



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR June 30, 2020**

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	1
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	2
<b>TOTAL CERTIFICATES</b>	<b>3</b>

AI-76182

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	STEPHANIE CAVAZOS	3-2301
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 30, 2020	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 234

Application No:

3-2301  
6/18/20

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Stephanie Cavazos

Address: 10208 Alcantar Ave.

Mission, TX 78573

Phone: (956) 249-0031

Water Supplier: Sharyland

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

Account/ESI No.: 355524-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Sharyland Heights Ph2 Lot 19

on June 30, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/30/1997);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Sandra Canter 6/23/20 Ricardo F. Lopez  
Planning Department Authorized Signature Hidalgo County Judge

6/30/20  
Date

ATTEST: Ricardo F. Lopez Jr. 7/1/20  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/30/20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-10-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2<sup>3</sup>4

Application No:

3-2301  
6/18/20

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Stephanie Cavazos

Address: 10208 Alcantara Ave  
Mission, TX 78573

Phone: 956 249-0031

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Sharyland Heights Ph2 Lot 19

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Stephanie Cavazos  
Requesting Party (Signature)

6/23/20  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of Deed

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/23/20  
Date

Sandra Carter  
County Official



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

6/18/2020 2:41:05 PM

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 3-2301  
Receipt No.: 012794  
S2983-02-000-0019-00

SILOS CECILIO JR & *Stephanie Cavazos*  
10200 ALCANTAR AVENUE  
MISSION, 78573  
(956) 249-3469  
(956) 249-3469  
[1] Contractor: self  
[2] Water System: Sharyland WSC  
[3] Class of Work: 29 Residential, move in or relocated building  
[4] Size of Structure: 1000Sq.Ft.  
[5] Legal Description: SHARYLAND HEIGHTS PH 2 LOT 19  
[6] Location: CANTU ROAD AND 9 1/4 NORTH  
[7] Sewage: N/A  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$8000  
[10] Flood Zone: Zone C

Community Panel Number: 4803340295D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 18', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-2301  
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: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 6/18/20  
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.

*Stephanie Cavazos*  
Signature of Owner or Applicant

6-18-2020  
Date

## EDWARDS ABSTRACT

GF# 926956.NUC

**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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 5, 2020

**Grantor:** Michael Faires, a single person, Roxanne Faires, a single person, Kristopher Wayne Faires, a single person, and Ashley Faires, a single person

**Grantor's Mailing Address (including county):**

Michael Faires  
492 George Street North  
East Selkirk, Manitoba  
CANADA  
R1A0M0

Roxanne Faires  
78064 St. Peters Road  
East Selkirk, Manitoba  
CANADA  
R1A0M0

Kristopher Wayne Faires  
2087 Roseneath Avenue  
East St. Paul, Manitoba  
CANADA  
R2E0K1

Ashley Faires  
425 Selkirk Avenue  
Selkirk, Manitoba  
CANADA  
R1A0G6

**Grantee:** Cecilio Silos, Jr. and Stephanie Cavazos

**Grantee's Mailing Address (including county):**

2508 Buena Vida Street  
Mission, Texas 78574  
Hidalgo County

**Consideration:** Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to William F. Kimball, Trustee.

**Property(including any improvements):** Lot 19, Sharyland Heights Subdivision, Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 170, Map Records, Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

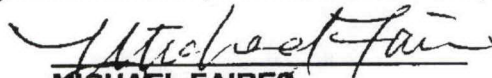
- 1) Restrictions recorded in Clerk's File Nos. 629540 and 688188, Official Records, and in Volume 32, Page 170, Map Records, Hidalgo County, Texas.

