

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Ana Cabello	4-12915
	COMM. COURT: December 3, 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

Precinct 1 2 3 4

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

Application No: 4-12915

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

Upon the application of:

Name: Ana Cabello

Address: 701 Cancun Apt 3  
Pharr, TX

Phone: 956-533-9318

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Chando Sen</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Sewer</u> <u>11/25/13</u>

Water Supplier: North Alamo

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:

Subdivision John Clasher; Lot 6; Block 2  
A portion of land out the East 5.00 Acres out  
of  
[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: 4-12915

### 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

Ana P. Cabello

Known to me [or proved to me in the oath of DL15112393 or through TX DRIVER LIC (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:

John Closer Lot # 6 Block # 02  
Apportion of land out of the East 5.00 Acres out of  
[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]

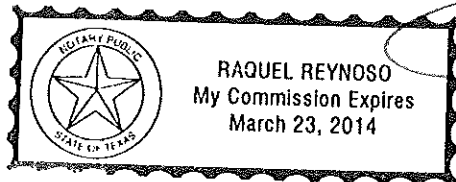
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 NOV 25, 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: 4-12915 Nov. 25, 2013

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

J5700-00-002-0006-05

[ 1 ] OWNER: CABELLO ANA. P 701 CANCON APT-3 PHARR TX 78572 Telephone No. 533-9318

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION JOHN CLOSNER N132'-S 792'-E165 LOT 6 BLK 2 0.45 AC NET

LOCATION: 0 ALBERTA & I RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$80,000

[ 5 ] SIZE OF STRUCTURE: 2,100 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA REGULATIONS FRONT-20' REAR-15' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 11-25-13

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by EFRAN CEBALLOS Date 11-22-13

Flood Zone: NO Panel No. /Suffix: 180334 Pct: 0

Community No.: 0426-C

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 11/25/13

- 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.

2293528

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED**

**Date:** March 22, 2012

**Grantor:** EMIGDIO VILLANUEVA , JR., as his sole and separate property and estate.

**Grantor's Mailing Address:** P.O. Box 943  
Mission, Hidalgo County, Texas 78573

**Grantee:** ANA P. CABELLO, as her sole and separate property and estate.

**Grantor's Mailing Address:** 2213 East Erica St.  
Pharr, Hidalgo County, Texas.

**Consideration:** Ten and No/100THS (\$10.00) Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

**Property:** See attached Exhibit "A", attached hereto and incorporated by reference.

**Reservations from and Exceptions to Conveyance and Warranty:**

See attached Exhibit "B", attached hereto and incorporated by reference.

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 Grantors' 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 exceptions Warranty.

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

  
EMIGDIO VILLANUEVA, JR.

## EXHIBIT "A"

A portion of land out of the East 5.00 acres out of Lot 6 Block 2, John Closner Subdivision et al, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 0, Pages 4 and 5, Map Records, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the East line of said Lot 6 for the Southeast corner hereof, said corner located North 0 degrees, 01 minutes, 18 seconds West 660.0 feet from the Southeast corner of said Lot 6;

Thence West 165.0 feet to a point for the Southwest corner hereof;

Thence North 0 degrees 00 minutes 44 seconds East 132.0 feet to a point for the Northwest corner hereof;

Thence East 164.98 feet to a point for the Northeast corner hereof;

Thence South 0 degrees 01 minutes 18 seconds East 132.0 feet to the PLACE OF BEGINNING, containing 0.50 acre, more or less, of which the East 15.0 feet are reserved for an Access Easement.

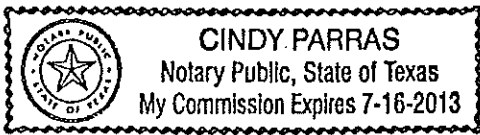
## EXHIBIT "B"


- a) All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated March 29, 1973, recorded in Volume 1363, Page 565, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- o) Oil, Gas and Mineral Lease(s) dated March 27, 1961, recorded in Volume 263, Page 189, Oil and Gas Records; and dated July 10, 1965, recorded in Volume 300, Page 128, Oil and Gas Records, and unitized in instrument dated February 28, 1966, recorded in Volume 304, Page 186 and corrected in Volume 307, Page 409, Oil and Gas Records; and unitized in instrument dated February 4, 2000, under Clerk's File No. 845943, unitized in instrument dated November 4, 2003, under Clerk's File No. 1264172, and ratified in instrument dated November 5, 2003, under Clerk's File No. 1264173, amended in instrument dated December 11, 2003, under Clerk's File No. 1277434, amended in instrument dated November 22, 2003, under Clerk's File No. 1277436, amended in instrument dated October 28, 2004, under Clerk's File No. 1397658, and amended in instrument dated August 30, 2005, under Clerk's File No. 1539144, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- c) Oil, Gas and Mineral Lease(s) dated June 16, 1976, recorded in Volume 362, Page 133, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- d) Oil, Gas and Mineral Lease(s) dated January 14, 1982, recorded in Volume 410, Page 822, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- e) Memorandum of Oil and Gas Lease dated March 4, 1999, recorded under Clerk's File No. 773520, and corrected in instrument dated October 29, 1999, under Clerk's File No. 819759, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- f) Oil, Gas and Mineral Lease(s) dated December 14, 1998, recorded under Clerk's File No. 733015, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- g) Oil, Gas and Mineral Lease(s) dated August 14, 2001, recorded under Clerk's File No. 1023101, Official Records, and ratified in instrument dated May 13, 2002, recorded under Clerk's File No. 1083188, unitized in instrument dated November 4, 2003, under Clerk's File No. 1264172, and ratified in instrument dated November 5, 2003, under Clerk's File No. 1264173, amended in instrument dated December 11, 2003, under Clerk's File No. 1277434, amended in instrument dated November 22, 2003, under Clerk's File No. 1277436, amended in instrument dated October 28, 2004, under Clerk's File No. 1397658, and amended in instrument dated August 30, 2005, under Clerk's File No. 1539144, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- h) Easement and/or other rights, if any, as set forth in Warranty Deed dated March 1, 1911, recorded in Volume 19, Page 57, Deed Records, Hidalgo County, Texas.
- i) Right of Way Easement dated July 12, 1973, recorded in Volume 1411, Page 61, Deed Records, Hidalgo County, Texas.
- j) Easement and Right of Way dated January 21, 1981, recorded in Volume 1717, Page 384, Deed Records, Hidalgo County, Texas.
- k) Easement and/or other rights, if any, as set forth in Warranty Deed dated June 27, 1983, recorded in Volume 1845, Page 663, Deed Records, and corrected in Volume 1961, Page 479, Official Records, Hidalgo County, Texas.
- l) Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- m) Subject to any portion of subject property described herein lying within canal right of way.
- n) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

