

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Francisco R. Sarmiento	4-12132
	COMM. COURT: March 20, 2013	



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: 4-12132

02-19-13

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

Upon the application of:

Name: Francisco R. Sarmiento

Address: 4702 Rio Grande Care Rd.
Edinburg, TX
78541

Phone: (630) 461-4876

Approved by Environmental Health:	Temporary Service: <u> </u>	Final Service: <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature: <u> </u>	Authorized Signature: <u>[Signature]</u>
Date Approved:	<u>1 1</u>	<u>1 1786</u> <u>2 12 13</u>

Water Supplier: Sharyland Water Supply Corp.

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

Account/ESI No.: 10032789458640448
 Temporary Pole Permanent Service

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

Francisco R. Sarmiento
Ramseyer Gardens Lot 57 (3.161 acres)

[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 March 11, 2013, 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

Precinct 1 2 3 ④

Application No:

4-12132

02-19-13

**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

Francisco R. Sarmiento

Known to me [or proved to me in the oath of Driver's License or through Driver's License (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:

Ramsayer Gardens Lot 57 (3.161 acres) ."

[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]

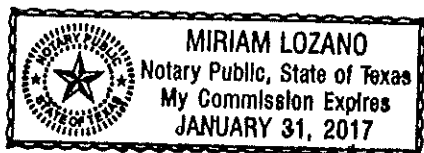
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 March 11, 2013, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12032

Jan. 10, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

S0556-00-00-0014-00 SAN CLEMENTE LOT 14

[1] OWNER: MARIA ANTIA GARCIA
8012 SAN CLEMENTE AVE
EDINBURG TX 78542

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN CLEMENTE LOT #14

Telephone No. 563-0542

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$7,000


[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES X-20

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FROHNT 25' REAR15' SIDES 6'
FINISH FLOOR ELEV. 18" ABOVE STREET

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 1-10-13

OTHER _____
TOTAL AMOUNT \$30.00

R.R
Approved by _____ Date 1-9-13

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 03259 Pct: 0

Community No.: 490334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 1-10-13

- 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.

Recorded On: 2010-May-05 As: 2100465

2100465

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: April 28, 2010

Grantor: MARIA LOUISA LONGORIA, HERIBERTO LONGORIA, JR., JOEL LONGORIA, JAIME LONGORIA, CRISELDA LONGORIA AND LUIS ANTONIO RINCONES, as our sole and separate property and estate

Grantor's Mailing Address: P.O. Box 543
McAllen, Texas 78505
Hidalgo County

Grantee: FRANCISCO H. SARMIENTO

Grantee's Mailing Address: 502 Lacy Ave.
Streamwood, Illinois 60107
Cook 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):
A tract of land out of Lot 57, RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod set for the Southwest corner of Lot 57, said rod being the PLACE OF BEGINNING and the Southwest corner of this tract;

THENCE, North 8 degrees, 59 minutes East along the West line of Lot 57 (also being the centerline of a 40 foot County road), a distance of 141.04 feet to a concrete nail set, said nail being the Northwest corner of this tract;

THENCE, South 81 degrees 31 minutes East and parallel to the South line of Lot 57, passing a 1/2 inch iron rod set at 20.0 feet for the East right of way line of said 40 foot County Road, a total distance of 975.48 feet to a 1/2 inch iron rod set, said rod being the Northeast corner of this tract;

THENCE, South 8 degrees 36 minutes West along a fence line, a distance of 141.04 feet to a 1/2 inch iron pipe found, said pipe being the Southeast corner of the tract;

THENCE, North 81 degrees 31 minutes West, along the South line of Lot 57, passing a 1/2 inch iron rod set a 956.42 feet for the East right of way line of a 40 foot County road, a total distance of 976.42 feet to the PLACE OF BEGINNING. Said tract containing within these metes and bounds 3.161 acres of land, more or less.

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

Right-of-Way Easement granted by Alfred H. Keith and wife, Bessie M. Keith to Trunkline Gas Company, by instrument dated July 3, 1950 recorded in Volume 698, Page 107, Deed Records of Hidalgo County, Texas.

A Road Easement along the West side of subject property as shown on plat recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

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

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

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.

All oil, gas and other minerals except 1/8th of the customary 1/8th non-participating royalty interest.

Oil, Gas and Mineral Leases executed by Joyce E. Murrell, et al, to Meisno Energy, LP by instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Nos. 1587752, 1587753, 1587754, 1587755, 1593547, 1593548, 1604808, 1604810, 1604811, 1604812, 1604813 and 1604814.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City
Page 1 of 3

SIERRA TITLE CO.
OF No. 210-1045 / 3/38992

Recorded On: 2010-May-06 As: 2100455

wherein the subject property lies or holds extra-territorial jurisdiction.

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 2010 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.

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

Maria Luisa Longoria
MARIA LOUISA LONGORIA

Heriberto Longoria, Jr.
HERIBERTO LONGORIA, JR.

Joel Longoria
JOEL LONGORIA

Jaime Longoria
JAIMÉ LONGORIA

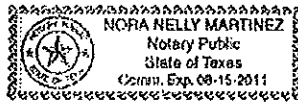
Criselda Longoria
CRISELDA LONGORIA

Luis Antonio Rincones
LUIS ANTONIO RINCONES

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by MARIA LOUISA LONGORIA.

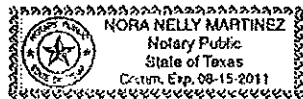


Nora Nelly Martinez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by HERIBERTO LONGORIA, JR.



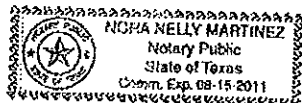
Nora Nelly Martinez
Notary Public, State of Texas

Recorded On: 2010-May-05 As: 2160465

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by JOEL LONGORIA.

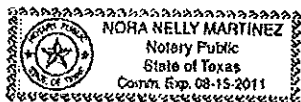


Nora Nelly Martinez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by JAIME LONGORIA.

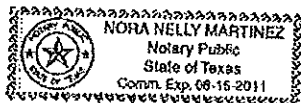


Nora Nelly Martinez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by CRISELDA LONGORIA.

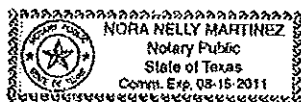


Nora Nelly Martinez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2010, by LUIS ANTONIO RINCONES.



Nora Nelly Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
FRANCISCO SARMIENTO
302 Lacy Ave.
Streamwood, Illinois 60107

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#2101045;SD/a