



PLANNING DEPARTMENT

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: 1-10703

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

Upon the application of:

Name: Karysa Torres

Address: 2818 W Mile 5 N
Weslaco TX 78596

Phone: 956-281-8060

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 10032789496018632
[] Temporary Pole [X] Permanent Service

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

WEST TRACT E 118.39' - W 558' - S 367.94' FT 718.95AC NET
MILE 5 N. 8 MIDWAY RD

[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 June 24th, 2025, 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. 12-21-23

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Anthony Uresti
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**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

Eargisa TORRES

Known to me [or proved to me in the oath of _____ or through
TX Driver License (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 E118.39' - W558' - S367.94' Ft 718 - 95AC NET."

[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."

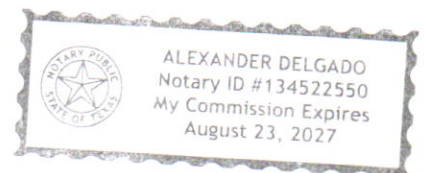
-OR-

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 _____, 20____, to certify which, witnesses my hand and seal of office.

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





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 1-10703
Receipt No.: 040389
W3800-00-718-0000-19

TORRES KARYLSA
2818 W MILE 5 N
WESLACO, TX 78596
(956) 281-8060
(956) 281-8060

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2120Sq.Ft.
- [5] Legal Description: WEST TRACT E118.39'- W558'- S367.94'
FT 718 .95AC NET
- [6] Location: MILE 5 N. & MIDWAY RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-10703
Price: \$200.00
Total Amount.....\$200.00
Method of Payment: Check
Check/M.O.#: 1049
Payment: \$200.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: gilbert.pecina
Receipt: sonia.diaz

Cashier *Sonia Diaz* 4/30/25
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]
Signature of Owner or Applicant

4/30/2025
Date

San Jacinto Title Services-Brownsville
GF No.: 20250127

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: JANUARY 27, 2025

Grantor: TULIPAN HOMES, LLC, a Texas limited liability company

Grantor's Mailing Address: 3901 TIERRA ESCONDIDA
WESLACO, TEXAS 78596
HIDALGO COUNTY

Grantee: KARYLSA TORRES

Grantee's Mailing Address: 3901 TIERRA ESCONDIDA
WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being a 1.00 acre tract of land out of and forming a part or portion of Farm Tract 718, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, said 1.00 acres tract being the same land described in a General Warranty Deed conveyed to Julio Cesar Gonzalez, recorded in Document No. 2493184, Official Records of Hidalgo County, Texas, and said 1.00 acres tract being more particularly described by metes and bounds as follows:

COMMENCING, at a cotton picker spindle set at the Southwest corner of the said Farm Tract 718, same being a point on the centerline of Mile 5 North;

THENCE, North 88 degrees 46 minutes 39 seconds East, along the South line of the said Farm Tract 718, same being along the centerline of Mile 5 North, to the Southeast corner of a called 1.90 acre tract conveyed to Melberto Ortiz III, described in Document No. 3252329, Official Records of Hidalgo County, Texas, a distance of 439.60 to a cotton picker spindle set for the Southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE, North 1 degree 13 minutes 21 seconds West, along the East boundary line of the said 1.90 acres tract to the Northeast corner of the said 1.90 acre tract, same being a point on the South boundary line of a called 1.00 acre tract described in a General Warranty Deed conveyed to Julio Cesar Gonzalez, recorded in Document No. 2493183, Official Records of Hidalgo County, Texas, passing at 20.00 feet a 1/2-inch iron rod found on the existing North right-of-way line of Mile 5 North, and continuing for a total distance of 367.94 feet to a 1/2-inch iron rod found, for the Northwest corner of the herein described tract;

THENCE, North 88 degrees 46 minutes 39 seconds East, along the South boundary line of the said 1.00 acre tract to the Southeast corner of the said 1.00 acre tract, same being a point on the West boundary line of a called 5.30 acre tract described in a General Warranty Deed with Vendor's Lien conveyed to Maria Elena F. Villarreal and Lilia F. Tijerina, recorded in Document No. 887138, Official Records of Hidalgo County, Texas, a distance of 118.39 feet to a 1/2-inch capped iron rod set, for the Northeast corner of the herein described tract;

THENCE, South 1 degree 13 minutes 21 seconds East, along the West boundary line of the said 5.30 acre tract to a point on the South line of the said Farm Tract 718, same being a point on the centerline of Mile 5 North, passing at 347.94 feet a 2-inch iron pipe found on the existing North right-of-way line of Mile 5 North, and continuing for a total distance of 367.94 feet to a cotton picker spindle set for the Southeast corner of the herein described tract;

1/2

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, IRMA RIVERA, 292 North 10th, Raymondville, County of Willacy, State of Texas, for an in consideration of the sum of Two Thousand Five Hundred and no/100th dollars (\$2,500.00) to me in hand paid by LEONEL RIVERA, Route 1, Box 58-B, Bowling Green, Florida, as payment for a debt owed by me of which is hereby acknowledged and confessed have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said LEONEL RIVERA of the County of Hardee, State of Florida, all that certain tract of land situated in Hidalgo County, Texas, to-wit:

LOT 4: A 1.00 acre tract of land (Gross) and 0.95 (Net) out of the West 8.27 acres of Farm Tract 718, Block 176, West Tract Subdivision out of the Llano Grande Grant, said subdivision recorded in Volume 2, Page 37 of the Plat records of Hidalgo County, Texas, said 1.00 acre tract being designated as Lot 4 and being more particularly described in metes and bounds as follows:

BEGINNING at a nail set on the centerline of Mile 5 North Road, a 40.00 foot county road, said nail bears S 90 00 E, 439.61 feet from the Southwest

corner of Farm Tract 718, said point of beginning being the Southwest corner of this tract;

THENCE along the west line of this tract N 0 00' E, first passing an iron pin set on the North right-of-way line of Mile 5 North at 20.00 feet, a total distance of 367.94 feet to an iron pin set for the Northwest corner;

THENCE along the North line of this tract S 90 00' E, 118.39 feet to an iron pin set for the Northeast corner;

THENCE along the East line of this tract S 0 00' W, first passing an iron pin set on the North right-of-way line of Mile 5 North Road at 347.94 feet, a total distance of 367.94 feet to a nail set on the centerline of Mile 5 North Road and being the Southeast corner of this tract;

THENCE along the centerline of Mile 5 North Road and the South line of this tract N 90 00' W, 118.39 feet to the original point of beginning and containing 1.00 acres of land of which 0.05 acres lies in Mile 5 North Road.

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 LEONEL RIVERA, his heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever

Defend, all and singular the said premises unto the said LEONEL RIVERA, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand this 11 day of April, 1988.

Irma Rivera
IRMA RIVERA

Michigan
STATE OF TEXAS §
Cameron
COUNTY OF CAMERON §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 11 day of April, 1988, by IRMA RIVERA.

JOANICE M. FOSTER, NOTARY PUBLIC
CAMERON COUNTY, STATE OF MICHIGAN
MY COMMISSION EXPIRES JUN. 04, 1989

Joanice M. Foster
NOTARY PUBLIC
STATE OF TEXAS Michigan
My commission expires 6/4/89

NOTARY PUBLIC
STATE OF MICHIGAN
MY COMMISSION EXPIRES JUN. 04, 1989

MAY 16 AM 9 25

WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY, TEXAS

66062

Leonel Rivera
146 E. FM Rd 3/68 Apt 4-E
Raymondville, TX 78588