

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Krystal Falcon	4-12882
	COMM. COURT: November 12, 2013	



# 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

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

Precinct 1 2 3 4

Application No: 4-128802

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

Upon the application of:

Name: Krystal Falcon

Address: 1107 Roulette St.  
Edinburg, Tx  
78542

Phone: (956) 331-3934

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

Water Supplier: NA

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

Tex-mex Survey Lot 10 Section 249

0.2725 acre, more or less, situated in the North 5.20 Acres of the west  
800 acres of the North 27.00 acres of lot 10 Blk 249, Texas West Railway.  
[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

Precinct 1 2 3 4

Application No: 4-12882

### 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

Krystal Nichol Falcon

Known to me [or proved to me in the oath of 25709286 or through Texas Identification (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:

0.2785 acre more or less situated in the North 5.26 acres of the 18.00 acres of the North 2700 acre lot 10 blk. 219, Texas Mex. Railway  
*(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]

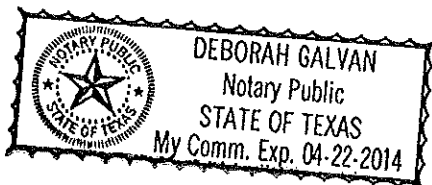
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Krystal Falcon (Signature)

SUBSCRIBED AND SWORN TO before me on November 5, 2013, to certify which, witnesses my hand and seal of office.



Galvan  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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.

SHERIFF'S TAX DEED

2311181

STATE OF TEXAS X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated March 6, 2012 on a certain judgment rendered in said Court on 13th day of September, 2011, in a certain suit NUMBER T-376-10-I, Edinburg Consolidated Independent School District And South Texas College, Et Al vs. Andre Sanchez, I, Guadalupe "Lupe" Trevino, Sheriff of said County, did upon March 6, 2012, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Sunday, March 11, 2012, in The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in April, 2012, beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the East Side Doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE  
P O BOX 178  
EDINBURG, TX 78540**

for the use and benefit of itself and SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY IRRIGATION DISTRICT # 01, SOUTH TEXAS COLLEGE, HIDALGO COUNTY, HIDALGO COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Guadalupe "Lupe" Trevino, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Edinburg Consolidated Independent School District, in trust, for the use and benefit of itself and SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY IRRIGATION DISTRICT # 01, SOUTH TEXAS COLLEGE, HIDALGO COUNTY, HIDALGO

COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01 and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

**PROPERTY DESCRIPTION**

0.2725 acre, more or less, situated in the North 5.26 acres of the West 18.00 acres of the North 27.00 acres of Lot 10, Section 249, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as described in deed dated May 30, 1980, from Agustin Hernandez, et al. to Andre Sanchez, et ux., in Volume 1680, Page 162, Deed Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises unto the said Edinburg Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2011 and current year taxes should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL**

**BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

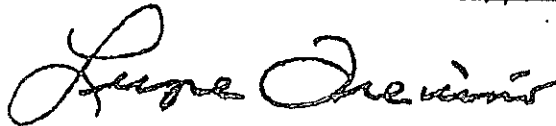
\*\*\*\*\*

**ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.**

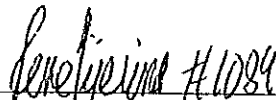
**LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.**

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 4<sup>th</sup> day of May, 2012.



Guadalupe "Lupe" Trevino  
Sheriff, Hidalgo County, Texas

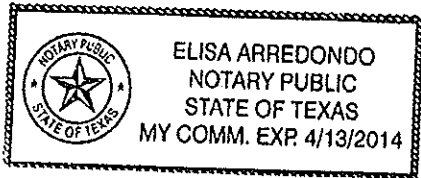
  
By: Deputy

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Rene Tijena, Deputy Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4<sup>th</sup> DAY OF May, 2012.



