

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILIBTY		
	APPLICANT	APPLICATION NO.
1.	SUEHAY GARZA	3-16775
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 25, 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:

3-16775
5/24/16

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


Upon the application of:

Name: Suehay Garza

Address: 7722 Villa-Rama
North St.

Mission, TX 78572

Phone: 956-240-7581

Approved by Environmental Health:	Temporary Service _____	Final Service 
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Suehay Garza</u>
Date Approved:	<u>1 / 1</u>	<u>10/7/16</u>

Water Supplier: mud #1

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

Account/ESI No.: 100327894 81479375

Temporary Pole Permanent Service

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

Villa-Rama Ph2 Lot 24

[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 Carter 10/7/16
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No:

3-16775
5/24/14

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

Suehaya Garza

Known to me [or proved to me in the oath of USA Passport card or through PC # C08797222 (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:

Villa-Rama Ph2 lot 24."

[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]

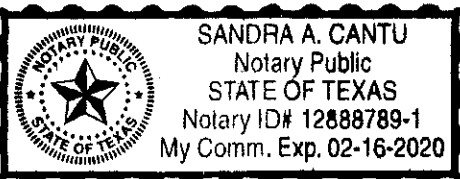
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 October 7, 2014, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

**CHARGE TO: VLTC
GF #146256 (JR)**

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 9, 2016

Grantor: MARICELA PEREZ GUERRA a/k/a MARICELA P. GUERRA

Grantor's Mailing Address: 16817 Salida Del Sol
Penitas, Texas 78576
Hidalgo County

Grantee: SUEHAY N. GARZA, a single person

Grantee's Mailing Address: 1502 Roque Salinas Road, Apt 4
Mission, Texas 78572
Hidalgo County

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) 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 the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of ONE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SIXTY-FOUR AND NO/100THS DOLLARS (\$131,964.00) of which TWENTY-ONE THOUSAND AND NO/100THS DOLLARS (\$21,000.00) represents purchase price, payable to the order of UNITED STATES OF AMERICA, acting through the RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to FRANCISCO VALENTIN, JR., State Director, Trustee.

Property (including any improvements):

All of Lot 24, VILLA-RAMA PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 26, Page 128B, 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 forth in instrument dated November 10, 1986, recorded in Volume 2365, Page 327 and dated December 24, 1986, recorded in Volume 2383, Page 293, Official Records and Volume 26, Page 128B, Map Records of Hidalgo County, Texas.

Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Villa-Rama Phase II, recorded in Volume 26, Page 128B, Map Records of Hidalgo County, Texas.

UNITED STATES OF AMERICA, acting through the RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described ONE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SIXTY-FOUR AND NO/100THS DOLLARS (\$131,964.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said UNITED STATES OF AMERICA, acting through the RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and the same are hereby TRANSFERRED AND ASSIGNED to said UNITED STATES OF AMERICA, acting through the RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE without recourse on grantor.

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

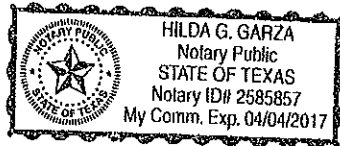
Maricela Perez Guerra
MARICELA PEREZ GUERRA a/k/a
MARICELA P. GUERRA

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the ^{10th} ~~9th~~ day of May, 2016 by
MARICELA PEREZ GUERRA a/k/a MARICELA P. GUERRA.

Hilda G. Garza
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Law Office of Ciro Ochoa, Jr.
6013 N. 10th St.
McAllen, Texas 78504
GF No. 146256/JR/mm/vg

AFTER RECORDING RETURN TO:
Suehay N. Garza
1502 Roque Salinas Road, Apt 4
Mission, Texas 78572

Chapter 232 Texas LGC Application

APPLICATION NO: 3-16775 May. 24, 2016

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

V3450-02-000-0024-00

[1] OWNER: GARZA, SUEHAY N 1502 ROQUE SALINAS RD APT 4 MISSION, TX 78572 Telephone No. 240-7581

[7] LEGAL DESC./NAME OF SUBDIVISION VILLA-RAMA PH 2 LOT 24 C-01

LOCATION: 0 OLD 83 & SHOWERS

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$90,000

[5] SIZE OF STRUCTURE: 2,045 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 20' SIDES 6' REAR 15' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Sandha Cantu 5/24/14 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

R. Cantu 5/18/14 Approved by Date

Light [X] Water []

Flood Zone: NO Panel No. /Suffix: Pct: 3

Community No.: 480334

Certification of Elevation Required: YES NO BFE

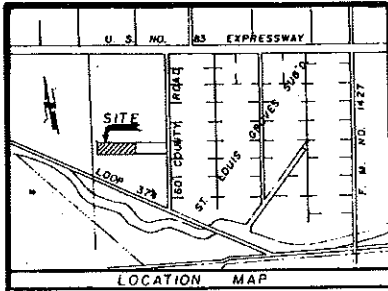
- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures 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.

