

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JUAN LEAL	3-14610
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: April 8, 2014	



# 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: 314610

3/21/14

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

Upon the application of:

Name: Juan Leal

Address: 2727 Blue Rock  
Houston TX 77039

Phone: 281-808-6961

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>agrebantca</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>2700</u> _____ <u>1 / 1</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

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

Havana Lomas #5 Lot 60

*[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.

Sandra Cante 3/27/14  
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:

3-146010  
3/21/14

**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

Juan Leal

Known to me [or proved to me in the oath of Texas Commercial Driver or through TEDEX# 09338013 (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:

Hawana Lomas #5 Lot 60."

[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."

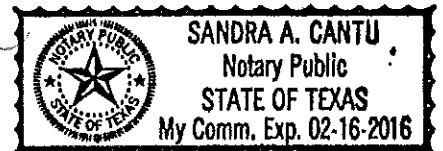
-OR-

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."

Juan Leal (Signature)

SUBSCRIBED AND SWORN TO before me on March 27, 2014 to certify which, witnesses my hand and seal of office.

Sandra A. Cantu  
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.**

**General Warranty Deed**

**Date:** August 13, 2013

**Grantor:** Maria Gloria Gallegos-Oritz, a single person

2441179

**Grantor's Mailing Address:**

Maria Gloria Gallegos-Oritz  
16245 Monte Sinai Dr.  
Edinburg, TX 78739

**Grantee:** Juan Leal and Maria R. Leal

**Grantee's Mailing Address:**

Juan Leal and Maria R. Leal  
2727 Bluerock St.  
Houston, Texas 77039

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 60, Havana Lomas Subdivision, Unit No. 5, according to the map or plat thereof recorded in the Map Records of Hidalgo County, Texas

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

1. All oil, gas and other mineral reservations of record, if any;
2. All oil, gas leases and drilling agreements of record, if any;
3. Easements of record, if any;
4. Easements and conditions s may be contained in plat of said subdivision if any;
5. Easements, rights, rules and regulations in favor of pertaining water district, if any;
6. All visible easements and restrictions of record, if any;

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14610  
Mar. 21, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

H1650-05-000-0060-00

[ 1 ] OWNER: LEAL, JUAN  
LEAL, L.MARIA  
2727 BLUROCK ST.  
HOUSTON, TX.  
Telephone No. 867-8026

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HAVANA LOMAS #5 LOT 60  
C-25

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 HAVANA AND EXWAY 83

[ 3 ] WATER SYSTEM: AGUA

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 5 ] SIZE OF STRUCTURE: 3,150 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$55,000

[ 6 ] USE OF BUILDING: RES. NEW HOUSE ZONE-C

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

Special Conditions: No construction allowed over any easements.  
FRONR 25' BACK 15' SIDES 6'  
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION  
18" TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0400 C Pct: 3

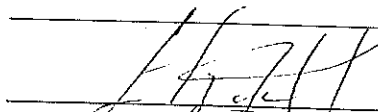
Community No.: 480334

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.

  
Prepared by \_\_\_\_\_ Date 3/21/14

  
Approved by \_\_\_\_\_ Date 3/21/14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 3-21-14

[ 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.

**Hidalgo CAD**

**Property Search Results > 187592 LEAL JUAN & MARIA R for Year 2014**

**Property**

**Account**

Property ID: 187592      Legal Description: HAVANA LOMAS #5 LOT 60  
 Geographic ID: H1650-05-000-0060-00      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: DELIA ST TX      Mapsco:  
 Neighborhood: HAVANA LOMAS #1 & HAVANA LOMAS #5 Map ID: VOL 25 PG 36B  
 Neighborhood CD: H165001

**Owner**

Name: LEAL JUAN & MARIA R      Owner ID: 1011469  
 Mailing Address: 2727 BLUEROCK ST      % Ownership: 100.0000000000%  
 HOUSTON, TX 77039

Exemptions:

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,157	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$4,157	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$4,157	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$4,157	

**Taxing Jurisdiction**

Owner: LEAL JUAN & MARIA R  
 % Ownership: 100.0000000000%  
 Total Value: \$4,157