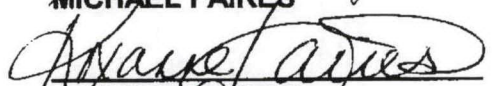
- 2) Mineral and/or royalty grant and/or reservation in instrument dated March 9, 1946, recorded in Volume 583, Page 330, Deed Records, Hidalgo County, Texas.
- 3) Oil, Gas, and Mineral Lease dated October 21, 1984, recorded in Volume 2074, Page 351, Official Records, Hidalgo County, Texas.
- 4) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- 5) Conveyance of Water Rights dated September 16, 1996, recorded under Clerk's File No. 624270, Official Records, Hidalgo County, Texas.
- 6) Easements, rules, regulations and rights in favor of United Irrigation District.
- 7) Minimum floor elevation; 25.00-foot minimum setback line along the front, or greater for easement, whichever is greater; 6.00-foot minimum setback line along the sides, or greater for easement, whichever is greater; 35.00-foot minimum setback line along the rear, or greater for easement, whichever is greater; 10.00-foot utility easement along the North side of Lot 19; and 10.00-foot utility easement along the West side of Lot 16, as shown on the map or plat thereof recorded in Volume 32, Page 170, Map Records, Hidalgo County, Texas.
- 8) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.


Grantor, for the consideration and subject to the reservations from and 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 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.

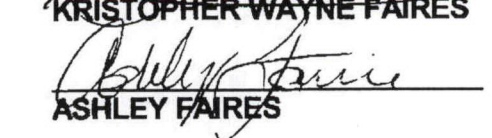
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

  
 MICHAEL FAIRES

  
 ROXANNE FAIRES

  
 KRISTOPHER WAYNE FAIRES

  
 ASHLEY FAIRES

**DOMINIAN OF CANADA**

**PROVINCE OF MANITOBA**

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2020 by Michael Faires.

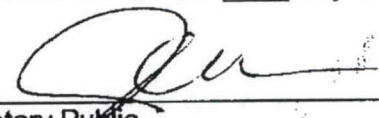
  
\_\_\_\_\_  
Notary Public

Johanna C.C. Caithness  
Manitoba Practising Lawyer  
and Notary Public  
1700-360 Main Street  
Winnipeg, MB R3C 3Z3

**DOMINIAN OF CANADA**

**PROVINCE OF MANITOBA**

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2020 by Roxanne Faires.

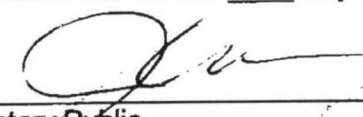
  
\_\_\_\_\_  
Notary Public

Johanna C.C. Caithness  
Manitoba Practising Lawyer  
and Notary Public  
1700-360 Main Street  
Winnipeg, MB R3C 3Z3

**DOMINIAN OF CANADA**

**PROVINCE OF MANITOBA**

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2020 by Kristopher Wayne Faires.


  
\_\_\_\_\_  
Notary Public

Johanna C.C. Caithness  
Manitoba Practising Lawyer  
and Notary Public  
1700-360 Main Street  
Winnipeg, MB R3C 3Z3

**DOMINIAN OF CANADA**

**PROVINCE OF MANITOBA**

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2020 by Ashley Faires.

  
\_\_\_\_\_  
Notary Public

Johanna C.C. Caithness  
Manitoba Practising Lawyer  
and Notary Public  
1700-360 Main Street  
Winnipeg, MB R3C 3Z3

**AFTER RECORDING RETURN TO:**  
William F. Kimball  
Law Office of William F. Kimball  
312 E. Van Buren  
Harlingen, Texas 78550

**PREPARED IN THE LAW OFFICE OF:**  
William F. Kimball

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	<b>DAVID L. PENA</b>	3-2286
2.	<b>JOSE G. ORNELAS</b>	3-2257
3.		
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11.		
12.		
13.		
	<b>COMM. COURT: JUNE 30, 2020</b>	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No: 3-2257

6/10/20

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

Upon the application of:

Name: Jose G. Ornelas

Address: 3701 N

Schuerbach Rd  
Mission TX 78574

Phone: (956) 250-7252

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: / /		<u>6/12/2020</u>

Water Supplier: Sharyland

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:

The south 2.00 Ac of Lot 57, New Caledonia Unit No. 1

[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 30, 2020, 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 6/22/20  
Planning Department Authorized Signature

