

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Xochil Ruiz	4-11781
	COMM. COURT: September 25, 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: 4-11781

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

Upon the application of:

*A-Stat Ambulance, Inc.*  
c/p Name: Xochil Ruiz

Address: 1515 Veterans Rd.  
Edinburg TX  
78542

Phone: (956) 250-1387

Approved by	Temporary Service	Final Service
Environmental Health:	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	_____	Authorized Signature <u>1740</u>
Date Approved:	<u>1 1</u>	<u>9/19/2012</u>

Water Supplier: N/A

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

A 1.00 AC tract of land being the north 1.00 acre  
tract out of the west 2.00 acres of lot #11 *Seminary Heights*

*[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



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

Application No: 4-11781

### 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

yo Xochil Ruiz

Known to me [or proved to me in the oath of MX ID# E10241011 or through Mexican passport (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: 1. AC tract of land being the north 1.00 ACRE tract out of the west 2.00 Acres of Lot # 11 Seminary Heights."

[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."~~

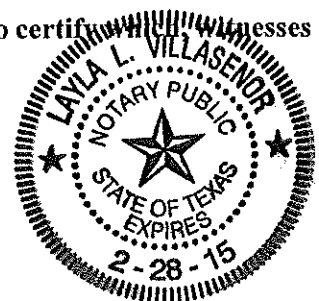
-OR-

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 17<sup>th</sup> September 2012, to certify [Signature] witnesses my hand and seal of office.

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



X

**Warranty Deed with Vendor's Lien**

**Date:** July 20, 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:** Raul Pena Ruiz and Xochil Ruiz Rangel, husband and wife

**Grantee's Mailing Address:** 7104 Queens Dr., Edinburg, Hidalgo County, Texas 78542

**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 north 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 northwest corner of this tract and the northwest corner of Lot 11,

THENCE; S 81 degrees 21 minutes E, along the north line of Lot 11, passing a 1/2" iron rod found at 20.00 feet for the existing east R.O.W. line of Seminary Road, passing a 1/2" iron rod found at 25.00 feet for the proposed R.O.W. line of Seminary Road, a total distance of 290.40 feet to a 1/2" iron rod found for the northeast corner of this tract;

THENCE; S 08 degrees 39 minutes W, passing a 1/2" iron rod found at 135.00 feet for the north R.O.W. line of an existing 30.00 foot R.O.W. Road, a total distance of 150.00 feet to a point for the centerline of said 30.00 foot R.O.W. Road, and the southeast corner of this tract

THENCE; N 81 degrees 21 minutes W, along the centerline of said 30.00 foot R.O.W. Road, passing at 265.40 feet the proposed R.O.W. line of Seminary Road, passing at 270.40 feet the existing east R.O.W. line of Seminary Road, a total distance of 290.40 feet to a point on the west line of Lot 11 and in the centerline of Seminary Road for the southwest corner of this tract;

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 the point of beginning and containing a 1.00 acre of land more or less.

SAID PROPERTY FUTHER DESCRIBED AS LOTS 1 AND 2, RESUBDIVISION OF LOT 11, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS.

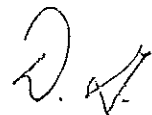
**Reservations from Conveyance:** None

**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.

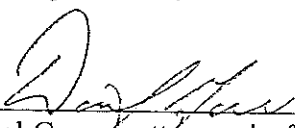
THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

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

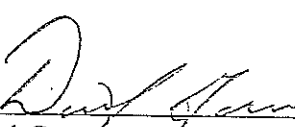
When the context requires, singular nouns and pronouns include the plural.

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

Guadalupe Garces, Jr.

By:   
Daniel Garces, attorney-in-fact

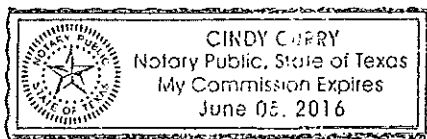
Araceli Garces

By:   
Daniel Garces, attorney-in-fact

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 24, 2012, by Daniel Garces as attorney-in-fact on behalf of Guadalupe Garces, Jr.

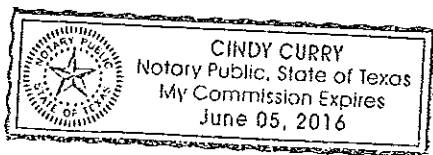


Cindy Curry  
Notary Public, State of Texas  
My commission expires: 6-5-16

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 24, 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:

Raul Pena Ruiz and Xochil Ruiz Rangel  
7104 Queens Dr.  
Edinburg, Texas 78542

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11781

Aug. 28, 2012

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

S2400-00-000-0011-01

[ 1 ] OWNER: RUIZ, RAUL PENA & XOCHIL R.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SEMINARY HEIGHTS LTS 1 & 2 R/S  
OT 11 10AC TR

802 BOARDWALK  
EDINBURG, TX 78539-7304

Telephone No. 227-1661

LOCATION: 0 SEMINARY RD. & LOS VETERA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$3,500

[ 5 ] SIZE OF STRUCTURE: 1,276 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.MH.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.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: 0325 D Pct: 4

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.

[Signature] \_\_\_\_\_ 08/28/12  
Prepared by Date

[Signature] \_\_\_\_\_ 08/23/12  
Approved by Date

[Signature] \_\_\_\_\_ 08/28/12  
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.