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$4,157	\$4,157	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$4,157	\$4,157	\$0.00
GHD	HIDALGO COUNTY	0.590000	\$4,157	\$4,157	\$24.53
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$4,157	\$4,157	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.150000	\$4,157	\$4,157	\$6.24
R01	ROAD DIST 01	0.000000	\$4,157	\$4,157	\$0.00
SLJ	LA JOYA ISD	1.311000	\$4,157	\$4,157	\$54.50
SST	SOUTH TEXAS SCHOOL	0.049200	\$4,157	\$4,157	\$2.05
Total Tax Rate:		2.100200			
Taxes w/Current Exemptions:					\$87.32
Taxes w/o Exemptions:					\$87.31

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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1 L LOT 0.1908 8312.50 62.50 133.00 \$4,157 \$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$0	\$4,157	0	4,157	\$0	\$4,157
2013	\$0	\$4,157	0	4,157	\$0	\$4,157
2012	\$0	\$4,157	0	4,157	\$0	\$4,157
2011	\$0	\$8,313	0	8,313	\$0	\$8,313
2010	\$0	\$8,313	0	8,313	\$0	\$8,313
2009	\$0	\$8,313	0	8,313	\$0	\$8,313
2008	\$0	\$7,232	0	7,232	\$0	\$7,232
2007	\$0	\$7,232	0	7,232	\$0	\$7,232
2006	\$0	\$7,232	0	7,232	\$0	\$7,232
2005	\$0	\$7,232	0	7,232	\$0	\$7,232
2004	\$0	\$7,232	0	7,232	\$0	\$7,232
2003	\$0	\$4,988	0	4,988	\$0	\$4,988

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2013 12:00:00 AM	GWD	GEN. WD	ORTIZ MARIA GLO	LEAL JUAN & MARI			2441179
2	2/19/2009 12:00:00 AM	GFD	GIFT DEED	GALLEGOS FELIPE	ORTIZ MARIA GLO			1972475
3	12/6/1995 12:00:00 AM	WD	WARRANTY DEED	AMYX CHARLES B	GALLEGOS FELIPE			490061

**Tax Due**

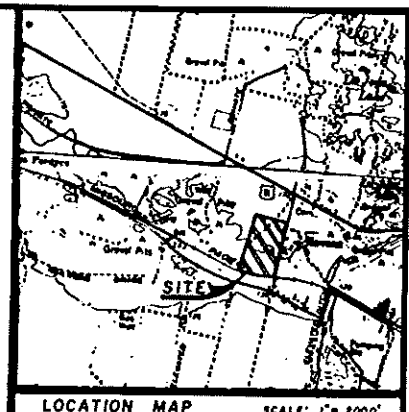
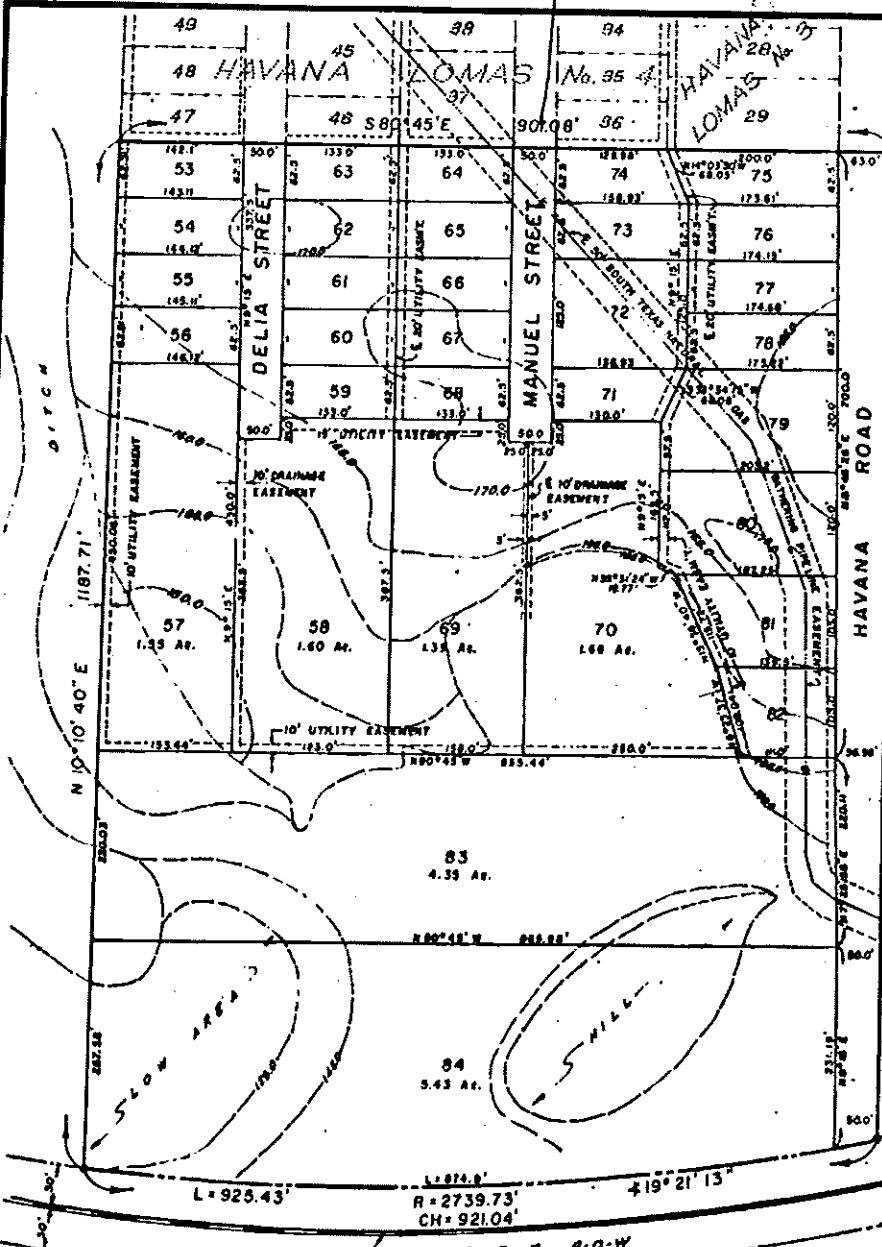
Property Tax Information as of 04/02/2014

