

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JESUS EDUARDO MELENDEZ	3-4381
2.		
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11.		
12.		
13.		
	COMM. COURT: NOVEMBER 15, 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

Precinct 1 2 (3) 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-4381  
5/4/2022

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

Upon the application of:

Name: Jesus Melendez

Address: 635 Ojo De Agua  
Mission TX. 78572

Phone: (616) 510-5643

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>11 18 22</u>

Water Supplier: Agua sub

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

Account/ESI No.: 10032789430837150  
[ ] Temporary Pole [X] Permanent Service

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

Los Ejidos De Reynosa W. 3.98-7.98 AC lot 77 3.98 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.

Joy Contera  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Application No: 3-4381  
5/4/2022

### 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 Eduardo Melendez

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Michigan CDL (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:

Los Ejidos De Reynosa Lot 77 <sup>W. 3.98 - 7.98 AC</sup> 3.98 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."

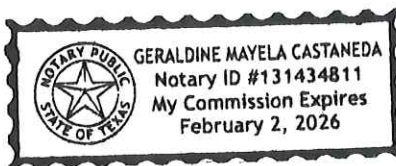
-OR-

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)

SUBSCRIBED AND SWORN TO before me on October 31, 2022, to certify which, witnesses my hand and seal of office.

Geraldine Mayela Castaneda  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



General Warranty Deed

SIERRA TITLE

STG/SGF#318912

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.

Date: April 7, 2021

Grantor: PHILIP D. CHAVEZ, a single person

Grantor's Mailing Address: P.O. Box 2111  
Mission, Texas 78572  
Hidalgo County

Grantee: JESUS EDUARDO MELENDEZ and wife, MARIA D. MELENDEZ

Grantee's Mailing Address: 6416 Bagley Rd.  
Mission, Texas 78574  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Tract 77, LOS EJIDOS DE REYNOSA GRANT, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 5 through 8, Map Records of Hidalgo County, Texas;

SAVE AND EXCEPT: from the hereinabove described property, that certain tract of land, previously conveyed and more particularly described in General Warranty Deed dated October 18, 2006, from Johnny Hinojosa and Arnaldo Corpus aka Arnaldo Corpus to Josue Martinez Monsivais and wife, Ana Laura Gonzalez, filed for record in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to Central Power and Light Company, a Texas corporation, by Jules P. LeBon and wife, Lucille LeBon, dated August 11, 1959, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 958, Page 180, Deed Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Abraham Mercado and wife, Micaela Ramirez to Romulo Longoria, dated June 17, 1937, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 21, Page 493, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Lucille LeBon to Bishop Properties, Inc., dated July 15, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 393, Page 183, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Lucille LeBon also known as Lucille N. LeBon to Atlantic Richfield Company, dated July 16, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1875, Page 273, Official Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Lucille LeBon to Jose A. Bravo and wife, Maria C. Bravo formerly Maria C. Vasquez, dated June 20, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1997, Page 54, Official Records of Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2021 and all subsequent years.

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.

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

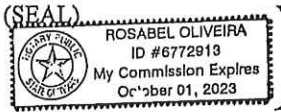
*Philip D. Chavez*  
PHILIP D. CHAVEZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of April, 2021, by PHILIP D. CHAVEZ.

*Rosabel Oliveira*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Jesus Eduardo Melendez and Maria D. Melendez  
6416 Bagley Rd.  
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF:3189912;RO/ah

g. 57 pl.

Back up Deal

The State of Texas,  
County of HIDALGO

Know all Men by These Presents:

That we, JULES PIERRE LEBON and wife, LUCILLE LEBON

of the County of Hidalgo State of Texas for and in consideration  
of the sum of TEN AND NO/100----- DOLLARS  
and other good and valuable consideration to me in hand paid by  
MARIA C. VAZQUEZ  
the receipt of which is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
MARIA C. VAZQUEZ, a feme sole  
of the County of Hidalgo State of Texas all that certain  
lot, tract or parcel of land situated in the County of Hidalgo State of Texas, and  
described as follows, to-wit:

The East four (4) acres of Tract 77, Share 11 of the Partition  
of Los Ejidos de Reynosa Grant in Hidalgo County, Texas;  
SUBJECT to existing easements, oil and gas lease, mineral  
reservations of record and taxes for the year 1976 and subsequent  
years;

EXCEPT that Grantors reserve an easement over the South twenty  
feet of said lands for road purposes for access to the remainder  
of such tract owned by them. Said easement being for the benefit  
of the Grantors and their successors in ownership of that part  
of Tract 77 lying West of the East four acres.

