

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Sara DeLeon	4-13233
	COMM. COURT: April 29, 2014	



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

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

Precinct 1 2 3 4

Application No: 4-13233

04-16-14

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 <u>N/A</u> Authorized Signature	Final Service <u>N/A</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Name: Sara DeLeon

Address: 7726 Alberto
rd Edinburg
tx 78542

Phone: (956) 215 9952

Water Supplier: N.A.W

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:

North 100 ft of S. 480 ft. of the E. 1/2 of
Santa Cruz Gardens #2 lot 5 Block 20.

[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: 4-13233

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

Sara De Leon

Known to me [or proved to me in the oath of _____ or through
TX DL# 1516 2098 (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:

Santa Cruz Gardens Unit 2 lot# 20 Block# 05

[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]

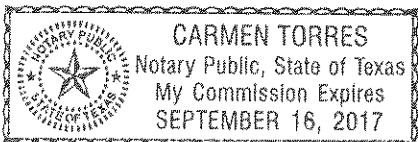
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 April 17, 2014, to certify which, witnesses my hand and seal of office.



Carmen Torres
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

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.

GIFT WARRANTY DEED

Date: February 18, 2014

Grantors: OSCAR DE LEON and wife, MARCIANA A. DE LEON

Grantors' Mailing Address: 307 Wilson Ave.
Edinburg, Texas 78542
Hidalgo County

Grantee: SARA DE LEON, as her sole and separate property

Grantee's Mailing Address: 7726 Alberto Road
Edinburg, Texas 78542
Hidalgo County

Consideration: One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantee herein.

Property (including any improvements):

The North 160 feet of the South 480 feet of the East ½ of Lot 5, Block 20, Santa Cruz Gardens #2, according to the map recorded in Volume 8, Page 28, Map Records of Hidalgo County, Texas, aka Lot 19, SPRING GARDEN SUBDIVISION, an unrecorded subdivision.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SUBJECT to property restrictions.

SUBJECT to any and all easements of record and all visible easements.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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


OSCAR DE LEON


MARCIANA A. DE LEON

{Certificate of Acknowledgment}

STATE OF TEXAS

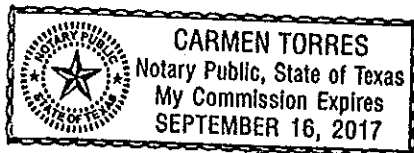
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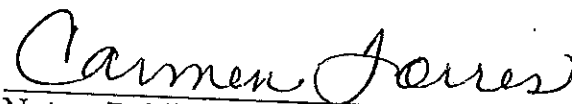
COUNTY OF HIDALGO

*

Before me, a notary public in and for the state of Texas, on this day personally appeared OSCAR DE LEON and wife, MARCIANA A. DE LEON, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of February, 2014.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251

Chapter 232 Texas LGC Application

APPLICATION NO: 4-13233 Apr. 16, 2014

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

S1700-02-020-0005-19

[1] OWNER: DE LEON, OSCAR & MARCIANA 307 WILSON AVE EDINBURG, TX 78541-8702 Telephone No. 563-6930

[7] LEGAL DESC./NAME OF SUBDIVISION SANTA CRUZ GARDENS #2 N160'-S4 '-E150'-LT 5 & N160' S480'-W30 LOT 6 BLK 20 TR 19&20 SPRI

LOCATION: 0 INGLE & GWIN RD

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING 29- RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$12,000

[5] SIZE OF STRUCTURE: 595 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: HOME.ZONE.AE.29

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 25' REAR 15' SIDE 6'. ELEVATION AS PER FEMA

FOR COUNTY USE ONLY APPLICATION FEES

AE-29

OTHER TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 04-16-14

Light [] Water []

Approved by A. Hernandez Date 04-15-14

Flood Zone: MI Panel No. /Suffix: 0325 D Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 4-16-14

- 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.

The State of Texas

163151 VOL 2916 PAGE 537

Know All Men By These Presents:

County of HIDALGO

That in consideration of the payment in full according to the face and tenor thereof, of certain promissory note described as follows:

One installment vendor's lien note in the principal amount of \$4,500.00

described in a certain Warranty Deed executed by Citrus City Lake Development Corporation to Oscar De Leon and wife, Marciana A. De Leon dated the 7th day of July, 19 83, and recorded in Vol. 1851 on page 941-942 of the records of Deeds of Hidalgo County, Texas,

Citrus City Lake Development Corporation

a Corporation, duly organized and existing under the Laws of the State of Texas the owner and holder of said note, does hereby release the vendor's lien shown by said instrument to exist upon the following described property, to secure payment of said note, viz:

The North 160 feet of the South 480 feet of the East 1/2 of Lot 5, Block 20, Santa Cruz Gardens Unit #2 and the North 160 feet of the South 480 feet of the West 30 feet of Lot 6, Block 20, Santa Cruz Gardens Unit #2, Hidalgo County, Texas.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at McAllen, Texas

this 16th day of May, A.D. 19 90

Attest: William J. Rathmell, Secretary (Seal) By Curtis C. Davis, President

(Corporate Acknowledgment)

STATE OF TEXAS COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16th day of May, 19 90, by Curtis C. Davis, President of Citrus City Lake Development Corporation a Texas corporation, on behalf of said corporation.