Rubio F. Lopez  
Hidalgo County Judge

6/30/20  
Date

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

7/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/20/20



# PLANNING DEPARTMENT

Rev. 01-08-20

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No:

3-2257  
6/10/20

**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

Jose G. Ornelas

Known to me [or proved to me in the oath of Texas Commercial 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:

The South 2.00 Ac of Lot 57, New Caledonia unit No. 1"

[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]

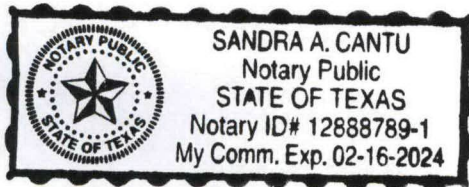
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose G. Ornelas (Signature)

SUBSCRIBED AND SWORN TO before me on June 22, 2020, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**CHARGE: VLTC**

**GF** #153694 (AR)

**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:** September 26, 2017

**Grantor:** SAN JUANITA ALANIZ and RUVEN VILLALOBOS, a married couple

**Grantor's Mailing Address:**

P.O. Box 582  
Grulla, Texas 78548  
Starr County

**Grantee:** JOSE G. ORNELAS and THELMA MARTINEZ, a married couple

**Grantee's Mailing Address:**

208 E. 6<sup>th</sup> Street  
La Joya, Texas 78560  
Hidalgo County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

The South 2.00 acres of Lot 57, NEW CALEDONIA SUBDIVISION UNIT No. I, Hidalgo County, Texas, as per map thereof recorded in Volume 6 Page 19 of the Map Records Hidalgo County, Texas, reference to which is here made for all purpose, said 2.00 acres being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Lot, for the Southeast corner hereof;

Thence with the North line of Basham Subdivision No. 23 as recorded in Volume 26 Page 198-B Map Records of said County, North 81° 10' West, at 25.00 feet found a one-half (1/2) inch diameter iron rod at the West Right of Way of Shuerbach Road, at 660.00 feet in all to a one-half (1/2) inch diameter iron rod found at the Southwest corner of said Lot, for the Southwest corner hereof;

Thence with the West line of said Lot, North 08° 50' East 132.00 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof;

Thence with the South line of Hector Trevino's Tract described in Document Number 2465759 Official Records, South 81° 10' East, at 635.00 feet set a one-half (1/2) inch diameter iron rod at the West Right of Way of said Road, at 660.00 feet in all to the Northeast corner hereof;

Thence with the East line of said Lot, the centerline of Shuerbach Road, South 08° 50' West 132.00 feet to the PLACE OF BEGINNING, containing Two (2.00) acres, more or less.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

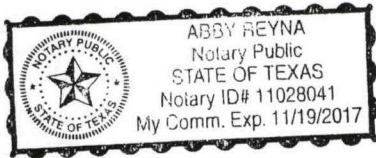
Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.

San Juanita Alaniz  
SAN JUANITA ALANIZ  
Ruven Villalobos  
RUVEN VILLALOBOS

STATE OF TEXAS )  
COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared SAN JUANITA ALANIZ, proved to me through Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that SAN JUANITA ALANIZ executed the same, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of September, 2017.

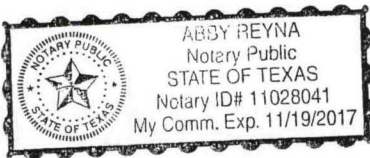


Abby Reyna  
Notary Public, State of Texas  
Notary Public ID: 11028041

STATE OF TEXAS )  
COUNTY OF HIDALGO )

Before me, the undersigned authority, on this day personally appeared RUVEN VILLALOBOS, proved to me through Identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that RUVEN VILLALOBOS executed the same, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of September, 2017.



