

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DORA ELIA SANCHEZ	3-7485
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: SEPTEMBER 2, 2025	

16



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: 3-7485

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

Upon the application of:

Name: Dora Elia Sanchez
Address: 304 Ynes SR
Sullivan City, TX
78595
Phone: (956) 459-0940

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>Rudya</u>	<u>Rudya</u>
Inspection/Permit No:	<u>Installation</u>	<u>56037</u>
Date Approved:	<u>8/12/25</u>	<u>8/18/25</u>

Water Supplier: Agua SUD

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

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

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

Porcion 38-39-40 N 310.43'-S 835.83'-W 620.2'-
E 1521.05'- Lot 6 of Lot 217 4.42 AC Net

[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 September 16th, 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.

Sandra Contreras 8/18/25
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 12-21-23

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: 37485

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

Dora Elia Sanchez

Known to me [or proved to me in the oath of Texas Driver License 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:
Porcion 38-39-40 N310.43' - S835.83' - W620.2' -
E1521.05' Lot 6 of Lot 217 4.42 AC 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]

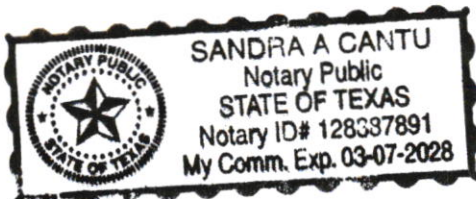
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

x Dora E. Sanchez (Signature)

SUBSCRIBED AND SWORN TO before me on August 18, 2025, to certify which, witnesses my hand and seal of office.



Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANT OF ARREST
STATE OF TEXAS
COUNTY OF TARRANT
JAMES EARL RAY
MAY 1968



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.

DEED OF GIFT

Date: August 9, 2005

Grantor: Ines Salinas, Jr. joined herein proforma by his wife, Virginia Salinas

Grantor's Mailing Address:
P.O. Box 499
Sullivan City, Texas 78595

Grantee: Hilario Sanchez and wife, Dora Elia Sanchez

Grantee's Mailing Address:
1512 Pinion Dr.
Brownsville, Texas 78526

Consideration: Love and Affection

Property (including any improvements):
See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, gives, grants, and confirms to Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or 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, except as to the reservations from and exceptions to conveyance and warranty.

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

Ines Salinas Jr.

Ines Salinas, Jr.

Virginia Salinas

Virginia Salinas

ACKNOWLEDGMENT

This instrument was acknowledged before me on 8-9th, 2005, by Ines Salinas, Jr. and Virginia Salinas.

Sanjuanita Moncada

Notary Public

PREPARED IN THE OFFICE OF:
King, Guerra, Davis & Garcia
P.O. Box 1025
Mission, Texas 78573

AFTER RECORDING RETURN TO:
Mr. & Mrs. Hilario Sanchez
1512 Pinion Dr.
Brownsville, Texas 78526
31,276

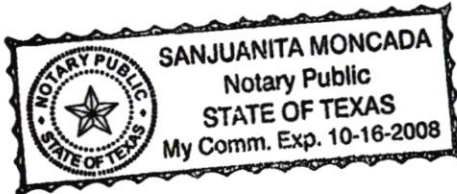


EXHIBIT "A"

That portion out of a 15.26 acre tract in Tract 217 of the partition of Porciones 38, 39 and 40, Hidalgo County, Texas, as recorded in Volume 4, Pages 17, 18 and 19 of the Map Records of said County, said portion being described by metes and bounds as follows:

Beginning at a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof; said corner being located North 9° 33' East 525.4 feet; THENCE, North 80° 24' West 900.85 feet from the Southeast corner of said Tract 217;

THENCE continuing North 80° 24' West 620.2 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

THENCE North 9° 33' East 310.43 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof;

THENCE South 80° 24' East 620.2 feet with fence to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

THENCE South 9° 33' West 310.43 feet to the place of beginning, containing four and forty-two hundredths (4.42) acres, more or less. μ

Filed for Record in:
Hidalgo County
by J. D. Salinas III
County Clerk

On: Aug 31, 2005 at 04:28P

As a Recording

Document Number: 1515935
Total Fees : 18.00

Receipt Number - 703038

By,
Victor DeLeon, Deputy

al
500

DEED OF GIFT

THE STATE OF TEXAS

COUNTY OF HIDALGO

We, Ynes Salinas and Beatriz F. Salinas, husband and wife, of Hidalgo County, Texas, for and in consideration of the love and affection which we have and bear unto and toward Albesa S. Ramon, have GIVEN, GRANTED AND CONFIRMED, and by these presents do GIVE, GRANT AND CONFIRM unto the said Albesa S. Ramon, 5623 West Airport Boulevard, Houston, Texas 77035, as her sole and separate property and estate, the following described property situated in Hidalgo County, Texas:

That portion out of a 15.26 acre tract in Tract 217 of the partition of Porciones 38, 39 and 40, Hidalgo County, Texas, as recorded in Volume 4, Pages 17, 18 and 19, of the Map Records of said county, said portion being described by metes and bounds as follows:

Beginning at a 8-D nail found for the Southeast corner hereof; said corner being located North 9° 33' East 735.83 feet from the Southeast corner of Tract 217;

THENCE North 80° 24' West at 20.0 feet set a one-half (1/2) inch diameter iron rod at the West R.O.W. of a county road, at 435.6 feet in all to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

THENCE North 9° 33' East 100.0 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof;

THENCE South 80° 24' East at 415.6 feet set a one-half (1/2) inch diameter iron rod at the West R.O.W. of said county road, at 435.6 feet in all to the Northeast corner hereof;

THENCE South 9° 33' West 100.0 feet to the place of beginning, containing one (1) acre, more or less.

together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the above described premises unto the said grantee above named, her heirs and assigns forever.

