

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JESUS REYES	3-3870
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: September 27, 2022	



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

RECEIVED  
AR  
SEP 19 2022

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: Hidalgo County 3-3870

Planning Dept. 12/2/2021

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

Upon the application of:

Name: Jesus Reyes

Address: 6030 N. MINNESOTA  
RD MISSION TX

Phone: (956) 907 8923

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Rudy R</u> Authorized Signature
Inspection/Permit No:		<u>54360</u>
Date Approved:	<u>/ /</u>	<u>09/20/22</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 1003 2789485244324  
 Temporary Pole  Permanent Service

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

Jesus Reyes

6030 N. Minnesota rd. Mission, TX 78574.  
Nick Doffing CO NO.3 S124.5' Lot 52.0.93 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 \_\_\_\_\_, 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 Cantu 9/20/22  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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Precinct 1 2/3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-3870

12/2/2021

**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

Jesus Reyes Andrade

Known to me [or proved to me in the oath of Passaporte Estados Unidos Mexicanos or through NA (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:

6030 N. MINNESOTA RD Mission, TX  
Nick Doffing Co. No. 3 S124.5' Lot 52 0.93 AC Net  
[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."

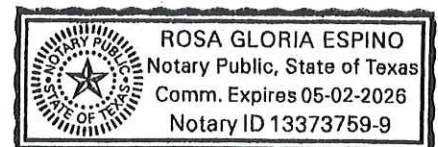
-OR-

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 September 19, 2022 to certify which, witnesses my hand and seal of office.

Rosa Espin  
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 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**  
Conforms to State Bar of Texas Form

Date: October 28, 2021

Grantor: **Arnoldo Rios, a single person**

Grantor's Mailing Address: 225 W. 3rd St.  
La Joya, TX 78560  
Hidalgo County, Texas

Grantee: **Jesus Reyes, a married person**

Grantee's Mailing Address: 904 Primrose Dr.  
Pharr, TX 78577  
Hidalgo County, Texas

Consideration: Ten Dollars 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 South 124.5 feet of Lot Fifty-Two (52), THE NICK DOFFING CO. SUBDIVISION NO. 3, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 10, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

[Signature Page Follows.]

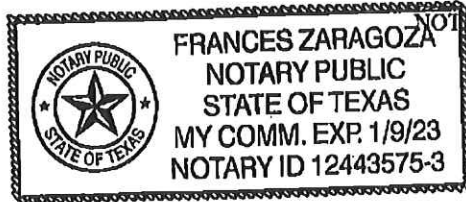
GRANTOR:

Arnoldo Rios  
Arnoldo Rios

(Acknowledgement)

THE STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on this 28 day of October, 2021, by Arnoldo Rios for the purposes and consideration therein expressed.

 NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Jesus Reyes  
904 Primrose Dr.  
Pharr, TX 78577

PREPARED BY:  
J.J. Gonzalez | Attorney at Law  
3700 North 10<sup>th</sup> Street, Suite 102  
McAllen, Texas 78501  
File/GF Number: 21011431

*Back up deed*

**RELEASE OF LIEN**

Date: June 1, 1988

Note

Date: October 20, 1980

Original Amount: EIGHT THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$8,500.00)

Maker: REYMUNDO DE LEON and wife, ODELIA DE LEON

Payee: DONALD L. LEATHERWOOD and wife, IRMA L. LEATHERWOOD

Date of Maturity:

Holder of Note and Lien: DONALD L. LEATHERWOOD and wife IRMA L. LEATHERWOOD

Holder's Mailing Address (including county): Rt. 12, Box 17  
McMinnville, Tenn. 37110 (Warren County, Tennessee)

Note and Lien Are Described in the Following Documents, Recorded in:

Deed of Trust recorded in Volume 1039, Page 113,  
Deed of Trust Records of Hidalgo County,  
Texas

Property (including any improvements) Subject to Lien:

TRACT ONE:

