

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARIA NIEVES DUBERNEY	3-13698
2.		
3.		
4.		
5.		
6.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: FEBRUARY 16, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-13698  
5/16/13

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

Upon the application of:

Name: Maria Nieves Dibamey

Address: 7301 Jacaranda  
mission H  
78574

Phone: 956-379-7050

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Chad R...</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
_____	_____	<u>Instal...</u>
Date Approved:	<u>1 / 1</u>	<u>2 / 18 / 13</u>

Water Supplier: Agua SUD (Hawewater)

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

Account/ESI No.: 10032789459548575  
 Temporary Pole  Permanent Service

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

Citrus city Lote - 10 BIK 49  
107 wester Rd

[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.

Sancha Renteria 2/8/16  
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

Application No: 3-13698  
5/14/13

### 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

Maria Nieves Duberney

Known to me [or proved to me in the oath of Texas ID or through  
ID # 14177647 (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:

Citrus City Lot 10 BIK 49."

[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."

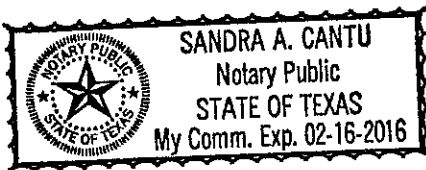
-OR-

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."

Maria Nieves Duberney (Signature)

SUBSCRIBED AND SWORN TO before me on February 8, 2014, to certify which, witnesses my hand and seal of office.

Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# WARRANTY DEED WITH VENDOR'S LIEN

**"NOTICE OF CONFIDENTIAL RIGHTS:  
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE  
OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS  
INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:  
YOUR SOCIAL SECURITY NUMBER OR  
YOUR DRIVER'S LICENSE NUMBER"**

1483490

Date: June 06, 2005

Grantor: GUSTAVO SIFUENTES and wife, ADRIANA SIFUENTES

Grantor's Mailing Address (including county): P. O. Box 988  
Sullivan City, Texas 78595

Grantee: MARIA NIEVES DUBERNEY

Grantee's Mailing Address (including county): 8230 Mars Lane  
Mission, Hidalgo County, Texas 78574

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of FIFTEEN THOUSAND AND 00/100THS DOLLARS (\$15,000.00) 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 dated from Grantee to JOSEPH PRESTIA, Trustee.

**Property (including any improvements):**

Lots 10, 11, 12 & 13, Block 49 of CITRUS CITY SUBDIVISION in Porcion 80, and being a part of the North 97.66 acres of Block 16 of the TEXAN GARDENS SUBDIVISION, Hidalgo County, Texas, according to the map in Volume 9, Page 42 of the Map Records of Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

SAVE AND EXCEPT all of the oil, gas and other minerals of record, if any.

1. Restrictive covenants of record in the deed records of Hidalgo County, Texas.
2. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo county, Texas.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations, maintenance charges, together with any lien securing maintenance charges, zoning laws, ordinances of municipal or other governmental agency's or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described herein, whether of record or not; all presently recorded instruments, other than liens or conveyances that effect the property.
5. For Grantor and Grantor's successor's a reservation of all of the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Gustavo Sifuentes  
GUSTAVO SIFUENTES

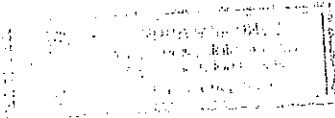
Adriana Sifuentes  
ADRIANA SIFUENTES

(Acknowledgment)

STATE OF TEXAS \*

COUNTY OF Hidalgo \*

This instrument was acknowledged before me on the 6th day of June, 2005, by GUSTAVO SIFUENTES and wife, ADRIANA SIFUENTES



[Signature]  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County  
by J. D. Salinas III  
County Clerk  
On: Jun 14 2005 at 12:42P  
As a Recording  
Document Number: 1483490  
Total Fees: 18.00  
Receipt Number - 683184  
Adriana Solis, Deputy

AFTER RECORDING RETURN TO:  
XAVIER ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540  
FILE NO. 05-181

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

Chapter 232 Texas LGC Application

APPLICATION NO:

3-13698

May. 16, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

C4750-00-049-0010-00

[1] OWNER: DUBERNEY, MARIA NIEVES  
7301 JACARANDA

[7] LEGAL DESC./NAME OF SUBDIVISION  
CITRUS CITY LOTS 10, 11, 12 &  
BLK 49 NA 2008/X-44  
F/X 10032789421057950 12-2-08

MISSION TX 78574

Telephone No. 424-3906

LOCATION: 0 107 & WESTERN RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

[10] EST. COST OF CONST.: \$300

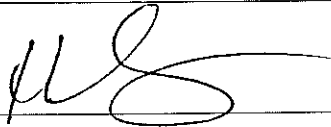
[5] SIZE OF STRUCTURE: 500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements.

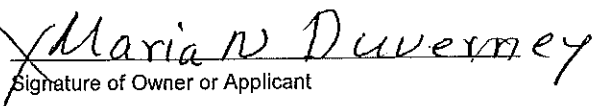
FRONT 25' SIDES 5' REAR 10'  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS  
18 INCHES ABOVE NATURAL GROUND.

  
Prepared by

5/16/13  
Date

H. Garza  
Approved by

5/16/13  
Date

  
Signature of Owner or Applicant

5-16-13  
Date

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0290 D Pct: 3  
Panel No. /Suffix: \_\_\_\_\_

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.

[ 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.