STATE OF TEXAS       !

COUNTY OF HIDALGO   !

This instrument was acknowledged before me on the 22nd day of March 2012,  
by Emigdio Villanueva, Jr., to certify which witness my hand and official seal.



  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires:

AFTER RECORDING RETURN TO:

LAW OFFICE OF JUAN E. GONZALEZ  
3110 E. BUS. HWY 83  
WESLACO, TEXAS 78596  
956/447-5585

**NOTICE**

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.  
To select the proper form, fill in blank spaces, strike out form provisions or  
insert special terms constitutes the practice of law. No "standard form" can  
meet all requirements.

**\*\* CORRECTION G1115  
WARRANTY DEED**

700  
Cord

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, RAUL CID and wife, MARIA R. CID

of the County of Hidalgo and State of Texas for and in  
consideration of the sum of \*\*TEN AND NO/100 (\$10.00)\*\*

DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of  
which is hereby acknowledged,

This Deed is made in place of and as a Deed of Correction of a Deed executed  
by Grantors herein to Grantees, dated June 29, 1983, and recorded in Volume  
1845, Pages 663-666, Deed Records of Hidalgo County, Texas, wherein by error  
or mistake the property was described as a tract of land out of Lot 6, John  
Closner Subdivision, when in truth and fact said property is out of Lot 6,  
Block 2, John Closner Subdivision, and this instrument is made by Grantors  
and accepted by Grantees in order to correct said mistake, and in all other  
respects confirming said former Deed.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
ARMANDO CID and wife, ESPERANZA R. CID  
710 E. Fay St., - Edinburg, Texas 78539

of the County of Hidalgo and State of Texas, all of  
the following described real property in Hidalgo County, Texas, to-wit:

A portion of land out of the East 5.00 acres out of Lot 6, Block 2, John  
Closner Subdivision, et al, Hidalgo County, Texas, more particularly  
described by metes and bounds on Exhibit "A" attached hereto and made a  
part hereof for all purposes.

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

EXECUTED this 3rd day of April A.D. 19 84

*Raul cid*  
RAUL CID  
*Maria R. CID*  
MARIA R. CID

THE TBC 1984

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

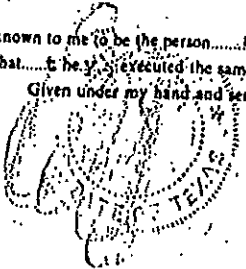
Before me, the undersigned authority, on this day personally appeared

RAUL CID and wife, MARIA R. CID

known to me to be the person whose name 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 on this the

3rd day of April, A.D. 19 84



Notary Public in and for Hidalgo County, Texas.

My commission expires 6-28, 19 84

Randal Hanshaw  
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name 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 on this the

day of, A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)

WARRANTY DEED

Raul Cid and wife, Maria R. Cid

TO

Armando Cid and wife, Esperanza R. Cid

PREPARED IN THE LAW OFFICE OF:  
HANSHAW & MEADOWS  
3616 N. 23rd., Suite No. 1  
McAllen, TX 78501

PLEASE RETURN TO:

HANSHAW & MEADOWS  
3616 N. 23rd., Suite No. 1  
McAllen, TX 78501

RH/lp File No. 2110

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the

day of, A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)

**SALINAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
1013 SYCAMORE - McALLEN, TEXAS  
882-9081 - 882-9281

**METES & BOUNDS DESCRIPTION: Tract 3**

A portion of land out of the East 5.00 acres out of Lot 6, Blk 2, John Closser Subdivision et al, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the east line of said Lot 6 for the southeast corner hereof, said corner located North 0°01'18" West 660.0 feet from the southeast corner of said Lot 6;

Thence West 165.0 feet to a point for the southwest corner hereof;

Thence North 0°00'44" East 132.0 feet to a point for the northwest corner hereof;

Thence East 164.98 feet to a point for the northeast corner hereof;

Thence South 0°01'18" East 132.0 feet to the place of beginning, containing 0.50 acre, more or less, of which the East 15.0 feet are reserved for an Access Easement.

Dated: June 8, 1983  
Revised: March 29, 1984



EXHIBIT "A"  
FILED FOR RECORD

APR 1985

61115

FILED FOR RECORD

1984 APR -4 PM 1:44

J. EDGAR RUIZ  
COUNTY CLERK  
HIOALGO COUNTY, TEXAS