

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Miguel Angel Perez	4-13554
	COMM. COURT: November 10, 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

Precinct 1 2 3 4

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

Application No: 4-13554

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

Upon the application of:

Name: Miguel Angel Perez

Address: 1511 Bract st  
Edinburg TX

Phone: (512) 822-1086

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>9 / 12 / 14</u>

Water Supplier: North Alamo

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:

Miguel Angel Perez Jr.

LA BLANCA "B" BLK 201 all acre tract out of 3. acre tract  
in the S.W. corner 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.

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 02-19-10

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

Precinct 1 2 3 4

Application No: 4-13554

**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

Miguel Angel Perez Jr.

Known to me [or proved to me in the oath of Driver license or through 249669744 (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: 3 acre tract in the s.w. corner of 0808 acre tract out of La Blanca "B" Blk 201."

[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]

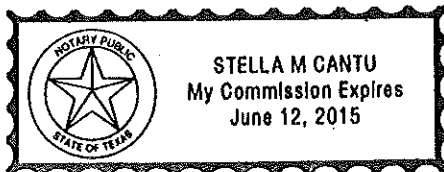
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Miguel A. Perez (Signature)

SUBSCRIBED AND SWORN TO before me on September 30, 2014, to certify which, witnesses my hand and seal of office.



Stella M. Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13554  
Jul. 16, 2014

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

L0450-00-201-0000-05

[ 1 ] OWNER: PEREZ, MIGUEL

1511 BRACK ST.  
EDINBURG, TX. 78542

Telephone No. -

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA BLANCA "B" BLK 201-N55.53/  
45'/W533.4' .65 AC NET

LOCATION: 0 107 & SUNFLOWER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$45,000

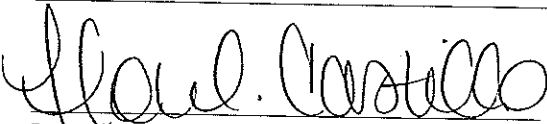
[ 5 ] SIZE OF STRUCTURE: 2,250 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 20'

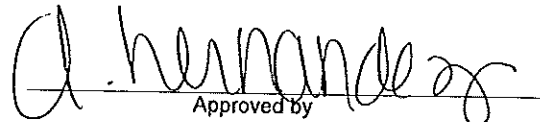
FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

7-16-14  
Date

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

Light [X] Water [X]

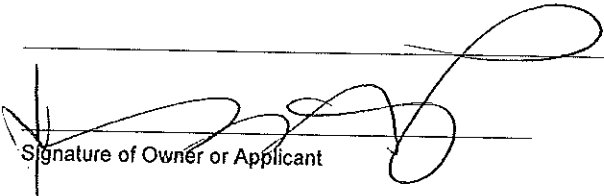
  
Approved by

7-14-14  
Date

Flood Zone: NO  
Panel No. /Suffix: 0350 Pct: 4

Community No. 19003340

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

7-16-14  
Date

- 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.

9/15

NOTICE

Prepared by the State Board of Texas for use by Landowners only. Reviewed 1-1-76. To select the proper form fill in blank spaces, state and farm provisions, or insert special forms according to the purpose of law. An "Abstract form" also meet all requirements.

WARRANTY DEED (LONG FORM)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS.

That I, FEDERICO RODRIGUEZ GARZA

of the County of HIDALGO

and State of TEXAS

consideration of the sum of

-----TEN AND NO/100THS (\$10.00)-----

and other valuable consideration to the purchaser paid by its grantee, the grantee and I hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
RAMIRO GARZA

of the County of HIDALGO

and State of TEXAS

the following described and conveyed to me in HIDALGO  
0.68 acre tract out of a 3.00 acre tract in the Southwest corner of Lot 201 of  
the La Blanca Agricultural Company's Subdivision "B" of Lands in Hidalgo County,  
Texas, according to the map recorded in the office of the County Clerk of  
Hidalgo County, Texas, and being more particularly described by metes and bounds  
as follows:

COMMENCING at the Southwest corner of Lot 201; THENCE, North, 245.0 feet, along  
the West line of Lot 201, to the point of beginning of this description and the  
Northwest corner of this tract; THENCE, East, 533.4 feet, to the Northeast  
corner of this tract; THENCE, South, 55.53 feet, to the Southeast corner of  
this tract;

