

WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Sarah Sanchez	3-11563
	COMM. COURT: August 2, 2011	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th 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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 23 4

Application No: 3-11563

7-20-11

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

Upon the application of:

Name: Sarah Sanchez

Address: P.O. Box 1614
Mission, TX
78573

Phone: 956-960-6100

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>7/26/11</u>

Water Supplier: Agua SUB

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

Account/ESI No.: 10032789430461508
[] Temporary Pole [x] Permanent Service

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

Goodwin #1 lot 12 Block 2

[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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4
Application No: 3-11563
7/20/11

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

Sarah C. Sanchez DOB: 03-16-1978

Known to me [or proved to me in the oath of TX DL# 18215860 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:

Goodwin Subdivision #1 Lot #12 Block #2."

[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]

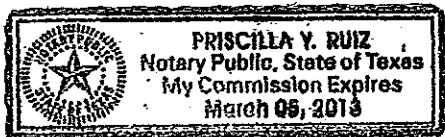
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Sarah C. Sanchez (Signature)

SUBSCRIBED AND SWORN TO before me on July 25th, 20 11, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:
3-11563
Jul. 20, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

G5900-01-002-0012-24

[1] OWNER: SANCHEZ, JESUS
SANCHEZ, SARAH
P. O. BOX 1614
MISSION TX 78572
Telephone No. 960-6100

[7] LEGAL DESC./NAME OF SUBDIVISION
GOODWIN #1 E65'-W573.5'-S188.3
LOT 12 BLK 2 0.28AC NET

LOCATION: 0 GOODWIN AND BUS 83

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[10] EST. COST OF CONST.: \$10,000

[5] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. M/H ZONE-C

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 15' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 400C Pct: 3

Community No.: _____

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[Signature]
Prepared by _____ Date 7/20/11

[Signature]
Approved by _____ Date 7/20/11

[Signature]
Signature of Owner or Applicant _____ Date 7-20-11

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SPECIAL WARRANTY DEED WITH VENDER'S LIEN

Date: May 27, 2011

Grantor: Edward J. Coogan Family Limited Partnership, a Texas Limited Partnership
Grantor's Mailing Address:
2714 E. 4 Mile Rd. #27, Mission, Texas 78573

Grantee: Jesus & Sarah C. Sanchez Jr.
Grantee's Mailing Address:
P.O. Box 1614
Mission, TX 78573
Hidalgo, County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand Nine Hundred Dollars and No Cents (\$23,900.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carol Pheanis, Trustee.

Property (including any improvements):

A tract of land containing 0.28 acres, more or less, out of the South 5.0 acres of Lot Twelve (12), Block Two (2), The GOODWIN TRACT SUBDIVISION # 1, Hidalgo County, Texas; according to the map or plat thereof recorded in Volume 8, Page 2A, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch diameter iron rod on the South Line of said Lot 12 for the Southwest corner hereof; said corner being East 508.5 feet from the Southwest corner of said Lot 12;

THENCE, North parallel to the West line of said Lot 12 at 163.3 feet pass a set 1/2 inch diameter iron rod on the South Right-of-Way line of a 50 foot wide street, 188.3 feet to a point, said point being the Northwest corner hereof;

THENCE, East parallel to the South line of said Lot 12, 65.0 feet to a point, said point being the Northeast corner hereof;

THENCE, South parallel to the West line of said Lot 12 at 25.0 feet pass a set 1/2 inch diameter iron rod on the South Right-of-Way line of 50 foot wide street, 188.3 feet to a point, said point being the Southeast corner hereof;

purpose; (ii) the nature or quality of construction, structural designed and engineered of any improvements (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by an affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPERATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPAPER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

BY: 