Elisa Arredondo  
Notary Public, State of Texas  
My Commission Expires: 04/13/2014

After recording return to:

Linebarger Goggan Blair & Sampson, LLP  
205 S. Pin Oak Avenue  
Edinburg, Texas 78539

150 - WARRANTY DEED WITH VENDOR'S Lien

TEXAS STANDARD FORM

Vol 1980 Page 162  
The State of Texas,

34644  
Know All Men by These Presents:

County of HIDALGO

That We, AGUSTIN HERNANDEZ, MANUEL HERNANDEZ, & MODESTO HERNANDEZ,

of the County of Hidalgo State of Texas for and in consideration

of the sum of TEN AND NO/100 (\$10.00)

and other good and valuable consideration  
to us paid, and secured to be paid, by

ANDRE SANCHEZ, and wife, GLORIA SANCHEZ, as follows:

TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt whereof is hereby acknowledged, and further, the execution and delivery by Grantees herein of their one certain promissory note of even date herewith payable to the order of Grantors herein in the principal sum of Two Thousand Nine Hundred and NO/100 (\$2,900.00) Dollars payable in Sixty (60) equal monthly installments of principal and interest of Sixty-Five and 99/100 (\$65.99) Dollars each, the first of said installments being due and payable on or before the 1st day of June, 1980, and a like installment being due and payable on or before the 1st day of each succeeding month thereafter until fully paid; payment of said note being additionally secured by a Deed of Trust of even date herewith to Carl M. Higdon, Jr., Trustee, upon and against the hereinafter described property;  
Save and except all oil and mineral rights on such lands,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

ANDRE SANCHEZ, and wife, GLORIA SANCHEZ,

of the County of Hidalgo State of Texas all that certain

tract of land containing 0.2725 acres out of the North 5.26 acres of the West 18 acres of the North 27 acres of Lot 10, Section 249, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a point that bears East 364.61 feet and South 30 feet from the Northwest corner of said Lot 10, Section 249; THENCE, South 230.37 feet to a point; THENCE, East 51.54 feet to a point; THENCE North 230.37 feet to a point; THENCE, West 51.54 feet to the POINT OF BEGINNING and containing 0.2725 acres, more or less.

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5. Seller shall have the right to enforce by any proceeding at law or in equity all covenants, conditions and restrictions now or hereinafter imposed by the provisions of these restrictions for the period of 5 years.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

ANDRE SANCHEZ and wife, GLORIA SANCHEZ, their

heirs and assigns forever and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said

ANDRE SANCHEZ and wife, GLORIA SANCHEZ, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hand this 5th day of March, 1980, at El Paso, Texas;

1

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SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, |

COUNTY OF HIDALGO |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AGUSTIN HERNANDEZ, MANUEL HERNANDEZ & MODESTO HERNANDEZ known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that he y executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of May, A. D. 19 80

(L. S.)
FRANK J. GONZALEZ, Notary Public
IN AND FOR HIDALGO COUNTY, TEXAS

Notary Public in and for Hidalgo County, Texas

SINGER ACKNOWLEDGMENT

THE STATE OF TEXAS, |

COUNTY OF |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared [Name] known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, |

COUNTY OF |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared [Name], known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, |

COUNTY OF |

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock P. M. and was duly recorded by me on the day of A. D. 19 in Vol. part of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office on this day and year last above written.

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2009

196

# Warranty Deed

WITH VENDOR LING

FROM

AGUSTIN FERNANDEZ, ET AL.

TO

ANDRE SANCHEZ

FILED FOR RECORD

11 09 AM

11

County Clerk

District

FILED FOR RECORD  
 11 09 AM 11  
 COUNTY CLERK  
 COUNTY OF BROWN  
 TEXAS

RECORDED  
 11 09 AM 11  
 COUNTY CLERK  
 COUNTY OF BROWN  
 TEXAS

RECORDED FOR \$  
 This instrument should be filed immediately with  
 the County Clerk for Record.

Andre Sanchez  
 2218 Tourist Drive  
 Edinburg, Texas  
 (512) 717-1177

*Agustin Fernandez et al. to Andre Sanchez*

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12882

Nov. 5, 2013

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

T2100-00-249-0010-02

[ 1 ] OWNER: FALCON, KRystal  
6107 ROULETTE ST.  
EDINBURG, TX 78539-6486  
Telephone No. 331-3934

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TEX-MEX SURVEY LT 10 .31AC GR  
60.37'-E51.54 FT-W416.15' SEC  
9 .28AC NET

LOCATION: 0 TERRY & MILE 17

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$17,000

[ 5 ] SIZE OF STRUCTURE: 1,872 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.  
18" NATURAL GROUND.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

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

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.

Alfred Casullo 11-05-13  
Prepared by Date

Efran Casullo 11-05-13  
Approved by Date

Krystal Falcon 11/05/13  
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.