

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Juan A. Barboza	4-14482
	COMM. COURT: June 9, 2015	



# 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

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 7-14482

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

Upon the application of:

Name: Juan A. Barbosa-Martinez  
C/O Marina Martinez

Address: 2223 Rebecca  
Edinburg, TX.  
78540

Phone: 956-309-0273

Approved by Environmental Health:	Temporary Service	Final Service.
	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>SEWER NAWIS</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 29 / 15</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: # 294109-001  
[ ] Temporary Pole [ ] Permanent Service

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

TOWNE East. Lot #15

[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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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
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T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 4-14482

### 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 A. Barbosa

Known to me [or proved to me in the oath of 18972586 or through TX Drivers License (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:

Towne East. lot #15"

[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]

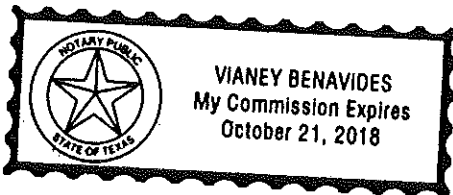
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 A. Barbosa Mtz (Signature)

SUBSCRIBED AND SWORN TO before me on May 28<sup>th</sup>, 2015, to certify which, witnesses my hand and seal of office.



Vianey Benavides  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

X

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-14482  
May. 27, 2015

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

T6500-00-000-0015-00

[ 1] OWNER: BARBOSA, JUAN A.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
TOWNE EAST LOT 15

2223 REBECCA  
EDINBURG, TX. 78540

Telephone No. 309-0223

LOCATION: 0 TERRY & RICHARDSON

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$6,000

[ 5] SIZE OF STRUCTURE: 264 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 15'. 18" ABOVE CNTR LINE OF ST.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Prepared by [Signature] Date 05/27/15

Light [ ] Water [ ]

Approved by [Signature] Date 05/14/15

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: CB25A

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant [Signature] Date 5-27-15

- 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.

Charge to: VLTC  
GF# 136958

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: February 13, 2014

Grantor: ROEL TREVINO

Grantor's Mailing Address:

1401 W. Polk  
Pharr, Texas 78577  
Hidalgo County

Grantee: JUAN ANTONIO BARBOSA

Grantee's Mailing Address:

P.O. Box 1444  
Edinburg, Texas 78540  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 15, TOWNE EAST SUBDIVISION UNIT 1, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Restrictive covenants as set out instrument recorded in Volume 1541, Page 261, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Ten (10) foot utility easement across the rear as shown on the map of Towne East Subdivision Unit No. 1, recorded in Volume 20, Page 29, Map Records of Hidalgo County, Texas.

Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated April 21, 1978, recorded in Volume 1575, Page 369, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Don Borah and wife, as Lessor, and Union Producing Company, as Lessee, dated May 18, 1951, recorded in Volume 116, Page 378, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 1, dated April 11, 2000, filed April 12, 2000 under Document Number 863152, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 5, 1956, recorded in Volume 181, Page 27, Oil and Gas Records of Hidalgo County, Texas.

Any portion of the property described herein within the limits or boundaries of any public roadway and/or highway.

Doc-2404938

Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS", "WHERE IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

*Roel Trevino*  
ROEL TREVINO

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 13, 2014, by ROEL TREVINO.

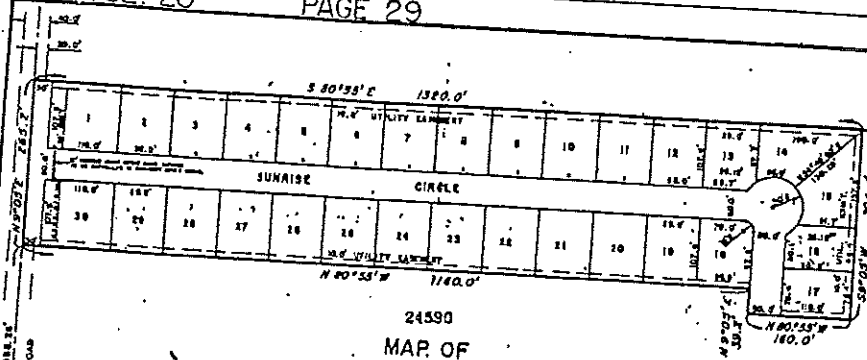


*R. A. Cantu*  
Notary Public, State of Texas  
My commission expires: 2-24-16

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P. C.  
P. O. Box 6149  
McAllen, TX 78502  
File/GF No.: 7123-13/136958v1tc

AFTER RECORDING RETURN TO:  
LAW OFFICE OF RICHARD A. CANTU, P. C.  
P. O. Box 6149  
McAllen, TX 78502

GENERAL WARRANTY DEED  
PAGE 2 OF 2



24590

MAP OF

# TOWNE EAST SUBDIVISION UNIT, I

HIDALGO COUNTY, TEXAS

BEING A RESERVATION OF 8.18 ACRES  
OUT OF SOUTH 28.8 ACRES OF LOT 13, SECTION 24,  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT NO OTHER MATTER IN PENDING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Witness my hand and seal of office this 20th day of August, A.D. 1977.

*Charles L. Wilford*  
CHARLES L. WILFORD  
REGISTERED PUBLIC SURVEYOR  
EDINBURG, TEXAS  
JULY 3, 1977



STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TOWNE EAST SUBDIVISION UNIT I" OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBMITTED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONFIRMATION THEREIN EXPRESSED.

*City of Edinburg*  
CITY OF EDINBURG, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARRY DOWNING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO ME IN THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

*Barry Downing*  
BARRY DOWNING

*John Walker*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS



THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, THIS THE 22nd DAY OF August, A.D. 1977.



APPROVED  
FOR RECORDING  
Hidalgo Co. Clerk of the Court  
by *J.L.A.*  
Date 8/16/77

FILED FOR RECORD THIS DATE  
*W. M. ...*  
AUG 18 1977

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
THIS 15th Day of Aug 1977  
MAYOR SALVADOR CANTO CLERK  
Hidalgo County, Texas  
*W. M. ...* Deputy

RECORDED