

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MARIA G. TREVINO	3-4952
2.		
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11.		
12.		
13.		
	COMM. COURT: JULY 23, 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: 3-4952

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

Upon the application of:

Name: Maria G. Trevino

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
_____	_____	<u>[Signature]</u>
Inspection/Permit No: Date Approved:	_____	<u>54498</u> <u>7/17/24</u>

Address: _____

1518 David Ave
Mission, TX 78572

Water Supplier: Agua SUD

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

Phone: (956) 458-4341

Account/ESI No.: 100327894-

Temporary Pole Permanent Service

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

Basham #24 lot 13

[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.

[Signature]
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 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 WITH VENDOR'S LIEN

Date: February 14, 2020

Grantor: Maria T. Martinez, a single person

Grantor's Mailing Address:

2005 Diaz St.
McAllen, Texas 78503
Hidalgo County

Grantee: Maria G. Trevino and husband, Jose L. Quintanilla, Jr.

Grantee's Mailing Address:

1518 David Ave.
Palmview, Texas 78574
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of First Community Bank in the principal amount of FORTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$41,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of First Community Bank and by a first-lien deed of trust of even date from Grantee to C. Michael Scott, Trustee.

Property (including any improvements):

Lot 13, BASHAM SUBDIVISION NO. 24, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 26, Page 199, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right of way easement granted to La Joya Water Supply Corporation, by Scott Martin, Jr., dated May 29, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1676, Page 52, Deed Records Hidalgo County, Texas.
- B. Right of way easement granted to Rio Grande Valley Gas Company, by L.C. Renfro, dated February 21, 1959, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 940, Page 382, Deed Records Hidalgo County, Texas.
- C. Ten feet (10') irrigation and utility easement along the East line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.

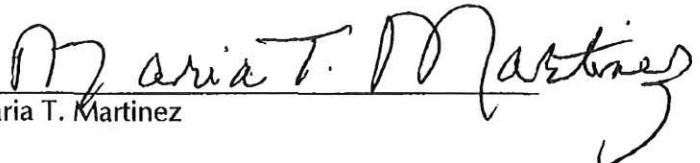
- E. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6 .
- F. Easements or claims of easements which are not a part of the public record.
- G. A twenty-five foot (25) building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- H. A ten foot (10') building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- I. A ten foot (10') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 199, Map Records Hidalgo County, Texas.
- J. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Atlantic Richfield Co., recorded in Volume 2014, Page 82, Volume 2035, Page 481 and in Volume 2051, Page 633, all in Official Records Hidalgo County, Texas.
- K. All oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated December 15, 1998, filed for record on December 29, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 735424, reference to which instrument is made for all intents and purposes.
- L. Restrictions as shown on plat recorded in Volume 26, Page 199, Map Records, Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- M. Standby fees, taxes and assessments by any taxing authority for the year 2020 and 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.

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.

First Community Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of First Community Bank and are transferred to First Community Bank without recourse against Grantor.

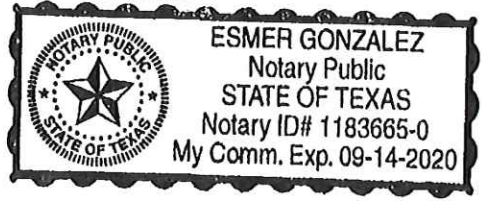
When the context requires, singular nouns and pronouns include the plural.


 Maria T. Martinez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 18, 2020, by Maria T. Martinez.



[Handwritten Signature]

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#101516 EG
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\101516-WDVL\ag)

AFTER RECORDING RETURN TO:

Maria G. Trevino
Jose L. Quintanilla, Jr.
1518 David Ave.
Palmview, Texas 78574



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-4952

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

Receipt No.: 026504

B1900-24-000-0013-00

TREVINO MARIA G. & JOSE L QUINTANILLA JR

1518 DAVID AVE
MISSION, TX 78572
(956) 529-7398
(956) 529-7398

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3400Sq.Ft.
- [5] Legal Description: BASHAM NO. 24 LOT 13
- [6] Location: MOOREFILED AND 2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUN TY SETBACKS
Description: Permit 3-4952
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

Date

10-26-22

[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

10-26-22
Date

Map of BASHAM SUBDIVISION No. 24

APPROVED FOR THE CITY OF HOUSTON BY THE CITY COMMISSIONER OF THE CITY OF HOUSTON
 APPOINTED BY THE CITY COMMISSIONER OF THE CITY OF HOUSTON
 CITY OF HOUSTON
 THIS MAP WAS APPROVED BY THE CITY COMMISSIONER OF THE CITY OF HOUSTON ON MAY 27, 1991.