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466



NOTE  
ANTICIPATED 100 YR FLOOD ELEV.  
PER FLOOD INSURANCE RATE MAPS  
IS 1340 U.S.C. & G.S. DATUM.  
MINIMUM FINISH FLOOR ELEVATION  
TO BE 1370 OR 10' ABOVE ADJACENT  
GROUND WHICHEVER IS THE HIGHER  
ELEVATION.



MAP OF  
**HAVANA LOMAS**  
SUBDIVISION  
UNIT No. 5

LA JOYA TEXAS

BEING A RESUBDIVISION OF A 24.99 AC.  
TRACT OF LAND OUT OF LOT 48,  
J. E. VAN RIPER SURVEY,  
A RESUBDIVISION OF PORCION 45,  
HIDALGO COUNTY, TEXAS

PREPARED BY  
FABIAN, NELSON & MEDINA INC.  
MALLEN, TEXAS

SCALE: 1" = 100' DATE: 1-17-87

STATE OF TEXAS,  
COUNTY OF HIDALGO:  
KNOW ALL MEN BY THESE PRESENTS:  
THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DOES  
DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

STATE OF TEXAS,  
COUNTY OF HIDALGO:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES S. ANTX, PRESIDENT OF ALA BLANCA INC., 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 STATED,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF February, 1987.

ALA BLANCA INC.  
BY: *Charles S. Antx*  
PRESIDENT: CHARLES S. ANTX

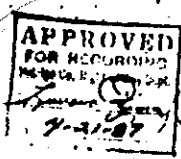
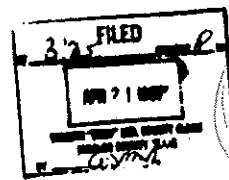
*Maria B. Ramirez*  
Notary Public  
Subscribed to Book 25, Page 36B  
of the map records of Hidalgo  
County, Texas  
Weldon and Hunt, Inc.  
County Surveyors

THIS PLAN APPROVED BY LA JOYA WATER SUPPLY CORPORATION ON THE 15th DAY OF February, A. D. 1987

STATE OF TEXAS,  
COUNTY OF HIDALGO:  
I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY  
OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

1484H

CHNC...  
BY: *[Signature]*



*Plinio C. Medina*  
PLINIO C. MEDINA  
REGISTERED PUBLIC SURVEYOR  
IN THE STATE OF TEXAS

APPROVED FOR RECORDING  
BY  
COMMISSIONER'S CLERK  
This on the 21 day of April 1987  
WILLIAM "BILLY" LEO, County Clerk  
Hidalgo County, Texas  
21 *[Signature]* Deputy