

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Jesus Robles and Lucia Hernandez Veliz	4-16010
2.	Silvia Leticia Gonzalez Garza	4-16027
COMM. COURT: SEPTEMBER 27, 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: 4-16027

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

Upon the application of:

Name: SILVIA LETICIA GONZALES, C/O JESUS HINOJOSA.
Address: P.O. BOX 1965 EDINBURG, TX. 78540
Phone: 956-522-4518

Approved by Environmental Health:	Temporary Service <u>Mallea</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>Christina Delacruz</u>	Authorized Signature <u>Chad Ramos</u>
Date Approved:	<u>9/21/16</u>	<u>1/1</u>

Water Supplier: NAWS

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

Account/ESI No.: 10032789452526865
 Temporary Pole Permanent Service

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

All of lot 14 BIKSI Original Townsite of Hargill

[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



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3/4

Application No: 4-16010

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

Upon the application of:

Name: Jesus Robles

Address: 1208 Victory dr
San Juan Tx

Phone: 956 562 3218

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>9 11 9 11 16</u>

Water Supplier: N/A

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

Account/ESI No.: #
 Temporary Pole Permanent Service

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

San Carlos Est. UT 2 Lot # 07

[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



PLANNING DEPARTMENT

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-16010

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 Robles

Known to me [or proved to me in the oath of Jesus Robles 22550310 or through TEXAS Driver 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:

San Carlos Est. UT 2 Lot # 7 ."

[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-

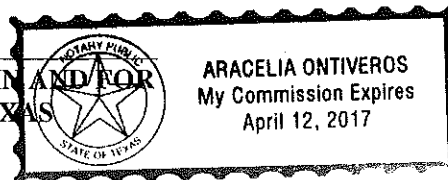
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Jesus Robles (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 19, 2014, to certify which, witnesses my hand and seal of office.

Aracelia Ontiveros

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16010
Sep. 16, 2016

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

S0455-02-000-0007-00

[1] OWNER: ROBLES, JESUS & HERNANDEZ LU

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN CARLOS ESTATES UT 2 LOT 7
11/20/15NW/AG.USE/E

1208 VICTORY DR
SAN JUAN, TX. 78589

Telephone No. 569-3636

LOCATION: 0 SHARP & 107

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$7,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV 18" ABOVE CENTER LINE OF STREET

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Prepared by

9/16/16
Date

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 40334

Pct: 4

Community No.: 09250

Certification of Elevation

Required: YES NO BFE

Julio Ruiz
Approved by

9/19/16
Date

Jesus Robles
Signature of Owner or Applicant

9/16/16
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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 1, 2014

Grantor: Ricardo Lopez, , not joined herein by my spouse as the property hereby conveyed is no part of my homestead and is my sole and separate property

Grantor's Mailing Address:

3409 Mockingbird Avenue, Pharr, Texas 78577

Grantee: Jesus Robles and Lucia Hernandez Veliz

Grantee's Mailing Address:

1208 Victory Street

San Juan, Texas 78589

Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Thousand Dollars and No Cents (\$30,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 Robert Geissler, Trustee.

Property (including any improvements):

Lot 7, San Carlos Estates Subdivision, Unit 2, a Subdivision in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 30, Page 37, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

Richard Lopez
Ricardo Lopez

(Acknowledgment)

