

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Xochil Ruiz	4-12819
	COMM. COURT: October 29, 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: 4-12819

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

Upon the application of:

Name: Xochil Ruiz

Address: 1511 Los Veteranos
Edinburg TX
78541

Phone: (956) 250 1387

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>49602</u> <u>10/18/13</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789498338828
[] Temporary Pole [] Permanent Service

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

SEMINARY HEIGHTS LOT-11 OR LOT-2 SAME
1.00 Acre 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.~~

Raul E. Sesin
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:

4-12819

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

Xochil Ruiz

Known to me [or proved to me in the oath of Mexican Elector ID, 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:

1511 Los Veteranos Edinburg TX 78541."

A 1.00 acre tract of land being the N. 1.00 acre tract out of the W. 2 acres of lot
(Insert the lot and block number in recorded subdivision, address, or description in deed, etc)
(1) Seminary Heights.

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."

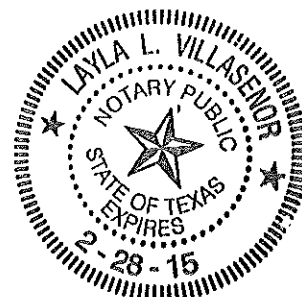
-OR-

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."

Xochil Ruiz (Signature)

SUBSCRIBED AND SWORN TO before me on 22nd October, 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:

4-12819

Oct. 7, 2013

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.
1515 VETERNAS RD
EDINBURG, TX 78542
Telephone No. 250-1387

[7] LEGAL DESC./NAME OF SUBDIVISION
SEMINARY HEIGHTS LTS 1 & 2 R/S
OT 11 10AC TR
10/04/12A10032789414005559/E

LOCATION: 0 SEMINARY RD. & LOS VETERA

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,500

[5] SIZE OF STRUCTURE: 756 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: RESIDENTIAL-MOBILE-HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-15' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 10-7-13

OTHER
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 9-13-13

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 980330 Pct: 4

Community No.: 0325-A

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 10/07/13

- 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.

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.

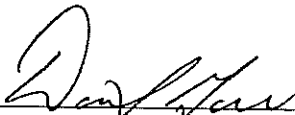
THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

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

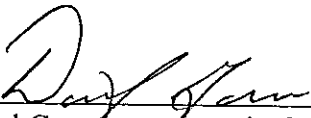
When the context requires, singular nouns and pronouns include the plural.

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

Guadalupe Garces, Jr.

By: 
Daniel Garces, attorney-in-fact

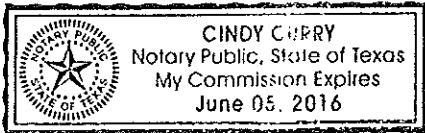
Araceli Garces

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.

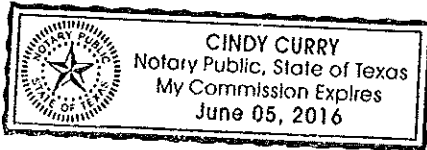


Cindy Curry
Notary Public, State of Texas
My commission expires: 6-5-16

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