X [Signature] 5-24-16 Signature of Owner or Applicant Date

[NOTICE]

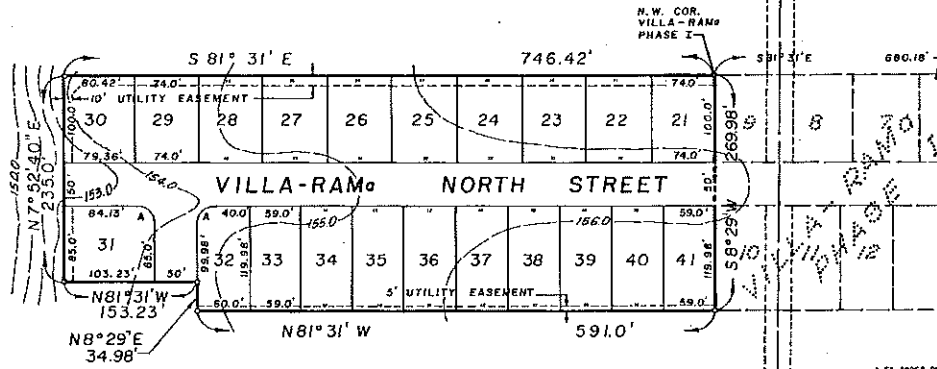
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

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.



U. S. No. 83 EXPRESSWAY

CURVE DATA			
CURVE	RADIUS	LENGTH	ANGLE
A	20.0'	31.42'	28.28'
			90°00'00"

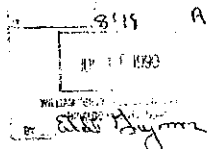


NOTES:

- FINISHED FLOOR ELEVATION SHALL BE THE NUMBER OF INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT AS FOLLOWS:

LOT 21 AND 41	+ 20"
LOT 40	+ 21"
LOT 22	+ 22"
LOT 23, 31, 38 AND 39	+ 23"
LOT 24 AND 37	+ 25"
LOT 25, 26 AND 36	+ 28"
LOT 35	+ 28"
LOT 34	+ 31"
LOT 27	+ 32"
LOT 33	+ 33"
LOT 28 AND 29	+ 35"
LOT 30 AND 32	+ 38"
- ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THE SUBDIVISION IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP HIDALGO COUNTY, TEXAS, PANEL # 480034-0400C
- MIN. BLDG. SET-BACK LINE

A. FRONT	20 FT.
B. SIDE	6 FT.
C. REAR	10 FT.
- ONE SINGLE FAMILY DWELLING PER LOT.



MAP OF VILLA-RAMA PHASE II

BEING A SUBDIVISION OF A 4.50 AC. TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS

PREPARED BY: FABIAN, NELSON & MEDINA INC. McALLEN, TEXAS

SCALE: 1" = 100' DATE: 6-25-90

Meals & Easements
4.50 ACRES OUT OF A 17.61 ACRE TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of the 17.61 acre tract, for the Northeast corner hereof; said point located North 81 Deg. 31 Min. West, 746.42 feet and South 89 Deg. 13 Min. West, 2147.0 feet from the Northeast corner of Tract 384; said point and corner being the Northwest corner of Lot 9, Villa-Rama, Phase I, Hidalgo County, Texas; THENCE, with the West line of lots 9 and 10, Villa-Rama, Phase I, South 89 Deg. 29 Min. West, 249.98 feet to the Southwest corner of said Lot 10, for the Southeast corner hereof; THENCE, parallel to the North line of the 17.61 acre tract, North 81 Deg. 31 Min. West, 591.0 feet to a point for the east Easterly Southwest corner hereof; THENCE, perpendicular to the South line hereof, North 8 Deg. 29 Min. East, 34.98 feet to a point for an interior corner hereof; THENCE, parallel to the North line of the 17.61 acre tract, North 81 Deg. 31 Min. West, 153.23 feet to a point on the West line of said 17.61 acre tract, for the most Westerly Southwest corner hereof; THENCE, with the West line of said 17.61 acre tract, parallel to the West line of Tract 384, as found on the ground, North 07 Deg. 52 Min. 40 Sec. East, 215.0 feet to the Northwest corner of the 17.61 acre tract, for the Northwest corner hereof; THENCE, with the North line of the 17.61 acre tract, South 81 Deg. 31 Min. East, 746.42 feet to the PLACE OF BEGINNING. Containing 4.50 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO
I, STEPHEN SPUR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

Stephen Spur
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56732



Rick Martin
RICK MARTIN

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK MARTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF JULY, 1990.

Notary Public
NOTARY PUBLIC

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 17th day of July, 1990 WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas By *William Leo* Deputy

APPROVED FOR RECORDING HIDALGO COUNTY PUBLIC DEPT. DATE: 7-18-90

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas



THIS PLAT APPROVED BY THE HIDALGO MUNICIPAL DISTRICT No. 1 ON THIS 2 DAY OF A.D. 1990
SECRETARY: *Jack Martin* MANAGER: *Jack Martin*