

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MARIA A. HERNANDEZ	3-12793
2.		
3.		
4.		
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6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUG 28, 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: 3-12793
8/17/12

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

Upon the application of:

Name: Maria A. Hernandez

Address: 2904 Graham
MISSION, TX

Phone: 458-3050

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8 17 12</u>

Water Supplier: Sharyland

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

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

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

Basham #1 Lot B

[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.

Sandra B. Cantu 8/17/12
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4
Application No: 3-12793
8/17/12

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

María A. Hernandez

Known to me [or proved to me in the oath of Texas FD or through
ID # 20888727 (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 #1 Lot 13"

[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."

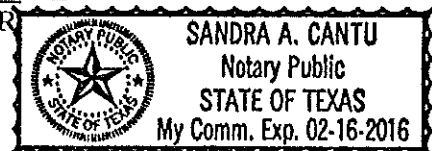
-OR-

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."

María A. Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on August 17, 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.

General Warranty Deed

Date: July 27, 2012

Grantor: JUAN MANUEL BALLESTEROS joined herein proforma by my wife, ISNELY BALLESTEROS

Grantor's Mailing Address: 77 Santa Isabel D-5
Laguna Vista, Texas 78578
Cameron County

Grantee: MARIA A. HERNANDEZ

Grantee's Mailing Address: 2904 Graham
Mission, Texas 78574
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
Lot 13, BASHAM SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 20, Page 12, Map Records of Hidalgo County, Texas.

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

Restrictions as shown in Deed recorded in Volume 1735, Page 479, Deed Records of Hidalgo County, Texas.

A fifteen feet (15') Utility Easement along the rear of said Lot, as shown on the map recorded in Volume 20, Page 12, 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 as reserved in Deeds recorded in Volume 997, Page 129, Volume 1082, Page 632 and Volume 1276, Page 658, all in the Deed Records of Hidalgo County, Texas.

Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease, as referenced in Memorandum of Oil and Gas Lease dated May 1, 2004, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 8, 2004, under Clerk's File No. 1378653.

Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease, dated September 1, 2006, between Paul Kutchinski and Sydney Investments, Ltd., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 2, 2006, under Clerk's File No. 1779601.

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.

Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease, dated August 12, 2003, between Paul Kutchinski and United Production and Exploration, Ltd., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 23, 2004, under Clerk's File No. 1300534.

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 (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (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, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

Juan M Ballesteros
JUAN MANUEL BALLESTEROS

Isnelly Ballesteros
ISNELY BALLESTEROS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 30th day of July, 2012, by
JUAN MANUEL BALLESTEROS.

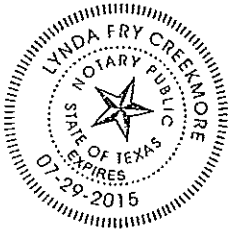


Lynda Fry Crekmore
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 30th day of July, 2012, by
ISNELY BALLESTEROS.



Lynda Fry Crekmore
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Maria A. Hernandez
2904 Graham
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#2121743;IW/bm

Chapter 232 Texas LGC Application

APPLICATION NO:

3-12793

Aug. 17, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

B1900-01-000-0013-00

[1] OWNER: HERNANDEZ ,MARIA A.
2904 GRAHAM
MISSION TX 78574

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #1 LOT 13
C-44

Telephone No. 584-3499

LOCATION: 2504 MILE 3 & LA HOMA

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILE HOME ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACK & REG
FRONT 25' REAR 15' SIDES 6'
18" TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

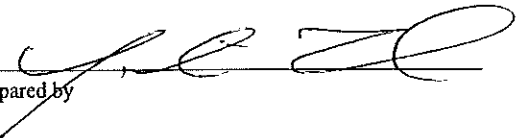
Light [X] Water [X]

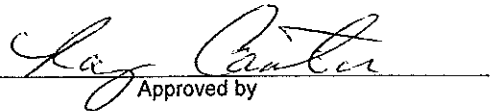
Flood Zone: NO
Panel No. /Suffix: 0400C Pct: 3

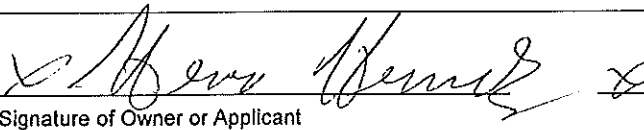
Community No.: 480334

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.


Prepared by _____ Date 8-17-12


Approved by _____ Date 8-16-12


Signature of Owner or Applicant _____ 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.