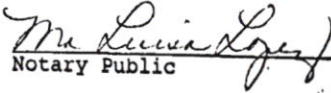
EXECUTED this the 5th day of June, 1987.

Ynes Salinas
Ynes Salinas
Beatriz F. Salinas
Beatriz F. Salinas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me this
5th day of June, 1987, by Ynes Salinas and
Beatriz F. Salinas.


Notary Public

Maria Luisa Lopez
Notary Public in and for the State of Texas
My Commission Expires: 3-20-89

RETURN TO: MS. ALBESA S. RAMON
5623 WEST AIRPORT BOULEVARD
HOUSTON, TEXAS 77035

VOL. 2454 PAGE 359

CHK# 6382

King, Guere, & Davis

42912

FILED FOR RECORD
97 JUN 9 PM 1 38
WILLIAM W. LEO
COUNTY CLERK
HIDALGO COUNTY, TEXAS

GENERAL INFO

ACCOUNT

Property ID: 100499
 Geographic ID: 10038-00-000-0217-32
 Type: R
 Zoning: CNTY
 Agent:
 Legal Description: PORCION 38-39-40 N310.43'-S835.83'-W620.2'- E1521.05' LOT 6 OF LOT 217 4.42AC NET
 Property Use:

OWNER

Name: SANCHEZ HILARIO & DORA ELIA
 Secondary Name:
 Mailing Address: 25220 FM 803 SAN BENITO TX US 78586-7376
 Owner ID: 610629
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: EL PINTO RD, TX

Market Area:
 Market Area CD:
 Map ID:
 Zoning: CNTY

PROTEST

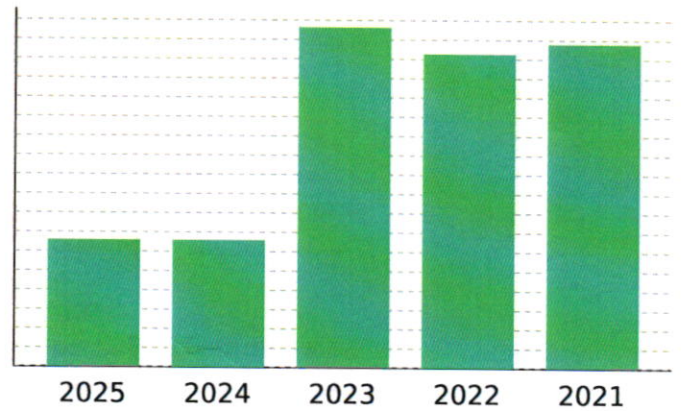
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$0
 Special Use Land Market: \$41,990
 Total Land: \$41,990
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$41,990
 Special Use Exclusion (-): \$40,341
 Appraised: \$1,649
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$1,649

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$41,990	\$0	\$40,341	\$1,649	\$0	\$1,649
2024	\$41,990	\$0	\$40,341	\$1,649	\$0	\$1,649
2023	\$41,990	\$2,850	\$40,430	\$4,410	\$0	\$4,410
2022	\$41,990	\$2,850	\$40,774	\$4,066	\$0	\$4,066
2021	\$41,990	\$2,850	\$40,642	\$4,198	\$0	\$4,198

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR2	DRAINAGE DISTRICT #2	0.000000	\$1,649	\$1,649
GHD	HIDALGO COUNTY	0.575000	\$1,649	\$1,649
JCC	SOUTH TEXAS COLLEGE	0.162000	\$1,649	\$1,649
SLJ	LA JOYA ISD	1.053300	\$1,649	\$1,649
SST	SOUTH TEXAS SCHOOL	0.049200	\$1,649	\$1,649

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
E	1DRYFARM	4.4200	192,535.2	\$0.22	\$41,990	\$1,649

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/31/05	GFD	GIFT DEED	SALINAS INES JR	SANCHEZ HILARIO & DORA ELIA				1515935
6/9/87	CONV	CONVERSION	JOSE LUIS ARGUELLO	SALINAS INES JR		2454	357	



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-7485

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

Receipt No.: 041817
10038-00-000-0217-32

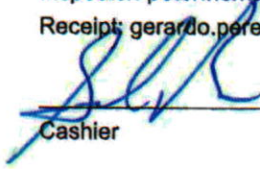
SANCHEZ HILARIO & DORA ELIA
25220 FM 803
SAN BENITO, TX 78586
(956) 459-0940
(956) 459-0940

Community Panel Number: 4803340275B
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 700Sq.Ft.
- [5] Legal Description: PORCION 38-39-40 N310.43'-S835.83'-
W620.2'- E1521.05' LOT 6 OF LOT 217 4.42AC NET
- [6] Location: EL PINTO RD AND EXP 83
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone C

RULES AND REGULATIONS
Description: Permit 3-7485
Price: \$200.00
Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: gerardo.perez
Inspector: peter.hernandez
Receipt: gerardo.perez


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.


Signature of Owner or Applicant

7-25-25
Date