

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Beidy Hernandez	4-6044
	COMM. COURT: FEBRUARY 17, 2023	



# 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: 4-60044

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

Upon the application of:

Name: Beidy <sup>BVO</sup> Hernandez  
Crozco

Address: 35 Narciso Pena St  
Apt. C

Rio Grande City, TX 78582

Phone: 956-844-0535

Approved by Environmental Health:	Temporary Service <i>[Signature]</i> Authorized Signature	Final Service <i>[Signature]</i> Authorized Signature
Inspection/Permit No:	<u>WATER ONLY</u>	<u>Pending OSSF</u>
Date Approved:	<u>2/8/23</u>	<u>2/8/23</u>

WATER ONLY

Water Supplier: NORTH ALAMO WATER

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

Account/ESI No.: 10032789420535935

Temporary Pole  Permanent Service

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

Block 43 Original Townsite of Hargill, Hidalgo County Texas  
as per map or plat thereof recorded in volume 3, page 45 and 46,  
map records, Hidalgo County, Texas  
*[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 February 17, 2023, 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



# 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-6044

**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

Beidy Y. Orozco Hernandez

Known to me [or proved to me in the oath of TK DL or through TK DL (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:

Hurgill Townsite BIK 43"

[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]

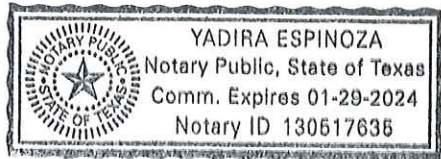
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Beidy Y. Orozco (Signature)

SUBSCRIBED AND SWORN TO before me on February 08, 2023, to certify which, witnesses my hand and seal of office.



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



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

5/9/2022 2:39:48 PM

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 4-6044  
 Receipt No.: 023754  
 H1200-00-043-0000-00

- MAGALLON JAVIER & HERNANDEZ BEIDY  
 429 E JAY DR  
 ALAMO, TX 78582  
 (956) 735-0073  
 (956) 735-0073
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 44 Mobile homes
  - [4] Size of Structure: 960Sq.Ft.
  - [5] Legal Description: HARGILL TOWNSITE BLK 43
  - [6] Location: 490 AND 493
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$18500
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340250B  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
 RULES NSD REGULATIONS  
 Description: Permit 4-6044  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40  
 Change Due: \$10.00  
 Application: maria.cerda  
 Inspector: peter.hernandez  
 Receipt: maria.cerda

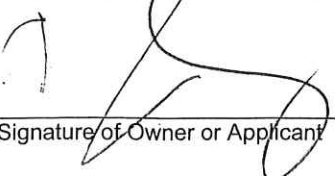
  
 \_\_\_\_\_  
 Cashier

05/09/22  
 \_\_\_\_\_  
 Date

IO# 1274028

[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

5-9-22  
 \_\_\_\_\_  
 Date

**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.**

## **SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** April 19, 2022

**Grantor:** TEXAS REGIONAL BANK, AS CUSTODIAN FOR ESTEBAN O. BROWN CUSTODIAL ACCOUNT; joined herein by ESTEBAN O. BROWN, a single man

**Grantor's Mailing Address:**

1801 S. McColl Road  
McAllen, Texas 78503  
Hidalgo County

**Grantee:** JAVIER MAGALLON and wife, BEIDY OROZCO HERNANDEZ

**Grantee's Mailing Address:**

429 El Jay Drive  
Alamo, Texas 78516  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SEVENTY THOUSAND AND NO/100THS DOLLARS (\$70,000.00). 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 LAURA KUPISH, Trustee.

**Property (including any improvements):**

Block 43, ORIGINAL TOWNSITE OF HARGIL, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Pages 45 and 46, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Taxes for the year 2022 and subsequent years.
2. Mineral and/or royalty grant and/or reservation in instrument dated March 4, 1974, recorded in Volume 1404, Page 290, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease(s) dated July 27, 1940, recorded in Volume 38, Page 116, Oil and Gas Records, dated May 18, 1957, recorded in Volume 202, Page 112, Oil and Gas Records, dated April 25, 1984, recorded in Volume 1983, Page 814, Oil and Gas Records, Hidalgo County, Texas.

