





# 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: 1-9802

**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

Marta Elena Avila

Known to me [or proved to me in the oath of TXDL# 16930462 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:

4078 Mile 12 1/2 N. Rd. Mercedes, TX. 78570"

[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."

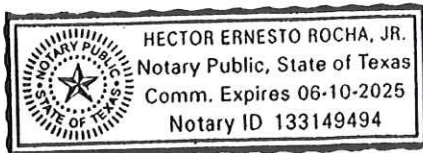
-OR-

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] (Signature)

SUBSCRIBED AND SWORN TO before me on 4th October, 2024, to certify which, witnesses my hand and seal of office.

[Signature]



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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**Anthony Uresti**  
Director of Planning

Application No: 1-9802

### 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
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Marta Anita

Address: 4678 Mile 12 1/2 N  
Mercedes, TX. 78570

Phone: 512-775-8300

Water Supplier: North Alamo Water Supply Corp

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

Account/ESI No.: 100327894482037651  
[ ] Temporary Pole [x] Permanent Service

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

North Capiasallo

[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



Chapter 232, Texas Local Government Code

10/3/2024 10:53:41 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-9802

Receipt No.: 037109

N3400-00-000-2031-02

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

AVILA MARTA ELENA  
4530 MILE 12 1/2 N  
MERCEDES, TX 78570  
(512) 775-8300  
(512) 775-8300

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO E315.66'-W476.49'-S1060' FT 2031 A/K/A TRS B & C 7.68AC GR 7.54AC NET
- [6] Location: MILE 12 1/2 N. & FM 491
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-9802  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sonia.diaz  
Inspector: gilbert.pecina  
Receipt: sonia.diaz

Cashier

Date

*Sonia Diaz*      10/3/24

[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

10-3-2024  
\_\_\_\_\_  
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.

## GIFT DEED

Date: March 27, 2024

Grantor: MARIA DEL PILAR CANO

Grantor's Mailing Address (including county): 4530 Mile 12 ½ North  
Mercedes, Texas 78570  
Hidalgo County, Texas

Grantee: MARTA ELENA AVILA, as her sole and separate property

Grantee's Mailing Address (including county): 4530 Mile 12 ½ North  
Mercedes, Texas 78570  
Hidalgo County, Texas

Consideration: For the love and affection.

Property (including any improvements):

Being 4.78 acres of land situated in Hidalgo County, Texas, also being described as **TRACT C**, and being out of Farm Tract 2031 of the NORTH CAPISALLO DISTRICT SUBDIVISION, as per map recorded in Volume 2, Page 7, of the Hidalgo County Map Records, and said 4.78 acre tract more particularly described by metes and bounds as follows attached hereto as Exhibit "A".

Reservations from and Exceptions to Conveyance and Warranty:

All valid, existing, and enforceable liens and exceptions of record.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

**DISCLAIMER**

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY, ON COMPLIANCE WITH HIDALGO COUNTY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; ON COMPLIANCE WITH ANY INCORPORATED CITY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; NOR ON THE SUFFICIENCY AND ACCURACY OF THE LEGAL DESCRIPTION.**

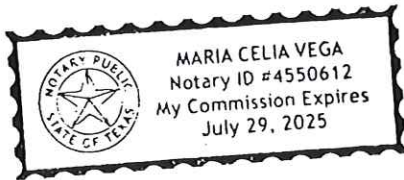
When the context requires, singular nouns and pronouns include the plural.

  
MARIA DEL PILAR CANO

(Certificate of Acknowledgment)

State of Texas  
County of Hidalgo

On this 27 day of March, 2024, before me, personally appeared MARIA DEL PILAR CANO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**MARTA ELENA AVILA  
4530 Mile 12 ½ North  
Mercedes, Texas 78570**



ROBLES & ASSOCIATES, PLLC

FIRM No. 10096700  
PROFESSIONAL LAND SURVEYORS

P.O. BOX 476 WESLACO, TEXAS 78599-0476 PHONE (956) 968 - 2422 FAX (956) 969 - 2011

DESCRIPTION OF 4.78 ACRES OF LAND OUT OF  
FARM TRACT 2031, NORTH CAPISALLO DISTRICT SUBDIVISION,  
HIDALGO COUNTY, TEXAS

Being 4.78 acres of land situated in Hidalgo County, Texas, also being described as Tract C, and being out of Farm Tract 2031 of the North Capisallo District Subdivision, as per map recorded in Volume 2, Page 7 of the Hidalgo County Map Records, and said 4.78 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set on the centerline of Mile 12 1/2 North Road, and the south line of said Farm Tract 2031, for the southwest corner of said tract herein described; said nail bears EAST, 315.66 feet from the southwest corner of said Farm Tract 2031;

THENCE, NORTH, with the east line of a 4.78 acre tract described as Tract B in Document #2815903 of the Hidalgo County Official Records, passing at a distance of 15.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the north right-of-way line of said Mile 12 1/2 North Road, passing at a distance of 1220.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set on line for reference, and continuing for a total distance of 1320.00 feet to a point for the northeast corner of said 4.78 acre tract and the northwest corner of said tract herein described;

THENCE, EAST, 144.34 feet with the north line of said Farm Tract 2031 and the south line of Farm Tract 2030 to a point for the most northerly northeast corner of said tract herein described;

THENCE, SOUTH 52°29'45"EAST, 17.16 feet, continuing with the north line of said Farm Tract 2031 and the south line of said Farm Tract 2030 to a point for the most easterly northeast corner of said tract herein described;

THENCE, SOUTH, with the west line of a 4.78 acre tract described in Document #605947 of the Hidalgo County Official Records, passing at a distance of 139.55 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set on line for reference, passing at a distance of 1294.55 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the north right-of-way line of said Mile 12 1/2 North Road, and continuing for a total distance 1309.55 feet to a 60d nail set on the south line of said Farm Tract 2031 for the southwest corner of said 4.78 acre tract and the southeast corner of said tract herein described;

THENCE, WEST, 157.95 feet with the center line of said Mile 12 1/2 North Road, the south line of said Farm Tract 2031 and the north line of Farm Tract 2032 to the POINT OF BEGINNING and containing 4.78 acres of land more or less

NOTE: This metes and bounds description is accompanied by a survey plat of even survey date.

Surveyed: March 01, 2024

Basis of bearings: 1/2-inch iron rods found for the north line of Acres Del Valle Subdivision, as per map recorded in Volume 34, Page 49 of the Hidalgo County Map Records.

21756A  
3-11-24

Reynaldo Robles  
Reynaldo Robles, R.P.L.S. #4032

