

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	EDENELIA BARRERA-RIOJAS	1-6925
2.		
3.		
	COMM. COURT: MARCH 21, 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: 1-6925

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

Upon the application of:

Name: Edenelia Barrera-Rojas

Address: 1020 E mile 12 1/2 Norm
Weslaco TX 78599

Phone: (956) 472-5575

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Water Supplier: N.A.W.S

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

Account/ESI No.: 1000073990
 Temporary Pole Permanent Service

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

WEST TRACT FT 304 BLK 158
S 1/2 OF 2.05 AC

[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.

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: 1-6925

**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

EMEDUELA BARRERA-PIJOSAS

Known to me [or proved to me in the oath of TXID# 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:

WEST TRACT FT 304 BUK 158 S. 1/2^{OF} 205 AC

[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~~]

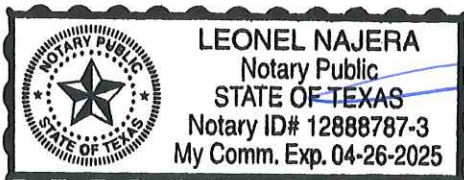
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Inedelia Barrera Rojas (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 3RD, 2023, to certify which, witnesses my hand and seal of office.



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

CHARGE: VLTC
GF# 176000 / ZO

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.

GENERAL WARRANTY DEED

Date: November 15, 2021

Grantor: MARIO A. CIAS and MIRNA Y. CIAS

Grantor's Mailing Address: 7310 Corpus Christi Street
Houston, Texas 77020

Grantee: ENEDELIA BARRERA-RIOJAS, a single woman

Grantee's Mailing Address: 5234 N. FM 88
Westlaco, Texas 78596

Consideration: TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

The South One-Half (S 1/2) of a 2.05 acre tract out of Farm Tract 304, Block 158, West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records Hidalgo County, Texas more particularly described by metes and bounds, as follow:

Beginning at a point, said point being West from the Southeast corner of Farm Tract, 304, a distance of 1979.2 feet along the South line of said Farm Tract, also being the centerline of a County Road, and North 481.98 feet to a point being the Southwest corner of this tract;

Thence, continuing North a distance of 115.99 feet to a point being the Northwest corner of this tract;

Thence, East a distance of 772.18 feet to a point being the Northeast corner of this tract;

Thence, South a distance of 115.99 feet to a point being the Southeast corner of this tract;

Thence, West a distance of 772.18 feet to a point being the place of beginning and containing 2.05 acres more or less; and the East 25.0 feet of this tract is reserved for road and utility easement.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvements District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, roads and other rights as shown by instrument dated January 12, 1925, recorded in Volume 206, Page 43, Deed Records of Hidalgo County, Texas.
4. Pipeline easement in favor of Texas Eastern Transmission Corporation as shown by instrument dated September 21, 1956, recorded in Volume 872, Page 306, Deed Records of Hidalgo County, Texas.
5. Dedication of easement for road purposes as shown by instrument dated February 15, 1985, recorded in Volume 2097, Page 580, Official Records of Hidalgo County, Texas.

6. Right of way easement in favor of County of Hidalgo as shown by instrument dated July 13, 1989, recorded in Volume 2790, Page 229, Official Records of Hidalgo County, Texas.
7. Right of way easement in favor of County of Hidalgo as shown by instrument dated August 15, 1989, recorded in Volume 2804, Page 659, Official Records of Hidalgo County, Texas.
8. Easement reserved in deeds dated April 4, 1988, recorded in Volume 2592, Page 779, Deed Records of Hidalgo County, Texas and dated October 4, 2019, filed January 24, 2020 under Document Number 3082633, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 13, 1979, by and between Edward M. Perrett and wife, Donna M. Perrett, as Lessor, and Kelly Bell, as Lessee, recorded in Volume 380, Page 670, Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Edward M. Perrett and wife, Donna M. Perrett to Kelly Bell, dated September 21, 1982, recorded in Volume 421, Page 220, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 20, 2001, by and between Edward M. Perrett, as Lessor, and Suemaur Exploration & Production LLC, as Lessee, filed on May 11, 2001, under Document Number 969350 Official Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in Deed dated October 7, 1980, recorded in Volume 1693, Page 116, Deed Records of Hidalgo County, Texas.
13. Mineral and/or royalty reservation contained in deed dated May 2, 1983, recorded in Volume 1839, Page 339, Deed Records of Hidalgo County, Texas.
14. Mineral and/or royalty reservation contained in deed dated April 4, 1988, recorded in Volume 2592, Page 779, Deed Records of Hidalgo County, Texas.
15. Mineral and/or royalty reservation contained in Correction Deed dated October 28, 2021, filed November 5, 2021 under Document Number 3280231, Official Records of Hidalgo County, Texas.
16. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
17. Visible and apparent easements on or across the property herein described.
18. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
19. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

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.

