

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	FRANCISCO J. GARCIA LOPEZ	3-6295
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12.		
13.		
	COMM. COURT: MARCH 5, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-6295

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Russell</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>Exc 704</u> <u>2 / 26 / 24</u>

Name: Francisco J. Garcia Lopez

Address: 500 Amarillo Dr
Sullivan City, TX
79595

Phone: (956) 437-0120

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-90409122
[] Temporary Pole [] Permanent Service

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

El Pinto Road #2 PH1 Lots 59

[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 Carter 2/28/24
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

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 NUMBER.

COPY

SPECIAL WARRANTY DEED

Date: November 23, 2020

Grantor: **VIVA DESIGNS, LLC, a Texas Limited Liability Company**

Grantor's Mailing Address (including county):

P.O. Box 3052
Mission, Texas 78573
Hidalgo County, Texas

Grantee: **Francisco J. Garcia Lopez**

Grantee's Mailing Address (including county):

1586 Cipriano Road
Rio Grande City, Texas 78582
Starr County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 59, EL PINTO ROAD SUBDIVISION NO. 2, PHASE I, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 200, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- a. Restrictions filed for record on October 26, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 482954.
- b. Right-of-Way Easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, recorded in Volume 847, Page 570, Deed Records of Hidalgo County, Texas.
- c. Easement granted to J.O. Clark, Jr. and A.P. Clark, dba Clark Fuel Producing Company, recorded in Volume 857, Page 285, Deed Records of Hidalgo County, Texas.
- d. Gas line easement, as per map or plat thereof recorded in Volume 29, Page 200, Map Records, Hidalgo County, Texas. (does not affect this Lot)

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 24th day of November, 2020,
by Vicente Mendoza, Manager of VIVA DESIGNS, LLC, a Texas Limited Liability Company,
on behalf of said Texas Limited Liability Company.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of David A. Ewers, P.C.
323 West Nolana Street
McAllen, Texas 78504

PREPARED BY:

Law Office of David A. Ewers, P.C.
323 West Nolana Street
McAllen, Texas 78504

SPECIAL WARRANTY DEED.wpd



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 3-6295
Receipt No.: 033672
E4640-02-000-0059-00

GARCIA LOPEZ FRANCISCO J
500 AMARILLO DR
SULLIVAN CITY, TX 78595
(956) 437-0120
(956) 437-0120

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 500Sq.Ft.
- [5] Legal Description: EL PINTO ROAD #2 PH 1 LOT 59
- [6] Location: EL PINTO RD AND EXP 83
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$9000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SB'S RULES
AND REGULATIONS
Description: Permit 3-6295
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: peter.hernandez

Receipt: sandra.cantu

Sandra Cantu 2/26/24
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.

Francisco J. Garcia
Signature of Owner or Applicant

02-26-24
Date