APPROVED FOR RECORDING BY THE COUNTY CLERK OF HARRIS COUNTY, TEXAS
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 HARRIS COUNTY, TEXAS
 THIS MAP WAS APPROVED FOR RECORDING BY THE COUNTY CLERK OF HARRIS COUNTY, TEXAS ON MAY 27, 1991.

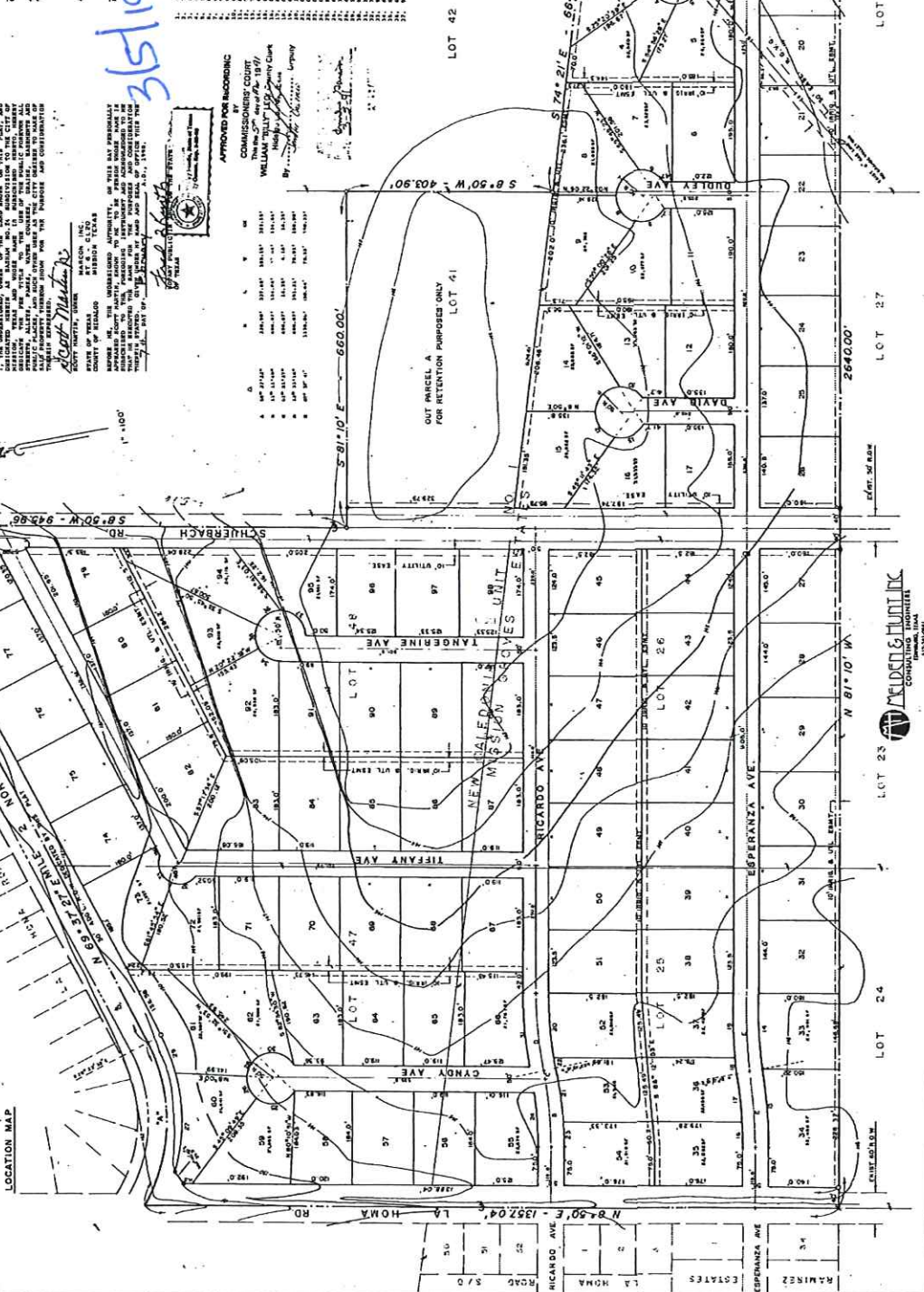
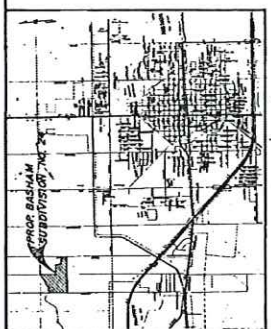
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WELDON & JUNI, INC.
 CONSULTING ENGINEERS
 1100 WEST 17TH STREET, SUITE 100
 HOUSTON, TEXAS 77058
 PHONE: (713) 866-1100
 FAX: (713) 866-1101