

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Fibian Lopez Truman	4-11752
	COMM. COURT: September 18, 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: 4-11752
08-15-12

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

Upon the application of:

Name: Fibian Trueman
1516
Address: 1516 Los Veteranos Dr
Edinburg TX 785
Phone: (956) 292-4367

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>49197</u> <u>9 / 6 / 12</u>

Water Supplier: City of Edinburg
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 10032789453066605
 Temporary Pole Permanent Service

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

Seminary Heights Lot # 20
A 1.00 Acre tract of land being the South 1.00 Acre
tract out of the west 2.00 Acres of
[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

Application No: 4-11752

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

Fibian Truman

Known to me [or proved to me in the oath of 16463116 or through
(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:

Seminary Heights Lot # 2011
A 1.00 Acre tract of land being the South 1.00 Acre
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]
tract out of the West 2.00 Acres of Lot

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."

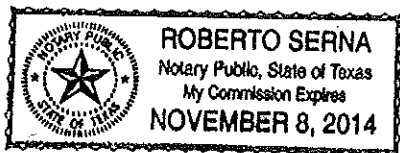
-OR-

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 Sept. 06, 2012, to certify which, witnesses my hand and seal of office.



Roberto Serna
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

Warranty Deed with Vendor's Lien

Date: July 16, 2012

Grantor: A-Stat Ambulance, Inc., a Texas corporation by and through all of its shareholders, Guadalupe Garces, Jr., acting by Daniel Garces, attorney-in-fact; and Araceli Garces, acting by Daniel Garces, attorney-in-fact

Grantor's Mailing Address:

Guadalupe Garces, Jr.
802 Boardwalk
Edinburg, Texas 78539
Hidalgo County

Araceli Garces
802 Boardwalk
Edinburg, Texas 78539
Hidalgo County

Grantee: Fibian Lopez Truman, a single person

Grantee's Mailing Address:

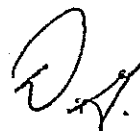
Fibian Lopez Truman, a single person
2215 Diplomat Dr.
Edinburg, Texas 78542
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Antonio Villeda, trustee.

Property (including any improvements):

A 1.00 acre tract of land being the south 1.00 acre tract out of the west 2.00 acres of Lot Eleven (11), Seminary Heights Subdivision, according to the map recorded in Volume 9, Page 23, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded under Document number 948763, Official Records, Hidalgo County, Texas, and



being more particularly described by metes and bounds as follows:

Beginning at a point in the centerline of Seminary Road, for the southwest corner of this tract and the southwest corner of Lot 11,

THENCE; N 08 degrees 39 minutes E, along the West line of Lot 11 and the centerline of Seminary Road, a distance of 150.00 feet to a point for the northwest corner of this tract.

THENCE; S 81 degrees 21 minutes E, along the centerline of a 30.00 foot R.O.W. Road, passing a 20.00 feet existing East R.O.W. line of Seminary Road, passing at 25.00 feet the proposed R.O.W. line of Seminary Road, a total distance of 290.40 feet to a point for the northeast corner of this tract;

THENCE; S 08 degrees 39 minutes W, passing a 1/2" iron rod found at 15.00 feet for the south R.O.W. line of an existing 30.00 foot R.O.W. Road, a total distance of 150.00 feet to a 1/2" iron rod found for the southeast corner of this tract;

THENCE; N 81 degrees 21 minutes W, along the south line of Lot 11, passing a 1/2" iron rod found at 265.40 feet for the proposed R.O.W. line of Seminary Road, passing a 1/2" iron rod found at 270.40 feet for the existing east R.O.W. line of Seminary Road, a total distance of 290.40 feet to the point of beginning and containing a 1.00 acre of land more or less.

SAID PROPERTY FUTHER DESCRIBED AS LOTS 19 AND 20, RESUBDIVISION OF LOT 11, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

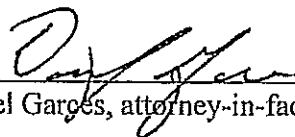
THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

THE PREPARER OF THIS DOCUMENT REPRESENTED THE GRANTOR AND NOT THE GRANTEE.

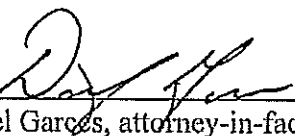
When the context requires, singular nouns and pronouns include the plural.

A-Stat Ambulance, Inc., a Texas corporation, by
and through all of its shareholders

Guadalupe Garces, Jr.

By: 
Daniel Garces, attorney-in-fact

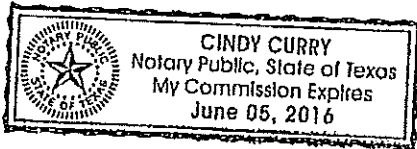
Araceli Garces

By: 
Daniel Garces, attorney-in-fact

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 19, 2012, by Daniel Garces as attorney-in-fact on behalf of Guadalupe Garces, Jr.

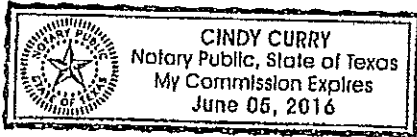


Cindy Curry
Notary Public, State of Texas
My commission expires: 6-5-16

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 19, 2012, by Daniel Garces as attorney-in-fact on behalf of Araceli Garces.



Cindy Curry
Notary Public, State of Texas
My commission expires: 6-5-16

PREPARED IN THE OFFICE OF:

ANTONIO VILLEDA
5414 North 10th Street
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

Fibian Lopez Truman
2215 Diplomat Dr.
Edinburg, Texas 78542

D. J.

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11752
Aug. 15, 2012

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

Lot # 20
(Handwritten mark)

S2400-00-000-0011-19

[1] OWNER: TRUMAN, FIBIAN LOPEZ

2215 DIPLOMAT DR.
EDINBURG, TX. 78542
Telephone No. 292-4367

[7] LEGAL DESC./NAME OF SUBDIVISION
SEMINARY HEIGHTS LOTS 19 & 20-
S LOT 11 10 AC TR

LOCATION: 0 M. CRISTO & SEMINARY

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29- RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$1,500

[5] SIZE OF STRUCTURE: 800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES*
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE
CITY FEMA & SETBACKS.FRONT 25' SIDE 6' REAR 15' ,
18" ABOVE NATURAL GROUND.LOT #20

FOR COUNTY USE ONLY APPLICATION FEES

(Signature)
Prepared by _____ Date 08/15/12

OTHER _____
TOTAL AMOUNT \$30.00

(Signature)
Approved by _____ Date 08/13/12

Light [] Water []
Flood Zone: NO
Panel No. /Suffix: _____ Pct: 4

(Signature)
Signature of Owner or Applicant _____ Date 8-15-12

Community No.: _____
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.

[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.