Abby Reyna  
Notary Public, State of Texas  
Notary Public ID: 11028041

**PREPARED IN THE OFFICE OF:**  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 687-7763  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/GF No.: 9148-17/153694vltc

**AFTER RECORDING RETURN TO:**  
JOSE G. ORNELAS and THELMA MARTINEZ  
208 E. 6<sup>th</sup> Street  
La Joya, Texas 78560

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

Backup Deed

79012

WARRANTY DEED (LONG FORM)

79012

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That WE, RUBEN D. ZAPATA and wife, ALICIA M. ZAPATA,

of the County of Hidalgo, and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,



Date: 5-13-20
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.
By: [Signature] Deputy Clerk

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto OLGA MEDELEZ

of the County of Hidalgo, and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit: The South 2.0 acres of Lot 57, New Caledonia Subdivision Unit No. 1, Hidalgo County, Texas, according to Map thereof recorded in Vol. 6, Page 19, Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

(continued on reverse)

BEGINNING at the Southwest corner of Lot 57 for the Southwest corner hereof;  
THENCE North 8 degrees 50 minutes East 132.0 feet along the West line of Lot 57  
to a point for the Northwest corner hereof;  
THENCE South 81 degrees 10 minutes East 660.0 feet to a point on the East line  
of Lot 57 for the Northeast corner hereof;  
THENCE South 8 degrees 50 minutes West 132.0 feet along the East line of Lot 57  
to the Southeast corner of Lot 57 for the Southeast corner hereof;  
THENCE North 81 degrees 10 minutes West 660.0 feet along the South line of Lot  
57 to the place of beginning, containing 2.0 acres of land , more or less;

VOL 2018 PAGE 279

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Save and Except all oil, gas and other minerals reserved by Grantor herein;
2. Oil and Gas Lease dated May 11, 1982 from Ruben D. Zapata and wife, Alicia M. Zapata to Barranca Oil and Gas Corporation, recorded in Vol. 418, Page 953, Oil and Gas Lease Records;
3. 25 foot Roadway Easement across East side of said tract, per plat;
4. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6 and all visible easements;



Date: 5-13-20  
I, Arturo Guajardo, Jr. County Clerk do  
hereby certify that this is a true and  
correct copy of the original document  
filed in my office.  
By: [Signature]  
Deputy Clerk

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 grantee, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



Date: 5-13-20  
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.  
By: [Signature]  
Deputy Clerk

EXECUTED this 30th day of July, A. D. 1984.

[Signature]  
RUBEN D. ZAPATA  
[Signature]  
ALICIA M. ZAPATA

Mailing address of each grantee:

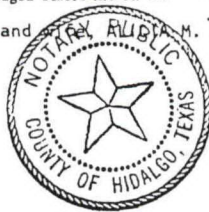
Name: Olga Medelez  
Address: General Delivery  
Grulla, Texas 78548

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 2nd day of July August, 1984,  
by RUBEN D. ZAPATA and [Signature] ALICIA M. ZAPATA



[Signature]  
Notary Public, State of Texas  
Notary's name (printed): EUTEMIA G. CASAS, Notary Public  
IN AND FOR HIDALGO COUNTY, TEXAS  
Notary's commission expires: MY COMMISSION EXPIRES 4-23-15

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

79012

Charge: Stewart Title

AFTER RECORDING RETURN TO:  
Mr. Fransico F. Medelez  
General Delivery  
Grulla, Texas 78548

GF# 38838 TGC

PREPARED IN THE LAW OFFICE OF:



Date: 5-13-20

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office.

By: [Signature]  
Deputy Clerk

HIDALGO COUNTY, TEXAS  
COUNTY CLERK  
J. EDGAR RUIZ  
84 AUG 9 PM 2 05  
FILED FOR RECORD



Chapter 232, Texas Local Government Code

6/10/2020 8:36:50 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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

Permit No.: Permit 3-2257  
Receipt No.: 012585  
N1200-01-000-0057-01

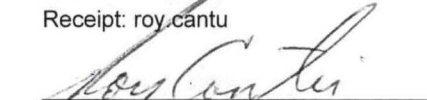
ORNELAS JOSE G & THELMA MARTINEZ  
3701 N SCHUERBACH RD  
MISSION, TX 78574  
(956) 250-7252  
(956) 250-7252

