

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Jesus and Cristella Medrano	4-14989
	COMM. COURT: January 5, 2016	



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-14989

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

Upon the application of:

Name: Jesus Medrano

Address: 2711 Ramsey Rd
Edinburg TX 7854

Phone: 478 8866

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>N/A</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>N/A</u>	
Date Approved:	<u>12/15/15</u>	<u>1 1</u>

Water Supplier: N/A

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

Account/ESI No.: # 10032789448009357
 Temporary Pole Permanent Service

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

Santa Cruz Gardens NO. 2 Lot # 15
Block # 34

[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.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Director of Planning

Precinct 1 2 3 4

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**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

Jesus Medrano

Known to me [or proved to me in the oath of TX # 08399671 or through
(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 NO. 2 Lot # 15 Block # 34

[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."

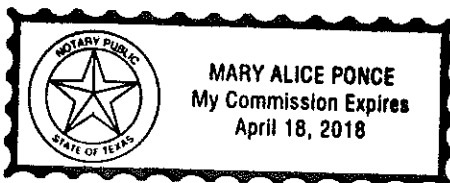
AND [strike through the statement below that does not apply]

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."

Jesus Medrano (Signature)
SUBSCRIBED AND SWORN TO before me on November 17, 2015, to certify which, witnesses my hand and seal of office.



Mary Alice Ponce
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO: 4-14989 Nov. 16, 2015

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

S1700-02-034-0015-00

[1] OWNER: MEDRANO JESUS & CRISTELLA 22904 BRUSHLINE EDINBURG, TX 78539-2862 Telephone No. 478-8866

[7] LEGAL DESC./NAME OF SUBDIVISION SANTA CRUZ GARDENS #2 LOT 15 - 0. AC. BLK 34, 9.80 AC NET 10/24/06NW/F

LOCATION: 0 RAMSEYER & DOOLITTLE RD.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$180,000

[5] SIZE OF STRUCTURE: 4,500 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 50' SIDE 6' REAR 15'.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 11/16/15

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 11/16/15

Light [] Water []

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

Community No.:

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 11.16.15

- 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.

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 7, 2014

Grantor: ARMANDO GOMEZ, JR. and wife, MARILU C. GOMEZ

Grantor's Mailing Address (including county): 2112 W. University, No. 909
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: JESUS MEDRANO and wife, CRISTELLA MEDRANO

Grantee's Mailing Address (including county): 22904 Brushline Road
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Fifteen (15), Block Thirty-four (34), SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 408729, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated July 8, 1966, recorded in Volume 1162, Page 394, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Subject to any portion of the land within the limits or boundaries of any public or private

roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.


Taxes for the year 2014 and subsequent years.

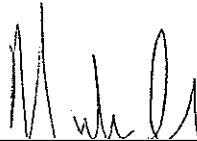
Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

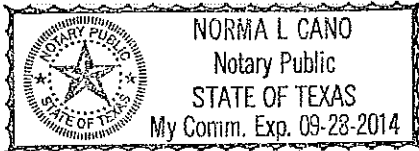

ARMANDO GÓMEZ, JR.

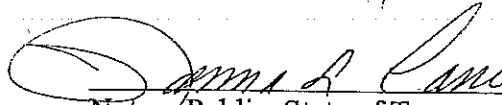

MARILU C. GÓMEZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 7th of May, 2014,
by ARMANDO GOMEZ, JR. and wife, MARILU C. GOMEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JESUS MEDRANO and wife, CRISTELLA MEDRANO
22904 Brushline Road
Edinburg, Texas 78542

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 793643;NLC:bc

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



X0111111
94-126

WRAPAROUND WARRANTY DEED WITH VENDOR'S LIEN

DOC# 408729

Date: May 11, 1994

Grantor: MANISKARIA, A. SIDHARTHAN and PAULRAJAN MANOHARAN, not joined in by our wives as the property hereby conveyed does not constitute any part of our homesteads.

Grantor's Mailing Address (including county): 308 Sunflower
Edinburg, Hidalgo County, Texas

Grantee: ARMANDO GOMEZ, JR. and wife, MARILU C. GOMEZ

Grantee's Mailing Address (including county): 816 North 15th Street
Edinburg, Hidalgo County, Texas

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note that is in the principal amount of THIRTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$37,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to JOSEPH PRESTIA, Trustee.

This conveyance is made subject to the prior lien of a deed of trust recorded in Volume 3031, Page 969, Official Records, Hidalgo County, Texas, from Mani Skaria, A. Sidharthan and Paulrajan Manoharan to D. D. Hoffman, Trustee, which secured payment of a promissory note in the original principal amount of TWENTY-NINE THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$29,700.00). Grantee in this deed does not assume payment of that \$29,700.00 note. Payee of the wraparound note is obligated to pay all installments on the \$29,700.00 note as they fall due. In the event of default in payment of that \$29,700.00 note, Grantee shall have the right to cure any such default as long as Grantee is not in default in payment of the wraparound note or in performance of the covenants of the deed of trust securing it. If Grantee cures a default in payment of the \$29,700.00 note, Grantee may receive credit on the wraparound note for all amounts so paid as of the date of the payment, in the manner that Grantee directs.

Property (including any improvements):

All of Lot Fifteen (15) in Block Thirty-Four (34), SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the map and plat recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, Page 28-29, Map Records, Hidalgo County, Texas.
2. Zoning and Building Ordinances in favor of the County of Hidalgo.
3. Statutory rights, rules, regulations, easements and lien in favor of Santa Cruz Irrigation District No. 15.
4. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
5. Save and Except all of the Oil, Gas and Other Minerals in and under the herein described property reserved, EXCEPT there is conveyed Grantee herein 1/8th of the usual and customary landowner's 1/8th non-participating as set forth in deed dated February 29, 1946, reserved in instrument recorded in Volume 587, Page 619, Deed Records, Hidalgo County, Texas, together with all rights, express or implied in and to the property herein described arising out of or connected with said interest and reservation, reference to which instrument is here made for all purposes.
6. Estate created in Oil and Gas Lease to Magnolia Petroleum Company, recorded in Volume 54, Page 93, Oil and Gas Lease Records, Hidalgo County, Texas, together with all terms, conditions and stipulations contained therein.
7. Visible and apparent easements on or across subject property.
8. Grove must be maintained and up kept in good condition.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