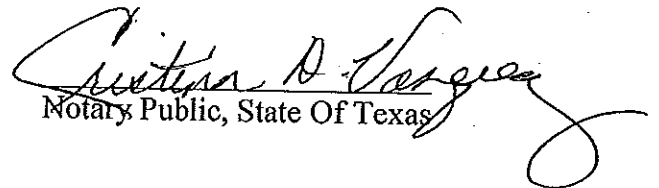
Edward J. Coogan
Manager, Edward J. Coogan Family Limited Partnership, a Texas Limited Partnership

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th__day of May , 2011,
by Edward J. Coogan




Notary Public, State Of Texas

AFTER RECORDING RETURN TO:

Jesus & Sarah C. Sanchez Jr.
P.O. Box 1614
Mission, TX 78573

DOC# 446093

TRUSTEE'S DEED (BY SUBSTITUTE TRUSTEE)

THE STATE OF TEXAS, §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO. §

WHEREAS, On the 9th day of July, A. D., 1990, JESSE SAIZ executed and delivered to G. L. HALL, as Trustee, a Deed of Trust of said date, which is of record in Volume 2945, Page 950, Official Records, Hidalgo County, Texas, whereby, for the purpose of securing the payment of certain indebtedness set out in said Deed of Trust, JESSE SAIZ Granted, Sold and Conveyed to the said G. L. HALL, in trust, the following described property, situated, lying, and being in the County of Hidalgo, State of Texas, viz:

A tract of land containing 0.28 acres, more or less, out of the South 5.0 acres of Lot 12, Block 2, THE GOODWIN TRACT SUBDIVISION #1 AND #2, Hidalgo County, Texas, according to the map and plat thereof recorded in Volume 8, Page 2A, Map Records, Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch diameter iron rod on the South line of said Lot 12 for the Southwest corner hereof; said corner being East 508.5 feet from the Southwest corner of said Lot 2;

THENCE, North parallel to the West line of said Lot 12 at 163.3 feet pass a set 1/2 inch diameter iron rod on the South right-of-way line of a 50 foot wide street, 188.3 feet to a point, said point being the Northwest corner hereof;

THENCE, East parallel to the South line of said Lot 12, 65.0 feet to a point, said point being the Northeast corner hereof;

THENCE, South parallel to the West line of said Lot 12 at 25.0 feet pass a set 1/2 inch diameter iron rod on the South Right-of-Way line of 50 foot wide street, 188.3 feet to a point, said point being the Southeast corner hereof;

THENCE, West along the South line of said Lot 12, 65.0 feet to a point, said point being the Southwest corner hereof and the POINT OF BEGINNING containing 0.28 acres, more or less.

said FIRST STATE BANK AND TRUST COMPANY, MISSION, TEXAS, whose mailing address is P. O. Box 550, Mission, of the County of Hidalgo, State of Texas, the property hereinbefore described.

TO HAVE AND TO HOLD, The said property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said FIRST STATE BANK AND TRUST COMPANY, MISSION, TEXAS, its successors and assigns forever. And for and on behalf of the said JESSE SAIZ, Grantor in said Deed of Trust, and his heirs, executors and administrators, I do hereby bind the said JESSE SAIZ and his heirs, executors and administrators, to Warrant and Forever Defend, all and singular, said premises, insofar as is authorized by said Deed of Trust, unto the said FIRST STATE BANK AND TRUST COMPANY, MISSION, TEXAS, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

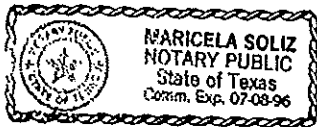
WITNESS MY HAND, This 4th day of April, 1995.

Byron L. Calcote
BYRON L. CALCOTE, Substitute Trustee

THE STATE OF TEXAS, §
COUNTY OF HIDALGO. §

This instrument was acknowledged before me on the 10th day of April, 1995, by BYRON L. CALCOTE.

Maricela Soliz
Notary Public, State of Texas



My Commission Expires: 07/08/96

AFTER RECORDING RETURN TO:

Velma Garza
ATLAS & HALL, L.L.P.
P. O. Box 3725
McAllen, Texas 78502