

PLANNING DEPT. PCTS.#1 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DORA E. RANGEL	1-8591
2.		
3.		
4.		
5.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 31, 2012	



# PLANNING DEPARTMENT

Rev. 02-19-10

## 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

Precinct ① 2 3 4

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

Application No: 1-8591

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

Upon the application of:

Name: DORA E. RANGEL

Address: PO Box 2882  
Edinburg TX 78543

Phone: (956) 647-0772

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

Water Supplier: N/A

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

Account/ESI No.: 10032789497894195  
 Temporary Pole  Permanent Service

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

West Tract Ft # 595 4.05 Acres

*[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



# PLANNING DEPARTMENT

Rev. 02-19-10

## 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
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Precinct 1 2 3 4

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

Application No: 1-8591

**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 E. Rangel

Known to me [or proved to me in the oath of Dora E. Rangel or through 01954617 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

West Tract Ft# 595 4.05 Acres."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 24<sup>th</sup> January 2012, to certify which, witnesses my hand and seal of office.

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

NOELIA CAVAZOS  
Notary Public,  
State of Texas  
Comm. Exp. 10-20-14  
10/20/2014

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8591

Jan. 23, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

W3800-00-595-0000-16

[ 1 ] OWNER: RANGEL, DORA E.

PO BOX 2882  
ELSA TX 78543-0396

Telephone No. 647-0772

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WEST TRACT E660'-S267.66'-N762  
.66' FT 595 4.05AC

LOCATION: 0 FM 88 & MILE 17 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: OTHE

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
01-RESIDENTIAL NEW-SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$103,000

[ 5 ] SIZE OF STRUCTURE: 2,600 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 COUNTY SETBACKS & REG.  
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES



1/23/2012  
Date

Prepared by

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

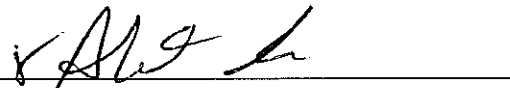
Gilbert Pecina  
Approved by

1/23/2012  
Date

Flood Zone: NO  
Panel No. /Suffix: 0350C Pct: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE



1/23/12  
Date

Signature of Owner or Applicant

- 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.

[ 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.

SIERRA TITLE  
CLOSER *aul* GF# *3153810*

**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.**

**AFTER RECORDING RETURN TO:**

Dora Elia Rangel  
P. O. Box 2882  
Elsa, TX 78573

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: **October 26, 2011**

Grantor: **FIRST NATIONAL BANK**

Grantor's Mailing Address: **P. O. Box 810 / 100 W. Cano  
Edinburg, Hidalgo County, Texas 78540-0810**

Grantee: **DORA ELIA RANGEL, a married woman**

Grantee's Mailing Address: **P. O. Box 2882  
Elsa, Hidalgo County, Texas 78543**

**Consideration:**

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of **FIRST NATIONAL BANK** in the principal amount of **ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/100THS DOLLARS (\$168,000.00)**. To the extent of **SIXTY FIVE THOUSAND AND NO/100THS DOLLARS (\$65,000.00)**, the note is in payment of the purchase price of the property conveyed herein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **FIRST NATIONAL BANK** and by a first-lien deed of trust of even date from Grantee to **MICHAEL V. McCARTHY, Trustee**.

**Property (including any improvements):**

**A tract of land out of Farm Tract 595, WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 thru 37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:**

**BEGINNING for reference at the Northwest corner of said Farm Tract 595, and being the centerline intersection of Farm to Market Road 88 and the centerline of Mile 17 1/2 North Road;**

**THENCE, East, along the center line of Mile 17 1/2 North Road and North line of said Farm Tract 595, a distance of 660.0 feet to a point for corner;**

**THENCE, departing the North line of said Farm Tract 595 and the centerline of said mile 17 1/2 North Road, South, along a line parallel to the west line of said Farm Tract 595, at a distance of 20.00 feet passing a 1/2 inch iron rod found and continuing in all total distance of 495.00 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING and Northwest corner of the herein described tract;**

