

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DAVID SALINAS	3-12763
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUG 14, 2012	



PLANNING DEPARTMENT

Rev. 02-19-1

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: 3-12763

8/7/12

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

Upon the application of:

Name: David Salinas

Address: 10835 Cambell

Dr.

Mission, TX 78573

Phone: 956-222-2314

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>3300</u>	<u>3300</u>
Date Approved:	<u>8/7/12</u>	<u>8/7/12</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-
 Temporary Pole [] Permanent Service

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

Basham #14 Lot 41

[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 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: 3-12763

**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 A. Salinas

Known to me ~~or~~ proved to me in the oath of Texas ID card or through ID # 24155847 (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:

Basham #14 Lot 41"

[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."

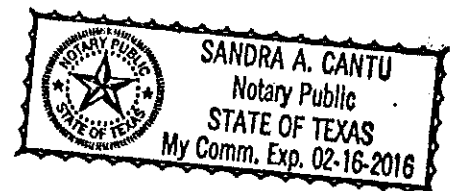
-OR-

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 A. Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on August 7, 2012, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu
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 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 WITH VENDOR'S LIEN

Date: July 10, 2012

Grantor: IRMA ELIZABETH VILLANUEVA, a single woman

Grantor's Mailing Address: 8735 Cypressbrook Dr.
Houston, Texas 77095
Harris County

Grantee: DAVID A. SALINAS and wife, GUADALUPE SALINAS

Grantee's Mailing Address: 8403 Tornillo St.
Mission, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 41, BASHAM NO. 14 SUBDIVISION, Hidalgo County, Texas according to map thereof recorded in Volume 24, Page 83-B, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions as shown in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas on December 20, 1990, under Clerk's File No. 191520.

Right-of-Way Easement granted by James H. Bogert to Sharyland Water Supply Corporation, by instrument dated October 17, 1978, recorded in Volume 1597, Page 655, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by James H. Bogert to Hidalgo County Water Control and Improvement District No. 7, by instrument dated December 14, 1973, recorded in Volume 1390, Page 1579, Deed Records of Hidalgo County, Texas.

A ten foot (10') Utility Easement and Irrigation Easement along the rear of subject property as shown on plat recorded in Volume 24, Page 83-B, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of United Irrigation District.

Easements, or claims of easements, which are not of public record.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 581, Page 262, Volume 1691, Page 580, and Volume 1390 Page 447, all in Deed Records of Hidalgo County, Texas.

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.

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.

All ad valorem taxes for the year 2012 and all subsequent years.

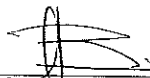
Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all

right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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.

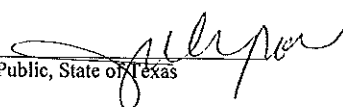


IRMA ELIZABETH VILLANUEVA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 17th day of July, 2012, by IRMA ELIZABETH VILLANUEVA.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
DAVID A. SALINAS and GUADALUPE SALINAS
8403 Tornillo St.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3146199;GS/1a

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12763
Aug. 7, 2012

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

B1900-14-000-0041-00

[1] OWNER: SALINAS, DAVID A & GUADALUPE
6835 CAMBELL DR
MISSION, TX 78573
Telephone No. 222-2314

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #14 LOT 41
X-25

[2] CONTRACTOR: SELF

LOCATION: 0 GLASSCOCK & 107

[3] WATER SYSTEM: SHAR

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 2,280 Sq. Ft.

[10] EST. COST OF CONST.: \$55,000

[6] USE OF BUILDING: NEW RES ZONE X

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 6' REAR 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Carter
Prepared by

8/7/12
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

R. Carter
Approved by

7/26/12
Date

Flood Zone: NO
Panel No. /Suffix: 0295D Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

David A. Salinas
Signature of Owner or Applicant

8-7-12
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.