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

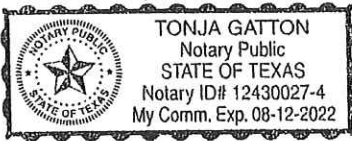
Mario A. Cias
MARIO A. CIAS

Mirna Y. Cias
MIRNA Y. CIAS

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on this 24th day of Nov., 2021, by
MARIO A. CIAS.

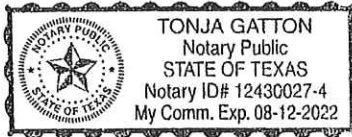


Tonja Gatton
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on this 24th day of Nov., 2021, by
MIRNA Y. CIAS.



Tonja Gatton
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
ENEDELIA BARRERA-RIOJAS
5234 N. FM 88
Weslaco, Texas 78596

18295

VOL 1839 PAGE 339

The State of Texas,
County of HIDALGO

Know All Men by These Presents:

That the OLIVAREZ LUMBER COMPANY, INC.,
P. O. Box 22 --- Weslaco, Texas 78596
a Corporation, duly organized and existing under the Laws of the State of Texas

for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good
and valuable consideration,

~~XXXXXXXX~~

to it in hand paid by Ignacio Faz, the receipt of which is hereby acknowledged
and confessed,

~~XXXXXXXX~~

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said
Ignacio Faz
7219 Ave "C" --- Houston, Texas 77011
of the County of Hidalgo. State of Texas all that certain

The South one-half (1/2) of a 2.05 acre tract out of Farm
Tract 304, Block 158, West Tract Subdivision, Hidalgo
County, Texas more particularly described by metes and
bounds, as follows:

Beginning at a point, said point being West from the
Southeast corner of Farm Tract 304, a distance of 1979.2
feet along the South line of said Farm Tract, also being
the centerline of a county road, and North 481.93 feet to
a point being the Southwest corner of this tract;

Thence, continuing North a distance of 115.99 feet to a
point being the Northwest corner of this tract;

Thence, East a distance of 772.18 feet to a point being
the Northeast corner of this tract;

Thence, South a distance of 115.99 feet to a point being
the Southeast corner of this tract;

Thence, West a distance of 772.13 feet to a point being
the place of beginning and containing 2.05 acres more or
less; and the east 25.0 feet of this tract is reserved
for road and utility easement; SAVE AND EXCEPT for all
oil, gas and other minerals.

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 Ignacio Faz, his heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Ignacio Faz, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at

this 2nd day of May A. D. 19 83

Attest:

OLIVAREZ LUMBER COMPANY, INC.

Francisco T. Rodriguez
FRANCISCO T. RODRIGUEZ Secretary.
(Seal)

By *L. C. Olivarez*
L. C. OLIVAREZ President.

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared L. C. Olivarez, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Olivarez Lumber Co., Inc. a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 2nd day of May A. D. 19 83

(L. S.)

Luis Olivarez

Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By, Deputy.

18295

127

Warranty deed

(BY CORPORATION)

FROM

Olivarez Lumber Co., Inc.

TO

Ignacio Faz

FILED FOR RECORD

This day of A. D. 19 at o'clock M.

County Clerk

By Deputy

FILED
MAY 17 1983
RECORDED

MAY 17 1983 A. D. 19

In J. EDGAR RUIZ County Records

In Book County Clerk, Hidalgo County, Texas

By Deputy

County Clerk

By Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

*Record City Station
Clergy Lane 6
Box 2
Winters, Texas 75786*

The Otter Company, Publishers, Dallas



Chapter 232, Texas Local Government Code

1/3/2023 8:21:22 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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 1-6925
 Receipt No.: 027341
 W3800-00-304-0000-08

RIOJAS - BARRERA ENEDELIA
 5234 N FM 88
 WESLACO, TX 78596
 (956) 472-5575
 (956) 472-5575

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: WEST TRACT N57.99'-S539.97'-W772.18'-E1979.2' FT 304 1.03AC GR 1AC NET
- [6] Location: FM 88 & ML 12 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: applicant must comply with all county setbacks and regulations
 Description: Permit 1-6925
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 3022
 Payment: \$30.00
 Change Due: \$0.00
 Application: sonia.vazquez
 Inspector: gilbert.mata
 Receipt: sonia.vazquez




 Cashier

1/3/23

 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

1/3/2023

 Date