

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Francisco Casanova Jr.	4-12444
	COMM. COURT: May 28, 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: 4-12444

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: Francisco Casanova

Address: 1909

Calichera RD
Edinburg TX 78541

Phone: (956)4149594

Water Supplier: Wofc Alamo

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

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

N. west corner of the East Retama Tract, proceed
Easterly South 81 degrees 28 min. East 796.95
8 Cantencio Meadows Lot # 11
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] ff.

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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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: 4-12444

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 Casanova Jr

Known to me [or proved to me in the oath of Texas Driver License 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: Address

Lantana Meadows Lot 11/1909 Calicher Rd.
Subdivision Edinburg TX. 78541

[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."

Francisco Casanova (Signature)

SUBSCRIBED AND SWORN TO before me on 20th day of May, 2013, to certify which, witnesses my hand and seal of office.

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



Chapter 232 Texas LGC Application

APPLICATION NO:
4-12444
May. 20, 2013

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

L2850-00-000-0011-00

[1] OWNER: FRANCISCO CASANOVA JR.

1909 CALICHE RD.
EDINBURG, TX 78541
Telephone No. 414-9544

[7] LEGAL DESC./NAME OF SUBDIVISION
LANTANA MEADOWS LOT 11

[2] CONTRACTOR: SELF

LOCATION: 0 SEMINARY & M. CHRISTO

[3] WATER SYSTEM: N A L

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

[10] EST. COST OF CONST.: \$2,000

[6] USE OF BUILDING: RESIDENTIAL-MOBILE HOME

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-40' REAR-15' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

Rachelle Ris 5-20-13
Prepared by Date

OTHER _____
TOTAL AMOUNT \$60.00

ERRAN CEBALLOS 5-20-13
Approved by Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 48033X Pct: 0

Community No.: 0325-D

Certification of Elevation
Required: YES NO BFE

F. Casanova 5/20/13
Signature of Owner or Applicant 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.

WARRANTY DEED

COPY

Date: October 18, 2010

Grantor: Adalberto Cantu, a single person
Grantor's Mailing Address (including county):

4118 Railroad Drive
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: Francisco Casanova, Jr.
Grantee's Mailing Address (including county):

1700 Calichera Road
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements):

From the Northwest corner of the East Retama Tract, proceed Easterly South 81 degrees 28 minutes East a distance of 796.95 feet;

THENCE, Northerly North 8 degrees 59 minutes East a distance of 118.85 feet for the Point of Beginning and the Southwest corner hereof;

THENCE, Easterly South 81 degrees 28 minutes East a distance of 183.25 feet;

THENCE, Northerly North 8 degrees 59 minutes East a distance of 118.8 feet;

THENCE, Westerly parallel to the South boundary hereof a distance of 183.25 feet;

THENCE, Southerly parallel to the East boundary hereof back to the Point of Beginning, according to the map or plat thereof on file and of record in the Office of the County Clerk of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;

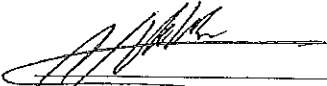
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 warranty.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY, NOR AS TO TAXES DUE ON THE PROPERTY.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

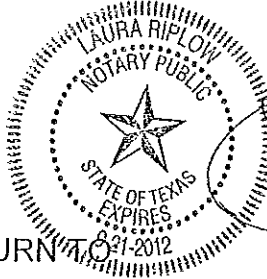


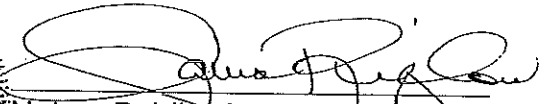
Adalberto Cantu

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18th day of October, 2010,
by Adalberto Cantu.





Notary Public, State of Texas

AFTER RECORDING RETURN TO

Francisco Casanova, Jr.
1700 Calichera Road
Edinburg, Texas 78541

PREPARED BY:

Law Office of David A. Ewers, P.C.
LR
323 Nolana
McAllen, Texas 78504

Cantu-Casanova-WD
Cantu-Casanova-WD.wpd

Software by
ReMerge-It, LLC
(956)630-9401
Sales@Remerge-It.com