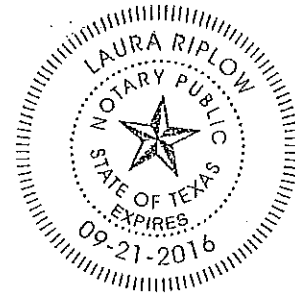
State of Texas
County of Hidalgo

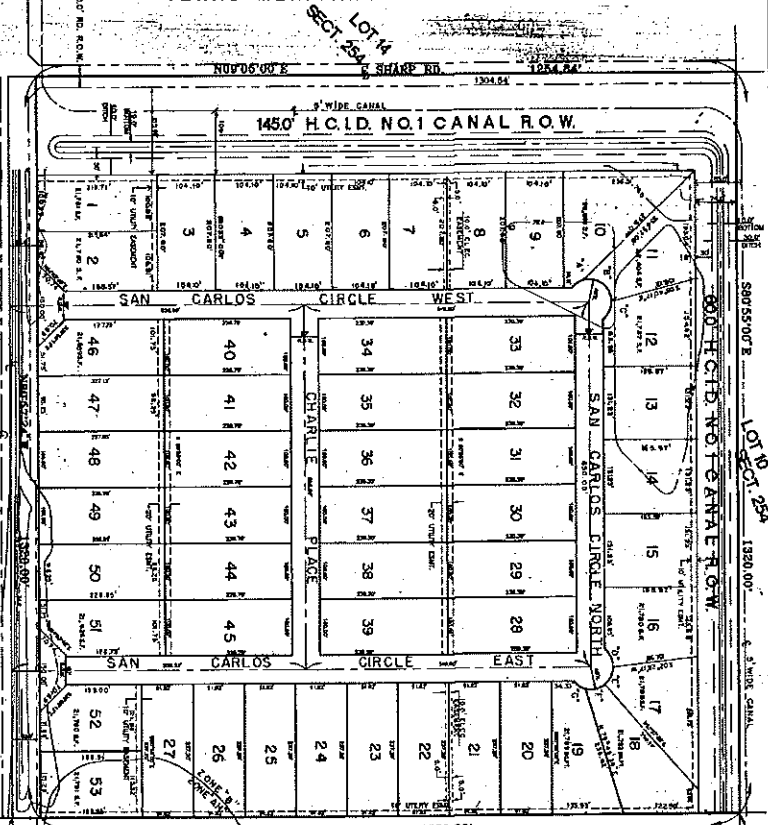
This instrument was acknowledged before me on the 10th day of July, 2014, by Ricardo Lopez.

Laura Riplow
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Ricardo Lopez
3409 Mockingbird Avenue
Pharr, Texas 78577



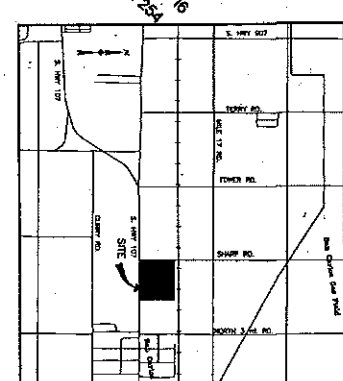
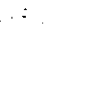
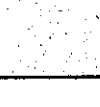
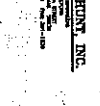
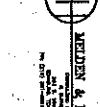
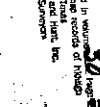
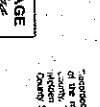
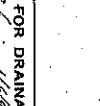
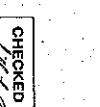
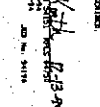
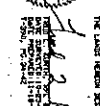


LOT 16
SECT. 25A
1320.00' 3/4" WIDE CANAL

LOT 2
SAN CARLOS ESTATES
UNIT II

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned, being a duly qualified and sworn surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat on file in my office.

APPROVED FOR RECORDING
BY
COUNTY CLERK
JAMES EARL BROWN
DALLAS COUNTY, TEXAS
This plat was recorded in the public records of Dallas County, Texas, on the 15th day of October, 1954.



P.O.S.

CHAINS	BEARS	LANDS	CHAINS	BEARS	LANDS
1	40.00	1.00	1	40.00	1.00
2	40.00	1.00	2	40.00	1.00
3	40.00	1.00	3	40.00	1.00
4	40.00	1.00	4	40.00	1.00
5	40.00	1.00	5	40.00	1.00
6	40.00	1.00	6	40.00	1.00
7	40.00	1.00	7	40.00	1.00
8	40.00	1.00	8	40.00	1.00
9	40.00	1.00	9	40.00	1.00
10	40.00	1.00	10	40.00	1.00
11	40.00	1.00	11	40.00	1.00
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45	40.00	1.00	45	40.00	1.00
46	40.00	1.00	46	40.00	1.00
47	40.00	1.00	47	40.00	1.00
48	40.00	1.00	48	40.00	1.00
49	40.00	1.00	49	40.00	1.00
50	40.00	1.00	50	40.00	1.00
51	40.00	1.00	51	40.00	1.00
52	40.00	1.00	52	40.00	1.00
53	40.00	1.00	53	40.00	1.00

