

WATER SERVICE AVAILABILTY	
APPLICANT	APPLICATION NO.
1. Reynaldo Morin C/O Arnold Luna	4-10933
COMM. COURT: September 20, 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 2 3 4

Application No: 4-10933

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

Upon the application of:

Cló Arao de Luna
Name: MORINO RENEALDO

Address: 512 S. 26TH ST.
EDINBURG, TX

78542
Phone: 956 239-11-12

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>EXISTING</u> <u>9/13/11</u>

Water Supplier: N.A.W.

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

Account/ESI No.: 119611-002
 Temporary Pole Permanent Service

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

TEX-MEX SURVEY W82.5'-S1243.92 TR 1 LOT#16 SEC 254
2.35AC GR 28AC 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 _____, 20____, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available
within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the
water service provider.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Planning Administrator

Precinct 1 2 3 4

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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

c/o ARNOLDO CUNA ~~Reynaldo Morin~~ Reynaldo Morin

Known to me [or proved to me in the oath of _____ or through
TX DL 21009900 (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:

TEX-MEX SURVEY W82.5'-S124393 TR 1 Lot 16 SEC 254 2.35AC ."
GR 28AC 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]

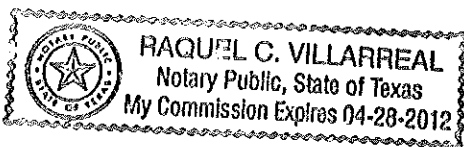
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Arnoldo Cuna (Signature)

SUBSCRIBED AND SWORN TO before me on September 13, 2011, to certify which, witnesses my hand and seal of office.



Raquel C. Villarreal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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.

CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE

WARRANTY DEED WITH VENDOR'S LIEN

2227355

Date: JULY 6, 2011

Grantors: JOSE GUADALUPE SAENZ, JR. and wife MINERVA SAENZ

Grantor's Mailing Address: 8306 E. Mile 17 Rd. Edinburg, Hidalgo County, Texas 78541

Grantees: REYNALDO MORIN

Grantee's Mailing Address: 512 S. 26th Edinburg, Hidalgo County, Texas 78542

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

TRACT NO. I: a 2.47 acre tract of land being the west 82.50 feet of Lot 16, section 254, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION as recorded in Volume 1, Page 21, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows: BEGINNING at a point on the North Right-of-Way Line of a 60.00 foot Hidalgo County Drainage No. 1 Right-of-way being the Northwest corner of said Lot 16, Section 254, for the Northwest corner of herein described tract. THENCE, S. 08 degrees, 55 minutes, 00 seconds, E., 82.50 feet along the North Line of said Lot 16, Section 254, also being said North Right-of-Way Line of a 60.00 foot Hidalgo County Drainage District No. 1 Right -of-Way to a point for the Northeast corner of herein described tract. THENCE, S. 09 degrees, 05 minutes, 00seconds, W. Parallel to the West Line of said Lot 16, Section 254, Pass at 60.00 feet a set one-half inch iron rod being the South Right-of-Way Line of said 60.00 foot Hidalgo County Drainage District No. 1 Right -of-Way, pass at 1,261.28 feet a set on-half inch iron rod being the North Right-of-Way Line of State Highway 107, and continuing for a total distance of 1,303.87 feet to a point on the South Line of said Lot 16, Section 254, for the Southeast corner of herein described tract. THENCE, N. 80 degrees, 57 minutes, 24 seconds, W., 82.50 feet along said South Line of Lot 16, Section 254, to a point being the Southwest corner of said Lot 16, Section 254, for the Southwest corner of herein described tract. THENCE, N. 09 degrees, 05 minutes, 00 seconds, E., along the West Line of said Lot 16, Section 254, pass at 42.75 Feet a set one-half inch iron rod being the North Right-of-Way Line of said State Highway 107 Pass at 1,243.92 feet a set one-half inch iron rod being the South Right-of-Way Line of said 60.00 Foot Hidalgo County Drainage District No. 1 Right-of-Way, and continuing for a total distance of 1,303.93 feet to the point of beginning and containing 2.47 acres of land, more or less.

Grantors, 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, grants 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, administrator,

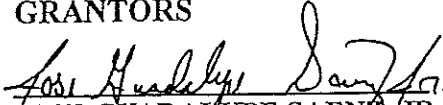
successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

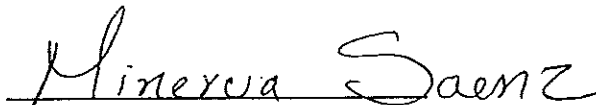
This document was prepared from information supplied to preparer by one or both parties to the document and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property. When the context requires, singular nouns and pronouns include plural.

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 plural.

GRANTORS


JOSE GUADALUPE SAENZ, JR.


MINERVA SAENZ

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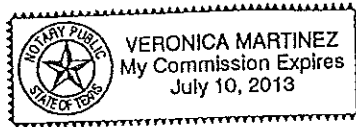
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of July, 2011 by
JOSE GUADALUPE SAENZ, JR. and wife MINERVA SAENZ



Veronica Martinez
NOTARY PUBLIC
FOR THE STATE OF TEXAS

Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.
County Clerk
On: Jul 29, 2011 at 11:07A
As a Recording
Document Number: 2227355
Total Fees : 24.00
Receipt Number - 1213447
By:
Carolyn Martinez, Deputy

1st - WARRANTY DEED (WITH VENDOR'S LIEN)

TEXAS STANDARD FORM

The State of Texas,

County of Hidalgo

} Know All Men by These Presents:

That

I, FRANCISCO SOSA SR.

of the County of Hidalgo State of Texas

for and in consideration 485976

of the sum of TEN AND NO/100ths (\$10.00) DOLLARS to me paid, and secured to be paid, by GUADALUPE A. SAENZ and wife MARIA M. SAENZ as follows:

As per Vendor's lien note dated November 03, 1993

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said GUADALUPE A. SAENZ and wife MARIA M. SAENZ whose mailing address is RR 1 Box 196-K Edinburg, Texas of the County of Hidalgo State of Texas all that certain Plat showing partition of the West 10.0 acres (9.58 acres calculated), of lot 16, Section 254, of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas according to map records in Volume 1, Page 21, Map Records of Hidalgo County, Texas. TRACT 1 - 2.39 ACRES

Taxes for 1994 shall be paid by buyer.