My commission expires: 3-1-93 Notary Public, State of Texas Notary's printed name: Betty Salinas

Spring Garden

: DEED RESTRICTIONS FOR
FOR Lot 5, Block 20 Santa Cruz #2

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. The property to which these restrictions are attached is an approximate one-third acre tract restricted for use as a homesite. No tract or lot in the above described subdivision shall contain more than one residential dwelling, nor shall it be occupied permanently by more than one family at a time.
3. Every residential dwelling erected on any tract shall be of the type usually classified in Class "A" or Mobile Home use in most city ordinances and shall contain a minimum of 720 square feet per single family unit. Said 720 square feet must be enclosed floor area devoted to living purposes exclusive of roofed or unroofed porches, terraces, garages, outbuildings, carports, or other appurtenances on the property. Butane tanks and garbage receptacles must be erected to the rear of all homesites and screened so as not to be visible from any street. At such time as the land and tracts herein come under the jurisdiction of an incorporated city, then the prescribed zoning ordinances thereof shall govern. 12. Each residential dwelling erected on subject tract must have a gravel, concrete or paved driveway, with a properly installed culvert for storm drainage.
4. Each tract has a specified and dimensioned area which limits the extent of the portion thereof upon which any improvements can be constructed. The following minimum dimensions shall govern for front, side and rear set-backs on all lots. Fences and ground-level improvements are excepted.
 - A. Fifteen (15) feet from the outer edge of the combined road and utility easement along the road frontage of each tract.
 - B. Six (6) feet from each side lot line.
 - C. Ten (10) feet from the rear lot line.
 - D. Ten (10) feet from the underground irrigation pipeline belonging to HCWC & ID #15.
5. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic system approved by the Hidalgo County Health Department.
6. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside, dwellings and no building or construction materials or supplies shall be parked, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, boats, trailers, automobiles or other motor vehicles may be parked or stored on the private street or easement facing the street. No feed lot or stockyard for animals, and no junk yard shall be permitted.
7. No tower, transmitter, antenna or similar device shall be located on the subject property, except that not more than one television reception antenna per residence and one radio reception antenna per residence will be permitted if installed to a maximum altitude not more than ten (10) feet higher than the main roof line of the residence which it serves. Any antenna installed in accordance with this paragraph must be located to the rear of the residence which it serves. No CB radio system, ham radio system, etc. will be permitted to operate on the premises of any tract in Summerwood Subdivision if it interferes with TV or radio reception within the subdivision.
8. Maintenance of the primary North/South road running through the center of subject tract shall be the responsibility of the individual tract owners, and costs shall be prorated among all owners in relation to the size of the tract which each owns. Maintenance of the land purchased by each owner is his individual responsibility and the land will be kept neat and clean.
9. The tract owners may form an organization to provide for maintenance of the road, irrigation, land, etc., collection of the monies therefor, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of such organization formed by a majority of the individual tract owners will be a lien against the property until paid.

No animal that may become a nuisance to the other owners shall be kept on any tract, except normal household pets such as a dog or cat which must be kept on a leash or within a fence.


11. No fence of any kind, and no recreational or exercise equipment (such as a swing set, merry-go-round, gymnasium equipment, etc.), and no clothes line or similar device will be permitted on any tract between the road frontage and the residence. Any variation from this restriction, for example in the case of a corner lot, shall require written approval from Citrus City Lake Development Corporation or the owners of a majority of the lots within Summerwood Subdivision.

12. Each residential dwelling erected on subject tract must have a gravel, concrete or paved driveway, with a properly installed culvert for storm drainage.

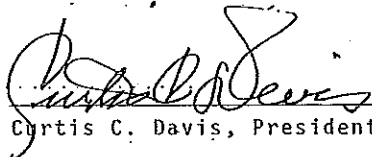
13. No trash, ashes, garbage or other refuse shall be dumped or stored on any tract in the above described property.

CITRUS CITY LAKE DEVELOPMENT CORPORATION

APPROVED AND ACCEPTED:


Oscar De Leon

~~MARCIA A. DE LEON~~
Marciana A. De Leon


Curtis C. Davis, President