FILED
RECORDED
INDEXED
OCT 27 1954
DALLAS COUNTY, TEXAS

CHECKED FOR DRAINAGE
11/1/54

WELDEN & HUNT, INC.
DALLAS, TEXAS



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16027

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

Silvia Leticia Gonzalez Garza

Known to me [or proved to me in the oath of 26791830 or through Tx Driver 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:

All of lot 14, Blk 51, Org Townsite of Hargill, Hidalgo County, Texas.

[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]

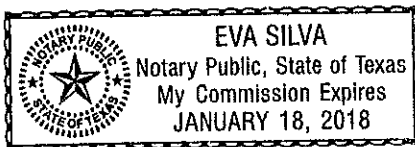
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Sept. 21, 2016, to certify which, witnesses my hand and seal of office.



Eva Silva
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

7

COPY

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: March 15, 2016

Grantor: MARCO A. DELUNA

Grantor's Mailing Address (including county):

3305 Cornell Avenue
McAllen, Texas 78504
Hidalgo County

Grantee: SILVIA LETICIA GONZALEZ GARZA

Grantee's Mailing Address (including county):

P.O. Box 1965
Edinburg, Texas 78540
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00) and is executed by Grantee, payable to the order of ELSA STATE BANK & TRUST CO.. The note is secured by a vendor's lien retained in favor of ELSA STATE BANK & TRUST CO. in this deed and by a deed of trust of even date from Grantee to Cesar Gonzalez, Trustee.

Property (including any improvements):

All of Lot 14, Block 51, ORIGINAL TOWNSITE OF HARGILL, Hidalgo County, Texas, according to the map recorded in Volume 3, Pages 45-46, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Roadways and alleys as shown on the map of Original Townsite of Hargill, recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Texas.

2. Electric transmission, line easement in favor of Central Power and Light Company as shown by instrument dated January 26, 1927, recorded in Volume 237, Page 186, Deed Records of Hidalgo County, Texas.
3. Visible and apparent easements on or across the property herein described.
4. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
5. Standby fees, taxes and assessments by any taxing authority for the year 2016, and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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, 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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and the superior title to the property are retained for the benefit of ELSA STATE BANK & TRUST CO. and are transferred to ELSA STATE BANK & TRUST CO. without recourse on Grantor.

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

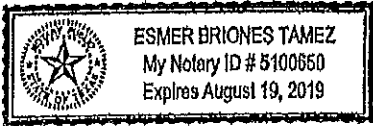


MARCE A. DELUNA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17th day
of March, 2016, by MARCO A. DELUNA.



Esmer Briones Tamez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

File/GF Number: 16/5450

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16027
Sep. 20, 2016

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

H1200-00-051-0014-00

[1] OWNER: GONZALEZ, SILVIA LETICIA
GARZA
PO BOX 1965
EDINBURG, TX 78540
Telephone No. 522-4518

[7] LEGAL DESC./NAME OF SUBDIVISION
HARGILL TOWNSITE LOT 14 BLK 51

LOCATION: 0 490 & 493

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29- RESIDENTIAL MOVE-IN/RELO.BUILD

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

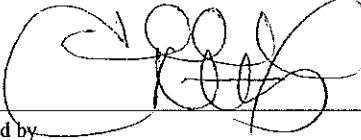
[5] SIZE OF STRUCTURE: 800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:15' SIDES:6'
MINIMUM ELEV.18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 9/20/16

OTHER _____
TOTAL AMOUNT \$30.00

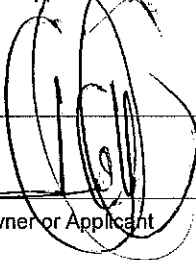
Esteban Uresti
Approved by _____ Date 9/14/16

Light [X] Water [X]