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 MARIA C. VAZQUEZ, her  
heirs and assigns forever and we do hereby bind ourselves, our  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular and said premises  
unto the said MARIA C. VAZQUEZ, her  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

EXECUTED this the 11th day of June, 1976.

\_\_\_\_\_  
Jules Pierre Lebon  
\_\_\_\_\_  
Lucille Lebon

**Metes and Bounds**

3.98 acres out the West Part of Tract 77, Los Ejidos de Reynosa Viejo, Hidalgo County, Texas, as per map recorded in Volume 7, Page 5, Map Records of Hidalgo County, Texas, said 3.98 acres being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Tract 77 for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North 00 degrees 35 minutes 25 seconds West, with the West line of said Tract 77, a distance of 219.25 feet to the Northwest corner of said Tract 77 for the Northwest corner of this tract of land;

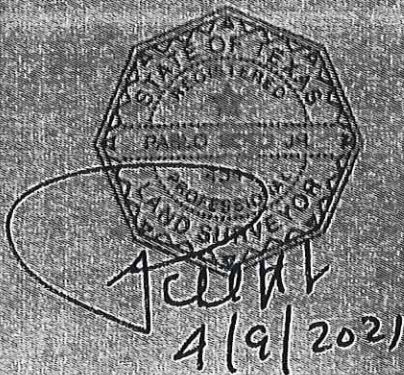
THENCE North 88 degrees 52 minutes 49 seconds East, with the North line of said Tract 77, at 40.00 feet pass a half (1/2) inch iron rod set at the East right of way line of a 40.00 feet dedicated road, at 327.63 feet in all to a half (1/2) inch iron set next to a railroad tie found at an outside corner of said Tract 77 for an outside corner of this tract of land;

THENCE South 84 degrees 17 minutes 39 seconds East, continuing with the North line of said Tract 77, a distance of 284.00 feet to a half (1/2) inch iron rod set for the Northeast corner of this tract of land;

THENCE South 06 degrees 02 minutes 13 seconds East, a distance of 323.00 feet to a half (1/2) inch iron rod set at the South line of said Tract 77 for the Southeast corner of this tract of land;

THENCE North 79 degrees 05 minutes 00 seconds West, with the South line of said Tract 77, at 612.88 feet pass a corner fence post found at the East right of way line of said 40.00 feet dedicated road, at 653.70 feet in all to the POINT OF BEGINNING, containing 3.98 acres, more or less.

I, Pablo Soto, Jr., do hereby state that the above metes and bounds are true and is the result of an actual survey performed on the ground under my direction.



Pablo Soto, Jr.  
4/9/2021



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

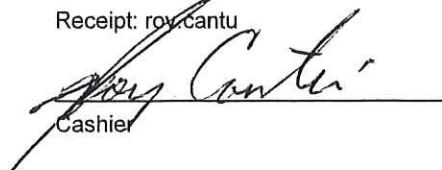
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 3-4381  
Receipt No.: 023685  
L6050-00-000-0077-00

- MELENDEZ JESUS EDUARDO & MARIA D  
635 OJO DE AGUA ST  
MISSION, TX 78574  
(616) 510-5643  
(956) 596-1010
- [1] Contractor: SELF
  - [2] Water System: Agua S.U.D.
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 2830Sq.Ft.
  - [5] Legal Description: LOS EJIDOS DE REYNOSA W3.98AC-7.98AC LOT 77 3.98AC NET
  - [6] Location: SOUTH 83 AND CHIHUAHUA RD
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$212250
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION.  
Description: Permit 3-4381  
Price: \$30.00


**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: roy.cantu

  
Cashier

5/4/2022  
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

5/4/22  
Date