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4560Sq.Ft.
- [5] Legal Description: NEW CALEDONIA UT NO. 1 S2.0 AC LOT  
57
- [6] Location: breyfolgle rd and 2 1/2 mile
- [7] Sewage: City of Mission
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK  
AND REGULATIONS  
Description: Permit 3-2257  
Price: \$30.00

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

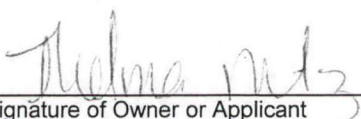
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: roy.cantu

  
Cashier

6/10/2020  
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

6-10-2020  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-2284  
6/17/20

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

Upon the application of:

Name: David L. Peña

Address: 3101 Mile 4 North Rd.

Mission, TX 78574

Phone: (956) 685-0207

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: / /	
		<u>6/19/2020</u>

Water Supplier: Sharyland

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:

La Homa Meadows Ph 1 4+2 Lot 9

[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 30, 2020, 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 A. Carter 6/17/20  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge

6/30/20  
Date

ATTEST:

Antonio Benavides Jr.  
Hidalgo County Clerk

7/1/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6/30/20



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-2286

6/17/20

**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

David L. Peña

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:

La Homa Meadows Phl ut2 Lot9 ."

[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]

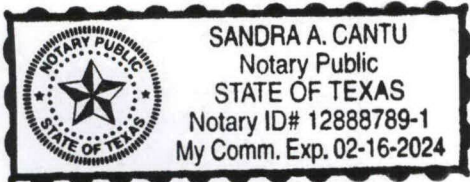
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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~~."

David Peña (Signature)

SUBSCRIBED AND SWORN TO before me on June 17, 2020, to certify which, witnesses my hand and seal of office.



Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

WARRANTY DEED

798425

Date: July 27, 1999

Grantor: RESACA CITY INVESTMENTS, a Texas Partnership

Grantor's Mailing Address (including county):

Grantee: DAVID L. PENA

Grantee's Mailing Address (including county): 3801 Montevideo Ave.  
Edinburg, Texas 78539  
Hidalgo County, Texas

Consideration: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

Property (including any improvements):

Lot 9, La Homa Meadows Unit No. 2, Hidalgo County Texas, according to the map recorded in Volume 28, Page 27B, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; oil & gas leases of record, if any; restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, his heirs, executors, administrators, successors and assigns forever. Grantor hereby 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, herein contained.

When the context requires singular nouns and plural include the plural

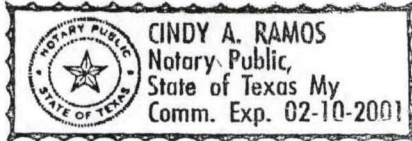
RESACA CITY INVESTMENTS, a Texas Partnership

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of July, 1999, by TIM GEARHEART, PARTNER of RESACA CITY INVESTMENTS, a Texas Partnership.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:  
SCOTT & LEWIS  
ATTORNEYS AT LAW  
208 WEST CANO  
EDINBURG, TEXAS 78539  
c:\docs\cdresaca.pen

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

On: Aug 12, 1999 at 04:14P

As a  
Recording

Document Number: 798425  
Total Fees : 11.00

Receipt Number - 233182  
By,  
MaryLou Cantu



**Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT**

6/17/2020 10:46:26 AM

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
---	--	--

Permit No.: Permit 3-2286  
Receipt No.: 012743  
L1085-01-002-0009-00

- PENA DAVID L
- 3101 MILE 4 NORTH ROAD
- MISSION, TX 78574
- (956) 685-0207
- (956) 685-0207
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: LA HOMA MEADOWS PH 1 UT 2 LOT 9
- [6] Location: LA HOMA ROAD AND 4 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 40', Side 7', Side 7', Corner '  
Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**  
Description: Permit 3-2286  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 6/17/2020  
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.

*David Pena*  
Signature of Owner or Applicant

6-17-20  
Date

