Viejo Grant, Hidalgo County, Texas, according to the nap or plat thereof recorded in Volume 26, Page 90, Map Records of 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 and subject to the reservations from the 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 hereby 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.

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.

  
\_\_\_\_\_  
Jose C. Sosa

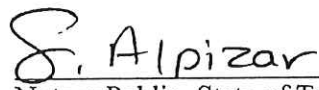
Saida Y. Sosa.  
\_\_\_\_\_  
Saida Y. Sosa

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 6-21, 2021 by Jose C. Sosa and Saida Y. Sosa.



  
\_\_\_\_\_  
Notary Public, State of Texas



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

4/6/2022 8:48:03 AM

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 3-4279  
Receipt No.: 023143  
S3567-00-000-0087-00

RODRIGUEZ ABIGAIL  
7820 DUSTY TRAIL LANE  
MISSION, TX 78572  
(956) 599-2956  
(956) 599-2956

- [1] Contractor: SELF
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1370Sq.Ft.
- [5] Legal Description: SILVERADO WEST LOT 87
- [6] Location: SHOWER ROAD AND LOOP 374
- [7] Sewage: M.U.D.
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-4279  
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: javier.cerda  
Receipt: sandra.cantu

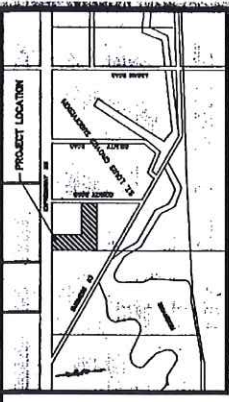
*Sandra Cantu* 4/6/22  
Cashier Date

[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.

*Abigail Rodriguez*  
Signature of Owner or Applicant

04/06/22  
Date



LOCATION MAP

LEGAL AND BOUNDARY DESCRIPTION: BEING A TRACT OF LAND OUT OF TRACT NO. 100, LOTS 1-100, IN BLOCK 100, SUBDIVISION OF TRACT NO. 100, IN HIGHLAND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS...

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO THE CITY OF PALMER, HEREBY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PALMER, WHEN BY APPROVAL IS REQUIRED.

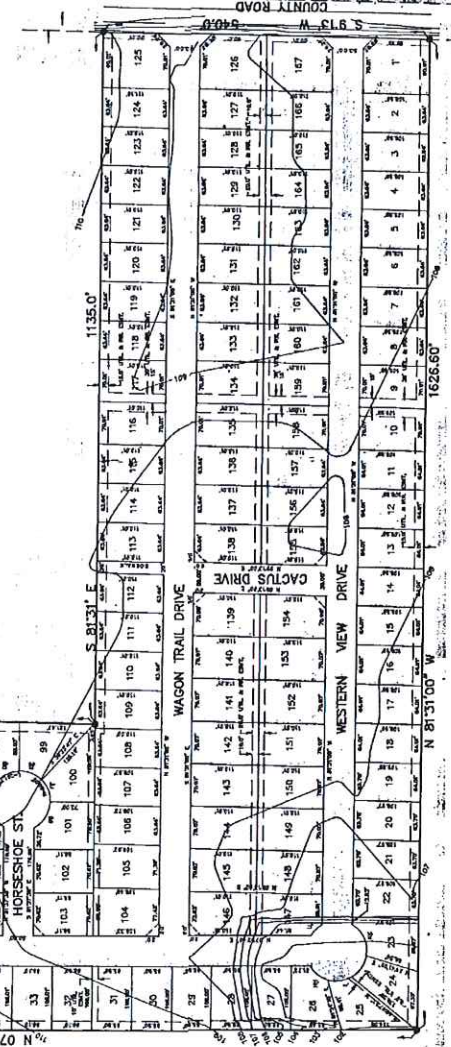
STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER:  
MR. LEOEL BAZAN  
MR. HECTOR HERNANDEZ  
MR. ARNOLDO PERA

FILED  
FEB 22 1989  
MUNICIPAL CLERK

PLAT OF  
SILVERADO WEST SUBD.  
BEING A RESUBDIVISION OUT OF  
TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT  
HIDALGO COUNTY, TEXAS  
(37.79 ACRES)

- 1. Only one residence per lot.
2. Minimum finished floor elevation to be 18" above top of curb as shown on plat.
3. 100 - year Flood Zone "C" - area of minimal flooding.
4. Minimum building Set Backer: Front 25' Side 10' Street 5'.



APPROVED AS TO FORM  
STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVED FOR RECORD  
COUNTY CLERK

PHASE II ENGINEERING  
CIVIL AND INDUSTRIAL ENGINEERING  
Lead Planning  
Construction Management

Table with columns: DRAWN BY (R.G.), DATE (DEC. 1988), CHECKED BY (S.F.), PLANNING NO. (E-89-167), SHEET (1 OF 9)

FIELD BOOK No. 206, 207 & 210  
26 Feb 89  
2/22/1989