If seller should decease, ARMANDINA RIOS shall receive all monies and have POWER OF ATTORNEY to sign warranty deed when balance is paid in full.

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

GUADALUPE A. SAENZ and wife MARIA M. SAENZ heirs and assigns forever and they do hereby bind their heirs, executors and administrators, to Warranty and Forever Defend, all and singular the said premises unto the said GUADALUPE A. SAENZ and wife MARIA M. SAENZ

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to

face and tenor, effect and reading, when this deed shall become absolute.

WITNESS his hand at Edinburg, Hidalgo County, Texas

this 3rd day of November 19 93

Witness at request of Grantor:

Francisco Sosa Sr. FRANCISCO SOSA SR.

(Acknowledgment)

STATE OF TEXAS COUNTY OF Hidalgo

This instrument was acknowledged before me on the 3rd day of November, 19 93, by FRANCISCO SOSA SR.

My commission expires:

April 18, 1996

Yolanda R Reyes Notary Public, State of Texas Notary's printed name Yolanda R Reyes

\$ 17,000.00

Edinburg, Texas,

November 03

A. D. 19 93

For Value Received, I, we, or either of us, the undersigned, promise to pay to

Francisco Sosa Sr.

the sum of Seventeen Thousand minus One Thousand down payment=Sixteen Thousand or order,
with interest from date at the rate of Eight (8%) DOLLARS
per cent per annum, both principal and interest payable at

The principal of this note is payable in 289 monthly installments of \$ 125.00
each month, payment #290 shall be 26.90

the first installment being due and payable on or before the 5th day of January 19 94
and one installment to become due and payable on or before the 5th day of each succeeding month
thereafter until the whole principal sum is paid.

The interest on this note is payable at Eight per cent (8%)

Buyer has option to pay lump sum payment if not less than Two Thousand (\$2,000.00)
on remaining balance on principal with no interest charged.

and all part due principal and interest due under the terms of this note shall bear interest from maturity at the rate of
zero per cent (0 %) per annum.

This note is given in part payment for a certain lot or parcel of land situated in

Plat showing partition of the West 10.0 acres (9.58 acres calculated), of
lot 16, Section 254, of the Texas-Mexican Railway Company's Survey of lands
in Hidalgo County, Texas according to map records in Volume 1, Page 21, Map
Records of Hidalgo County, Texas. TRACT 1 - 2.39 ACRES.

Taxes for 1994 and on shall be paid by buyer.

If buyer should default payment he shall have a 45 day grace period for
eviction.

this day conveyed to the undersigned, by
and to secure the payment of same, according to the tenor hereof, a Vendor's Lien is retained in said conveyance, and is hereby acknowledged,
and as further security for the payment hereof, a Deed of Trust is this day given to

This note is this day given by the undersigned as part of the purchase price for said above mentioned property, and it is understood and
agreed that failure to pay this note, or any installment as above promised or any interest hereon, when due, shall, at the election of the holder
of said note, mature said note, and it shall at once become due and payable, and the Vendor's Lien or the Deed of Trust Lien herein mentioned,
either or both, shall become subject to foreclosure proceedings, as the holder may elect.

And it is hereby specially agreed that if this note is placed in an attorney's hands for collection, or collected by suit or through a bank-
ruptcy, or probate, or any other court, either before or after maturity, then in any of said events, a reasonable amount shall be added and collected
as attorney and collection fees, which upon accrual shall bear the same rate of interest as the principal of this Note.

It is further expressly agreed that interest on this note will not be charged in excess of the highest legal rate specified by the Laws of the
State of Texas and that future adjustments will be made to avoid the payment of interest in excess of such limits.

Yolanda R. Reyes
Notary Public
Yolanda R Reyes

Guadalupe A. Saenz
GUADALUPE A. SAENZ
Maria M. Saenz
MARIA M. SAENZ

my commission expires: 04-18-96

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Nov 13, 1995 at 04:47P

As a
Recording

Document Number: 485976
Total Fees : 11.00

Receipt Number - 7670
By,
Mary Lou Cantu

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10933
Aug. 26, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T2100-00-254-0016-08

[1] OWNER: MORIN, REYNALDO

512 S. 26TH ST.
EDINBURG, TX. 78542

Telephone No. 239-1112

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY W82.5'-S1243.92
TR I LOT 16 SEC 254 2.35AC GR
28AC NET

LOCATION: 0 107 & SHARP

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[10] EST. COST OF CONST.: \$2,500

[5] SIZE OF STRUCTURE: 192 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: NO 03275 D. Pct: 4
Panel No. /Suffix: _____

Community No.: 400354

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.

Alon Castillo
Prepared by

8-20-11
Date

Alon Castillo
Approved by

8-20-11
Date

Aracido Luna
Signature of Owner or Applicant

8/26/11
Date

[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.