

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Maria Escobar	4-11293
	COMM. COURT: February 21, 2012	



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

Precinct 1 2 3 4

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

Application No: 4-11293

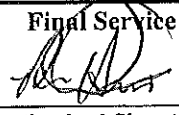
HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Maria Escobar

Address: 7410 North
Jasman Rd
Edinburg Tx

Phone: 956-239-8952 ⁷⁸⁵⁴²

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		<u>98889</u>
Date Approved:	<u>1 1</u>	<u>2 19 12</u>

Water Supplier: North Alamo water

Utility Provider: [] M.V.E.C. [X] WAEP

Account/ESI No.: 10082789456928899
[] Temporary Pole [] Permanent Service

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

myself Santa Cruz Gardens #2
lots 1, 2, & 3 Block #20


[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



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

Precinct 1 2 3 4
4-11293

Application No:

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

Maria Escobar

Known to me [or proved to me in the oath of _____ or through
Texas Identification Card (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:

Santa Cruz Gardens #2
7410 North Jassman Rd Edinburg TX 78542
lots 1, 2, & 3
Block #20

[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]

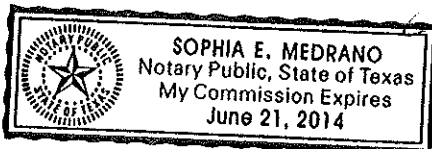
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Maria Escobar (Signature)

SUBSCRIBED AND SWORN TO before me on 2-8, 2012, to certify which, witnesses my hand and seal of office.



Sophia E Medrano
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EDWARDS ABSTRACT & TITLE CO.
773136-MDL

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.

WARRANTY DEED

Date: November 1, 2011

Grantor: JAIME VILLEGAS and wife, MARIA L. VILLEGAS

Grantor's Mailing Address (including county): 4305 Jenica Circle W
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: MARIA DE JESUS ESCOBAR

Grantee's Mailing Address (including county): 7111 E. Texas Rd.
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 2.10 acre tract of land, more or less, out of the South 101.64 feet of Lots One (1), Two (2) and Three (3), Block Twenty (20), Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, said 2.10 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 60-D nail found of the Southwest corner of Lot 1, Block 20, Santa Cruz Gardens Unit No. 2, for the POINT OF BEGINNING of this herein described tract;

THENCE, North 08 degrees 23 minutes 00 seconds East, along the West line of said Lot 1, Block 20 and centerline of Jasman Road (a 60.0 foot road) a distance of 101.64 feet to a found 60-D nail, for the Northwest corner of this herein described tract;

THENCE, South 81 degrees 37 minutes 00 seconds East, along a line parallel to the South line of said Lot 1, Block 20, at a distance of 30.00 feet pass an iron pipe found on the East right of way line said Jasman Road, continuing a total distance of 900.00 feet to a 1/2 inch diameter iron rod found for the Northeast corner of this herein described tract;

THENCE, South 08 degrees 23 minutes 00 seconds West, along the West line of Lot 3, Block

20, a distance of 101.64 feet to a 1/2 inch diameter iron rod found for the Southeast corner of this herein described tract;

THENCE, North 81 degrees 37 minutes 00 seconds West, along the South line of Lots 3, 2, and 1, Block 20, a distance of 870.00 feet pass an iron pipe found on the East right of way line of said Jasman Road, continuing a total distance of 900.00 feet to the POINT OF BEGINNING of this herein described tract and containing 2.10 acres gross, more or less, of which 0.07 of an acre lie within the East right of way of said Jasman Road, leaving 2.03 acres net of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 787826, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated April 20, 1946, recorded in Volume 677, Page 615, and dated November 11, 1970, recorded in Volume 1323, Page 78, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Reservation of all oil, gas, and other minerals, except as to 1/8th of 1/8th non participating royalty interest contained in instrument dated April 20, 1946, recorded in Volume 677, Page 613, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated October 20, 1998, recorded under Clerk's File No. 787826, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of subject property described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Right of way along the West side as shown in survey plat dated October 31, 2011, prepared by William A. Mangum, R.P.L.S. No. 4353, Job No. 2011.10.48.

Wire fence as shown in survey plat dated October 31, 2011, prepared by William A. Mangum, R.P.L.S. No. 4353, Job No. 2011.10.48.

Overhead power line, power pole, water valve, 30 foot irrigation stand pipe as shown in survey plat dated October 31, 2011, prepared by William A. Mangum, R.P.L.S. No. 4353, Job No. 2011.10.48.

Rights or claims of adjoining property owners in and to that portion of the above described property, if any, which lies inside record title boundary but outside

Taxes for the year 2012 and subsequent years.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Jaime Villegas
JAIME VILLEGAS

Maria L. Villegas
MARIA L. VILLEGAS

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3rd of November, 2011, by JAIME VILLEGAS and wife, MARIA L. VILLEGAS.



Marilyn Deluna
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MARIA DE JESUS ESCOBAR
7111 E. Texas Rd.
Edinburg, Texas 78542

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 773136; MDL:bc

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11293
Feb. 3, 2012

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

S1700-02-020-0001-20

[1] OWNER: ESCOBEDO MARIA
RR 4 BOX 305-22
SAN JUAN, TX 78589-9730
Telephone No. 313-7943

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2-S101.64'
OTS 1, 2 & 3 BLK 20.2.10AC GR
03AC NET

[2] CONTRACTOR: SELF

LOCATION: 0

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 864 Sq. Ft.

[10] EST. COST OF CONST.: \$17,000

[6] USE OF BUILDING: RESIDENTIAL MOVE-IN

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COPY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-50' REAR-15' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

Rochelle Reis 2-3-12
Prepared by Date

OTHER _____
TOTAL AMOUNT \$60.00
Light [X] Water [X]

ELI VILLEGAS 2-3-12
Approved by Date

Flood Zone: LO
Panel No. /Suffix: 180334 Pct: 0

Community No.: 03250

Certification of Elevation
Required: YES NO BFE

Maria Escobedo 2-3-12
Signature of Owner or Applicant Date

- 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.