

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DAVID GARCIA	3-16307
2.		
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7.		
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10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 15, 2015	



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No:

3-16307
12/3/15

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

Upon the application of:

Name: David Garcia
Balderas

Address: 1106 Carol Ave

Palmhurst, TX 78573

Phone: (956)-222-4185

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Chavez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>12 13 15</u>

Water Supplier: Sharyland

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:

E1 501 #3 Lot 4

[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 [Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Application No:

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12/3/15

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

David Garcia Balderas

Known to me [or proved to me in the oath of Texas Id Card or through Tid # 36554588 (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:

E1 501 #3 Lot 4

[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."

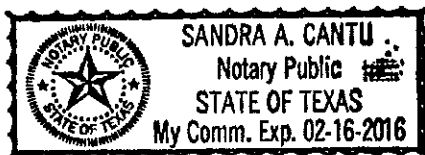
-OR-

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."

David Garcia Balderas (Signature)

SUBSCRIBED AND SWORN TO before me on December 3, 2015, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Charge: San Jacinto Title Services

SJTC/ *VI* GF # *142426547*

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: MARCH 28, 2014

Grantor: FIDEL HERNANDEZ and MARIA ELENA HERNANDEZ NKA MARIA ELENA OZUNA

Grantor's Mailing Address: 1106 CAROL AVE.
PALMHURST, TEXAS 78573
HIDALGO COUNTY

Grantee: DAVID GARCIA BALDERAS

Grantee's Mailing Address: 1209 NEVADA STREET
PALMHURST, TEXAS 78573
HIDALGO COUNTY

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

Property (including any improvements):

Lot Four (4), EL SOL SUBDIVISION UNIT III, an addition to the City of Palmhurst, Hidalgo County, Texas, as per map or plat recorded in Volume 30, Page 3B, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 436047, Official Records and Volume 30, Page 3B, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 30, Page 3B, Map Records of Hidalgo County, Texas.
- e. Easement and Right of Way dated September 7, 1949, in favor of Central Power and Light Company, recorded in Volume 681, Page 566, Deed Records, Hidalgo County, Texas.
- f. Water Service Agreement dated July 27, 1994, entered into by and between Sharyland Water Supply Corporation and Tropic Valley Corp., recorded under Document No. 407950, Official Records of Hidalgo County, Texas.
- g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 25, 1984, recorded in Volume 1947, Page 55, Official Records of Hidalgo County, Texas.

~~All leases, grants, exceptions and reservations of coal, lignite, oil, gas and water minerals, together with all rights, privileges and immunities relating thereto, appurtenant to the Public Records, and all other rights, privileges and immunities relating thereto, appurtenant to the Public Records, shall be reserved to the State of Texas, and shall be subject to the zoning and building ordinances in force at the City of Alamo. All rights of tenants in possession under any and all standing lease agreements, recorded or unrecorded.~~

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.

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

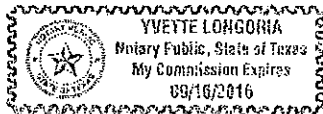
• Fidel Hernandez
FIDEL HERNANDEZ

• Maria Elena Hernandez
MARIA ELENA HERNANDEZ NKA MARIA ELENA OZUNA

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF HIDALGO §

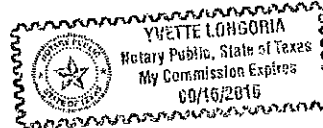
This instrument was acknowledged before me on the 28th day of March, 2014, by FIDEL HERNANDEZ.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of March, 2014, by MARIA ELENA HERNANDEZ. NKA MARIA ELENA OZUNA



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, F-3
McALLEN, TEXAS 78504
GF# 142426547

AFTER RECORDING, RETURN TO:

DAVID GARCIA BALDERAS
1209 NEVADA STREET
PALMHURST, TEXAS 78573

Chapter 232 Texas LGC Application

APPLICATION NO:
3-16307
Dec. 3, 2015

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

E4830-03-000-0004-00

[1] OWNER: GARCIA, DAVID BALDERAS
1106 CAROL AVE

[7] LEGAL DESC./NAME OF SUBDIVISION
EL SOL UT 3 LOT 4
X-44

PALMHURST, TX 78573

Telephone No. 222-4185

LOCATION: 0 TROSPER & 4 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

[10] EST. COST OF CONST.: \$9,600

. 44-MOBILE HOMES/ RV

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 20' SIDES 6' REAR 15'

18 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: _____

0295D

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.

Sandra Cantu
Prepared by

12/3/15
Date

H. Garza
Approved by

12/3/15
Date

David Garcia Balderas
Signature of Owner or Applicant

12/3/15
Date

[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.