4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
5. Easement and Right of Way dated August 28, 1984, recorded in Volume 2050, Page 811, Deed Records, Hidalgo County, Texas.
6. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

By the acceptance of this Deed, Grantee is taking the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (I) THE CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (II) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF THE IMPROVEMENTS; (III) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN THE IMPROVEMENTS; (IV) THE SOIL CONDITIONS; DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (V) QUANTITY, QUALITY, VALUE, CONDITION, MAKE, MODEL, COMPOSITION, AUTHENTICITY, OR AMOUNT; (VI) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VII) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

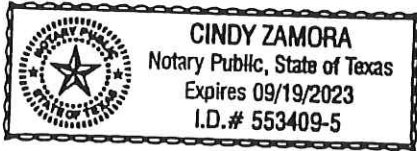
**TEXAS REGIONAL BANK, as Custodian for  
ESTEBAN O. BROWN CUSTODIAL ACCOUNT**

By: *Irma Murray*  
Name: IRMA MURRAY  
Title: Vice President, Trust Officer

**(Acknowledgment)**

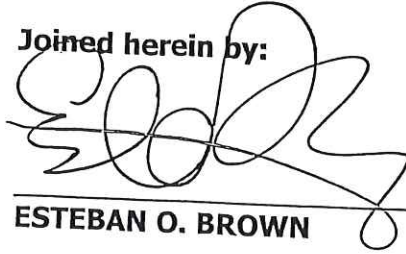
State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 19<sup>th</sup> day of April,  
2022, by IRMA MURRAY, Vice President & Trust Officer  
of TEXAS REGIONAL BANK, as Custodian for ESTEBAN O. BROWN CUSTODIAL ACCOUNT.



*Cindy Zamora*  
Notary Public, State of Texas

Joined herein by:

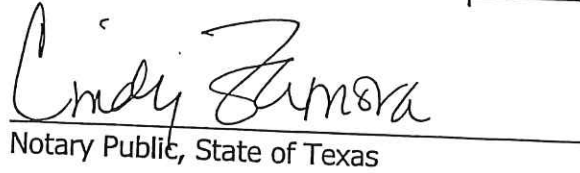
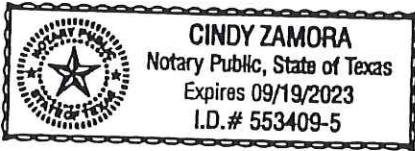


ESTEBAN O. BROWN

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 19<sup>th</sup> day of April, 2022, by ESTEBAN O. BROWN.



Notary Public, State of Texas

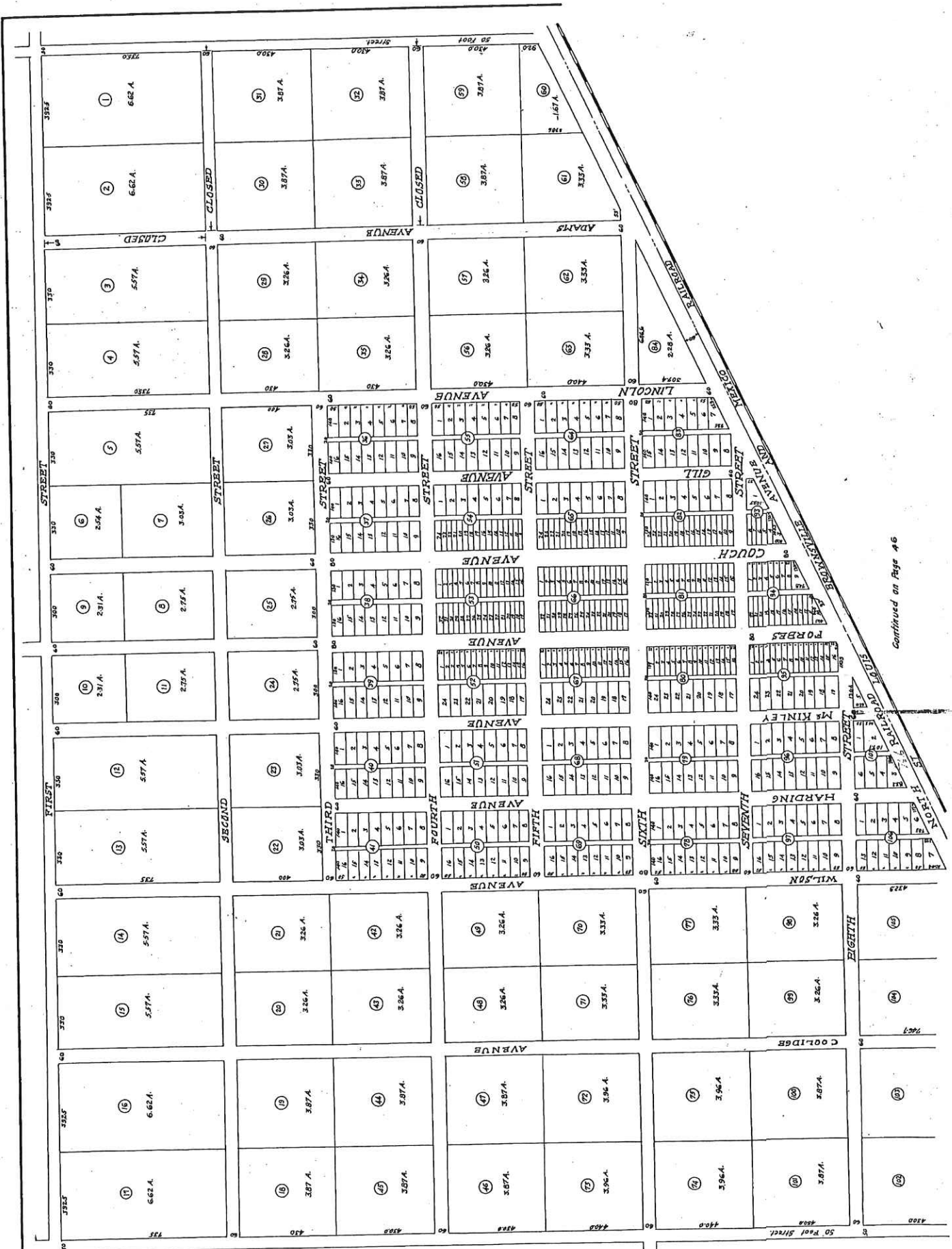
**PREPARED BY:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