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

Community No.: 0350B

Certification of Elevation Required: YES NO BFE

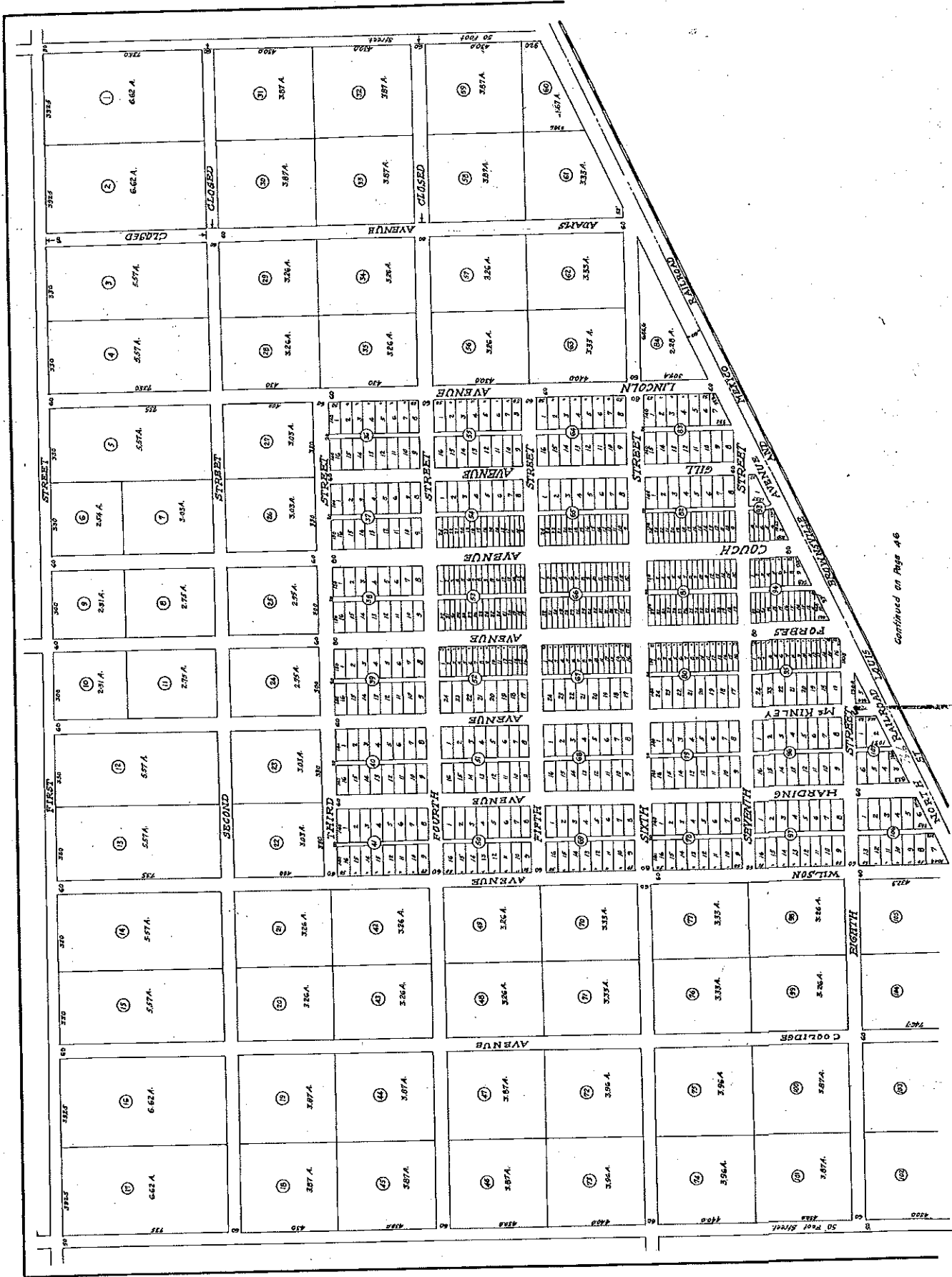

Signature of Owner or Applicant _____ Date 9/20/2016

- 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.



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