THENCE, West, 533.4 feet, to the Southwest corner of this tract; THENCE, North, 55.33 feet, to the point of beginning and containing 0.68 acres of land; more or less;

SUBJECT TO:

- (a) Easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No.1, easements for roadways as shown on the map of the above described subdivision and all visible easements;
- (b) Oil, Gas and Mineral Lease originally in favor of T.F. Murchison, Trustee, dated August 14, 1943, recorded in Volume 47, Page 550, Oil and Gas Records. This lease is now held by Amoco Production Company.
- (c) An undivided  $\frac{1}{2}$  interest in and to the royalty on all oil, gas, and other minerals as such royalty may be provided for in any mineral lease to which said land or may in the future be subject; said interest in no event to be less than  $\frac{1}{16}$  of the entire production of such lease; said interest being non-participating as heretofore reserved by prior grantors as set forth in Deed dated February 20, 1948, recorded in Volume 831, Page 467, Deed Records;
- (d) A  $\frac{1}{2}$  of  $\frac{1}{16}$  (or  $\frac{1}{2}$  of  $\frac{1}{8}$ ) of, in and to the royalty on all oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated January 9, 1953, recorded in Volume 763, Page 420, Deed Records;

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 grantee . . . his . . . heirs and assigns forever, and I do hereby bind myself, my . . . heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee . . . his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 10th day of Sept A. D. 1981  
FEDERICO RODRIGUEZ GARZA

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Hidalgo

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

FEDERICO RODRIGUEZ GARZA

known to me to be the person whose name . . . who . . . executed the same for the purposes and . . .

Given under my hand and seal of office on this the

10th day of Sept 1981  
My commission expires

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ who is 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.

Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires \_\_\_\_\_, 19\_\_\_\_  
(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 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 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)

315.17  
WARRANTY DEED  
(LONG FORM)

Federico Rodriguez Garza

TO

Ramiro Garza

SEARCHED INDEXED  
SERIALIZED FILED  
OCT 10 19 10  
COUNTY CLERK

PREPARED IN THE LAW OFFICE OF  
ANDREW D. LEONIE III  
308 Nolana  
McAllen, Texas 78501

PLEASE RETURN TO:

Same

(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)

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: June 10, 2014

Grantor: JORGE PALOMO, a single person

Grantor's Mailing Address: 106 Olivarez St.  
Donna, Texas 78537  
Hidalgo County

Grantee: MIGUEL PEREZ

Grantee's Mailing Address: 1511 Bract St.  
Edinburg, Texas 78539  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

A 0.68 acre tract of land out of a 3.00 acre tract in the Southwest corner of Lot 201, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", Hidalgo County, Texas according to map thereof recorded in Volume 1, Page 33, Map Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 201, to the point of beginning of this description and the Northwest corner of this tract;

THENCE, East, 533.4 feet, to the Northeast corner of this tract;

THENCE, South, 55.53 feet, to the Southeast corner of this tract;

THENCE, West, 533.4 feet, to the Southwest corner of this tract;

THENCE, North 55.53 feet, to the POINT OF BEGINNING and containing 0.68 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Easements and conditions as shown on the Map recorded in Volume 1, Page 33, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease dated August 14, 1943, in favor of T.F. Murchison, Trustee, recorded in Volume 47, Page 550, Oil and Gas Records of Hidalgo County, Texas.

An undivided 1/2 interest in all oil, gas, and other minerals reserved in Deed dated February 20, 1948, recorded in Volume 831, Page 467, Deed Records of Hidalgo County, Texas.

A 1/2 of 1/16 (or 1/4 of 1/8) royalty interest in all oil, gas, and other minerals reserved in Deed dated January 9, 1953, recorded in Volume 763, Page 420, Deed Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.


All ad valorem taxes for the year 2014 and all subsequent years.

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 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

fully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

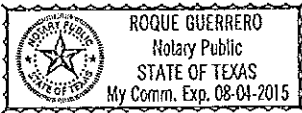
When the context requires, singular nouns and pronouns include the plural.

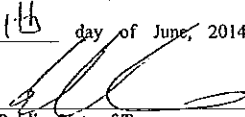
  
\_\_\_\_\_  
JORGE PALOMO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2014, by  
JORGE PALOMO.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MIGUEL PEREZ  
1511 Bract St.  
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3154055;RG/bm