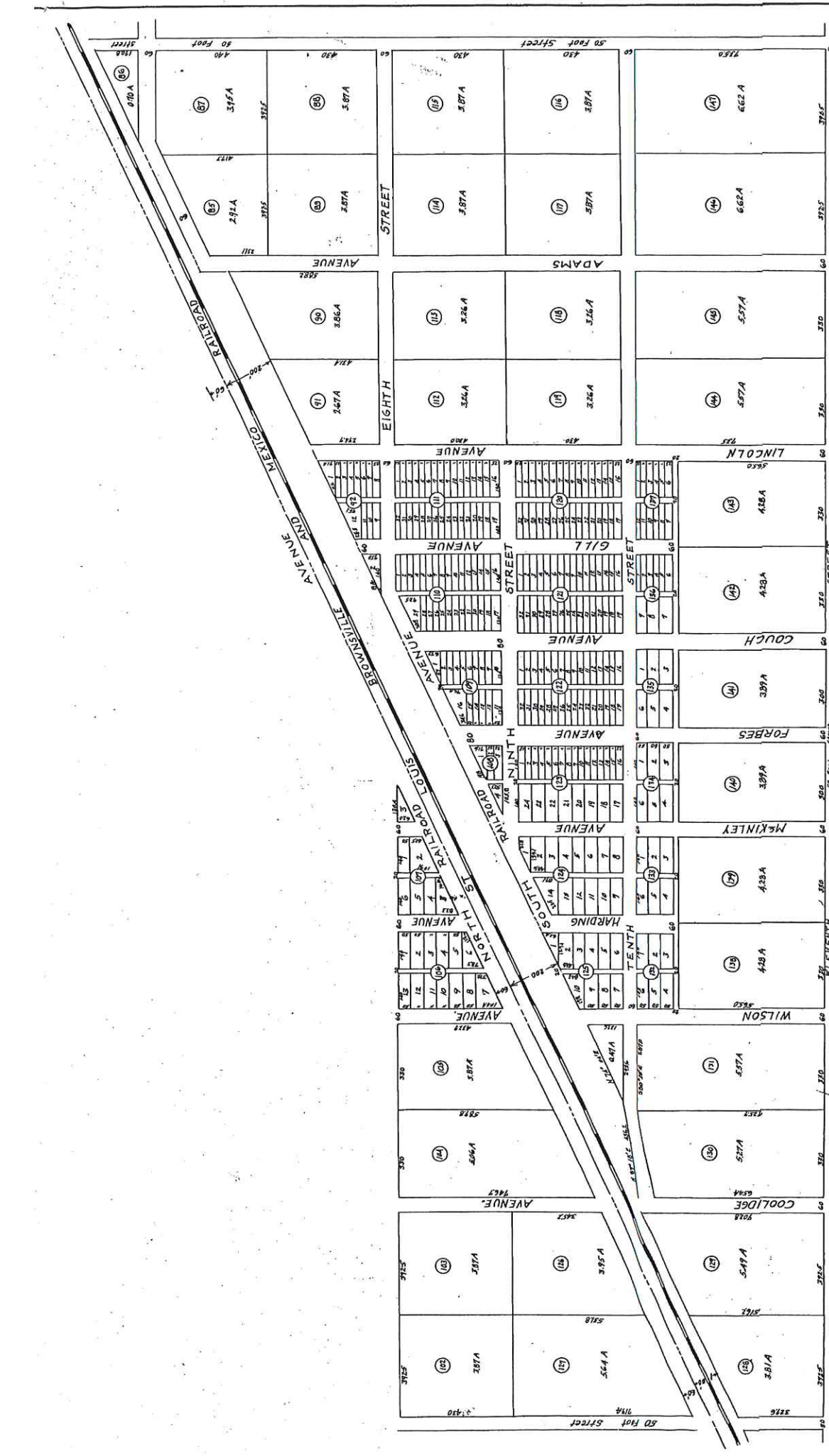
**AFTER RECORDING RETURN TO:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