**THENCE, East, 660.00 feet to a point;**

**THENCE, South, 267.66 feet to a point;**

**THENCE, West 660.00 feet for the Southwest corner of the herein described tract;**

**THENCE, North 267.66 feet to the POINT OF BEGINNING and containing 4.05 acres of land, more or less.**

**Reservations to Conveyance:**

For Grantor and Grantor's successors, a reservation of all the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

**Exceptions from Conveyance and Warranty:**

1. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Right-of-Way Easement granted by Modesto Hernandez to North Alamo Water Supply Corp., by instrument dated September 12, 1969, recorded in Volume 1319, Page 693, Deed Records of Hidalgo County, Texas.
4. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Irrigation District No. 9.
5. Easements, or claims of easements, which are not of public record.
6. Oil and Gas Lease dated April 3, 1961, from Frank A. Smith to C.L. Apple, recorded in Volume 263, Page 554, Oil and Gas Lease Records of Hidalgo County, Texas.
7. Oil and Gas Lease dated February 7, 1966, from Frank A. Smith to Tidewater Oil Co., recorded in Volume 307, Page 732, Oil and Gas Lease Records of Hidalgo County, Texas.
8. An undivided one-half (1/2) interest in to all oil, gas, and other minerals reserved in Deed recorded in Volume 904, Page 522, Deed Records of Hidalgo County, Texas.

- 9. Except to any portion of the herein described property lying within the boundaries of any road or roadway, public or private.
- 10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the 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 will become absolute.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

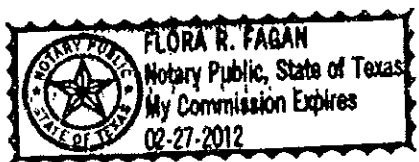
**FIRST NATIONAL BANK**

By: *M.V. McCarthy*  
 Name: M.V. McCarthy, V.P.  
 Title: \_\_\_\_\_

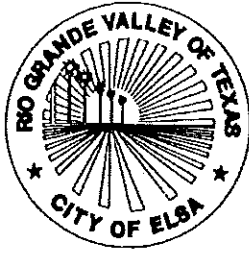
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27 day of Oct, 2011, by M.V. McCarthy, V.P. of FIRST NATIONAL BANK, a National Banking Association, on behalf of said association.



*[Signature]*  
 Notary Public, State of Texas



CITY OF ELSA

Date: January 23, 2012

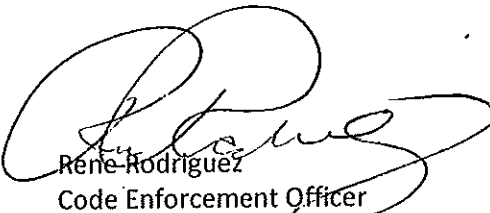
Ref: Water and Sewer services

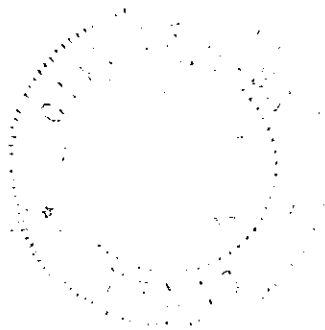
Dear: Dora Rangel,

The City of Elsa will be providing water and sewer services for New Dwelling at this location  
1520 Begonia ST , with legal description of West Tract E 660'-S267.66' FT 595 4.05AC .

You can contact me at (956) 262-2127 ext. 205 should you need additional information,

Respectfully,

  
Rene Rodriguez  
Code Enforcement Officer  
City of Elsa Inspector



P.O. BOX 427

ELSA, TEXAS 78543

PHONE (956) 262-2127

FAX (956) 262-5002

The City of Elsa is an Equal Opportunity Employer and does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.