1.0 acre of land out of Lot 52, Nick Doffing Subdivision No. 3, Hidalgo County, Texas, and which 1.0 acre is more completely described as follows:  
BEGINNING at a point in the West line of Lot 52, South 8° 50' West, 1061.0 feet from the Northwest corner of said Lot in the centerline of 5 Mile Road for the Northwest corner of this 1.0 acre;  
THENCE, South 81° 10' East, 350.0 feet to a point in the East line of Lot 52 for the Northeast corner of this 1.0 acre;  
THENCE, with the East line of Lot 52, South 8° 50' West, 124.5 feet to a point for the Southeast corner of this 1.0 acre;  
THENCE, North 81° 10' West, 350.0 feet to a point in the West line of Lot 52 for the Southwest corner of this 1.0 acre;  
THENCE, with the West line of Lot 52, North 8° 50' East, 124.5 feet to the place of beginning;  
SAVE AND EXCEPT all oil, gas and other minerals;

TRACT TWO:

1.0 acre of land out of Lot 52, Nick Doffing Subdivision No. 3, Hidalgo County, Texas, and which 1.0 acre is more completely described as follows:  
BEGINNING at the Southwest corner of Lot 52 for the Southwest corner of this 1.0 acre, from which corner the Northwest corner of said Lot in the centerline of 5 Mile Road bears North 8° 50' East, 1310.0 feet;  
THENCE, with the West line of Lot 52, North 8° 50' East, 124.5 feet to a point for the Northwest corner of this 1.0 acre;  
THENCE, South 81° 10' East, 350.0 feet to a point in the East line of Lot 52 for the Northeast corner of this 1.0 acre;  
THENCE, with the East line of Lot 52, South 8° 50' West, 124.5 feet to a point for the Southeast corner of said Lot and of this 1.0 acre;  
THENCE, with the South line of Lot 52, North 81° 10' West, 350.0 feet to the place of beginning;  
SAVE AND EXCEPT all oil, gas and other minerals;

Holder of the note acknowledges its payment and releases the property from the lien.

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

Donald L. Leatherwood  
DONALD L. LEATHERWOOD

Irma L. Leatherwood  
IRMA L. LEATHERWOOD

(Acknowledgment)

STATE OF ~~TEXAS~~ TENNESSEE  
COUNTY OF WARREN

This instrument was acknowledged before me on the 23 day of June, 1988,  
by DONALD L. LEATHERWOOD and wife, IRMA L. LEATHERWOOD

Boyd M. Evans  
Notary Public, State of ~~Texas~~ Tennessee  
Notary's name (printed): Boyd M. Evans  
Notary's commission expires: 10/2/90

(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:

*ck 1760*  
AFTER RECORDING RETURN TO:  
~~BROWN & OCHOA~~  
~~1207 Conway~~  
~~Mission, Texas 78572~~  
Raymundo De Leon  
1018 GALLA  
CORPUS CHRISTI, TX 78407

PREPARED IN THE LAW OFFICE OF:  
BROWN & OCHOA  
*file 3428*

108118

HIDALGO COUNTY, TEXAS  
CLERK  
WILLIAM BILLY LEO  
89 APR 4 AM 10 31



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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

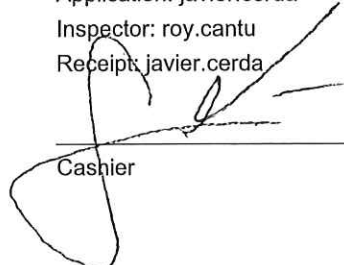
Permit No.: Permit 3-3870  
Receipt No.: 021230  
D6000-03-000-0052-09

- REYES JESUS
- 904 PRIMROSE DR
- PHARR, TX 78577
- (956) 907-8923
- (956) 907-8923
- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1960Sq.Ft.
- [5] Legal Description: NICK DOFFING CO. NO. 3 S124.5' LOT 52  
0.93AC NET
- [6] Location: MINNESOTA RD AND 5 MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
 Precinct: 3  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 10', Side 10', Corner '  
 Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK  
 AND REGULATIONS  
 Description: Permit 3-3870  
 Price: \$30.00

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


Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: javier.cerda  
 Inspector: roy.cantu  
 Receipt: javier.cerda

  
 \_\_\_\_\_  
 Cashier

12-2-21  
 \_\_\_\_\_  
 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

12-2-21  
 \_\_\_\_\_  
 Date