File/GF Number: F #3567-077 / GF #942881



Continued on Page 46



State of Texas  
County of Hidalgo  
I, Cam E. Hill, County Clerk of Hidalgo County Texas do hereby certify that the above and foregoing plat was duly recorded in the public records of this county in my office on the 23rd day of August 1926 at 1:35 p.m. and was recorded by me on the 23rd day of August 1926 at 1:35 p.m. at the office of the County Clerk of Hidalgo County, Texas.  
CAM E. HILL  
County Clerk, Hidalgo County Texas  
Filed for recording  
SEP 2 1926

State of Texas  
County of Hidalgo  
The dedication in the form of Map of the streets, alleys and Road ways is made with the express reservation in the Surveys of the right to occupy, use, and direct, align and improve the same for the public utility and for the purpose of operating lines of transportation for the carriage of freight and passengers and all of said rights, privileges and franchises in the streets, alleys and Roadways above said are and shall be the property of, and shall be used and controlled by the said V.M. Surphes et al by such persons, partners or agents as they may from time to time designate in writing for the purpose of the said V.M. Surphes et al. This dedication is made with the express reservation that V.M. Surphes retain the title to and in all streets and alleys shown upon the Map unless and until a sale of plot is made when the street and alley upon which the plot is sold is shown indicated the length of the block out of which a lot is sold and all streets other than those shown upon the Map shall be the property of the State of Texas.  
Witness my hand this 23rd day of September, A.D. 1926  
I, Cam E. Hill, County Clerk of Hidalgo County, Texas do hereby certify that the above and foregoing plat was duly recorded in my office on the 23rd day of August 1926 at 1:35 p.m. and was recorded by me on the 23rd day of August 1926 at 1:35 p.m. at the office of the County Clerk of Hidalgo County, Texas.  
CAM E. HILL  
County Clerk, Hidalgo County Texas  
Filed for recording  
SEP 2 1926

State of Texas  
County of Hidalgo  
I, R. J. Parks, Surveyor and Civil Engineer, do hereby certify that the map upon which this is written is a true and correct copy of the original map as surveyed and plotted by me on this 17th day of August 1926.  
Witness my hand this 17th day of August 1926.  
R. J. Parks  
Surveyor and Civil Engineer  
Filed for recording  
SEP 2 1926  
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SEP 2 1926

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County of Hidalgo  
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CAM E. HILL  
County Clerk, Hidalgo County Texas  
Filed for recording  
SEP 2 1926

MAP OF HARGIL TEXAS JANUARY 1926

FILED FOR RECORD THIS DAY SEP 2 1926  
I, Cam E. Hill, County Clerk of Hidalgo County, Texas do hereby certify that the above and foregoing plat was duly recorded in my office on the 23rd day of August 1926 at 1:35 p.m. and was recorded by me on the 23rd day of August 1926 at 1:35 p.m. at the office of the County Clerk of Hidalgo County, Texas.  
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County Clerk, Hidalgo County Texas  
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SEP 2 1926

Notary Public in and for Hidalgo County Texas