

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	TANIA NATALIA GUERRERO	3-17095
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 6, 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-17095
10/21/16

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

Upon the application of:

Name: Tania Natalia Guerrero

Address: 4109 Whitewing Rd

Mission, TX 78573

Phone: 956-379-3548

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>11/22/16</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

Basham #3 Lot 7

[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



PLANNING DEPARTMENT

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 234

Application No:

3-17095

**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

Tania Natalia Guerrero

Known to me [or proved to me in the oath of Texas Driver License or through IDL # 27708679 (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:

Basham #3 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-

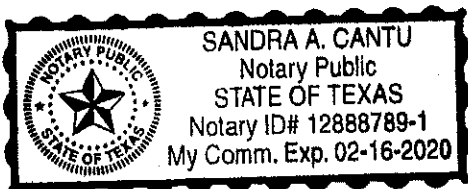
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Tania Guerrero (Signature)

SUBSCRIBED AND SWORN TO before me on November 22, 2016 to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU 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: June 1, 2016

Grantor: CRUZ SALDANA and wife, CARMEN SALDANA

Grantor's Mailing Address (including county): 529 W. Gore
Pharr, Texas 78577
Hidalgo County, Texas

Grantee: TANIA NATALIA GUERRERO

Grantee's Mailing Address (including county): 2019 W. Zinnia Ave.
Alton, Texas 78573
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 FORTY SEVEN THOUSAND AND NO/100THS DOLLARS (\$47,000.00). 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 Seven (7), BASHAM SUBDIVISION, UNIT NO. 3, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 79, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated September 10, 1979, recorded in Volume 1638, Page 890, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

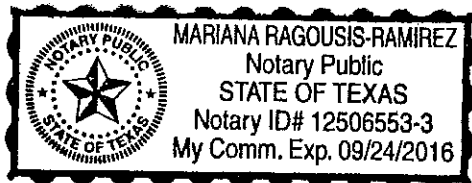
Oil, Gas and Mineral Lease(s) dated May 17, 1974, recorded in Volume 354, Page 661, dated April 17, 1974, recorded in Volume 354, Page 737, dated April 17, 1974, recorded in Volume 354, Page 741, dated September 20, 1975, recorded in Volume 355, Page 347, dated September 20, 1975, recorded in Volume 355, Page 731, and dated August 26, 1976, recorded in Volume 360, Page 619, Oil and Lease Records, Hidalgo County, Texas, and subsequent transfers thereof.

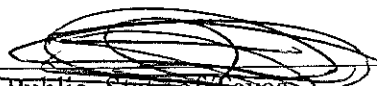
(Acknowledgment)

State of Texas §

County of Hidalgo §

This instrument was acknowledged before me on the 1 of June, 2016,
by CRUZ SALDANA and wife, CARMEN SALDANA.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
TANIA NATALIA GUERRERO
2019 W. Zinnia Ave.
Alton, Texas 78573

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 906469;MLP:vm

Chapter 232 Texas LGC Application

APPLICATION NO:
3-17095
Oct. 21, 2016

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

B1900-03-000-0007-00

[1] OWNER: GUERRERO, TANIA NATALIA
4109 WHITEWING RD.
MISSION, TX 78573
Telephone No. 379-3548

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #3 LOT 7

LOCATION: 0 Bentsen Palm Dr & 9 1/4 m

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: -WELL -

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 1,134 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 15' SIDES 6'
MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

E. G. Allen 10/21/16
Prepared by Date

OTHER _____
TOTAL AMOUNT \$60.00

Beto Barza 9/27/16
Approved by Date

Light [X] Water []

Flood Zone: NO 0300 D Pct: 3
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Tania Guerrero 10/21/16
Signature of Owner or Applicant Date

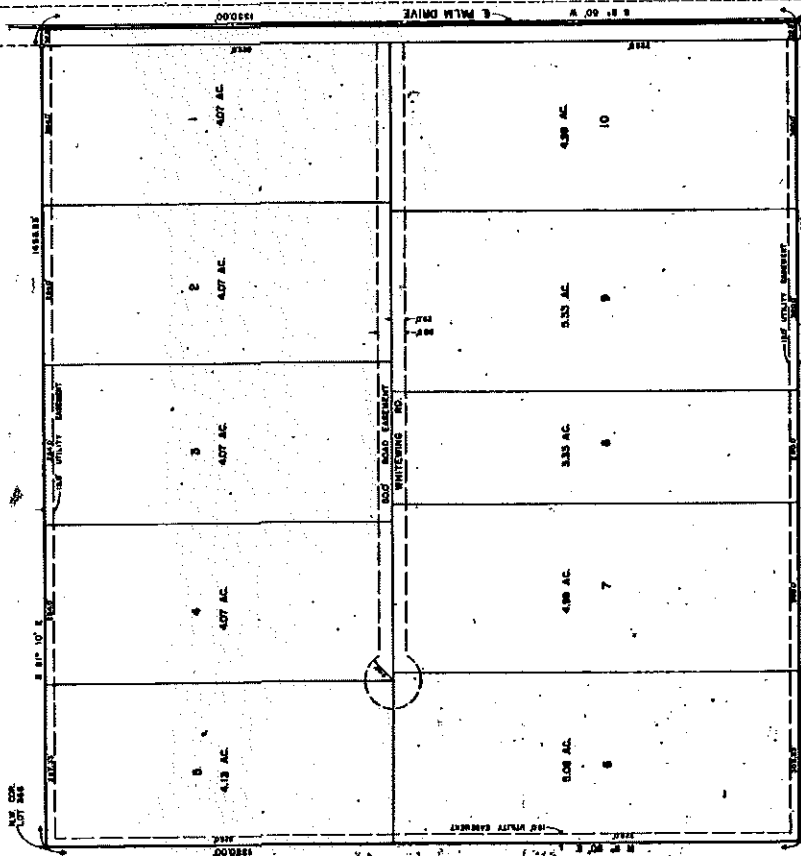
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

B. Palm & Mc 9/14



MAP OF
104072

BASHAM SUDIVISION UNIT NO. 3

HIDALGO COUNTY, TEXAS

BEING A RECONSTRUCTION OF THE PLAT OF THE BASHAM SUDIVISION, UNIT NO. 3, AS SHOWN ON MAP NO. 104072, HIDALGO COUNTY, TEXAS.

I, CHARLES L. MELSON, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY OF THE LAND HEREIN DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles L. Melson, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles L. Melson, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARY PUBLIC FOR HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 ON THIS DATE 9/14/2014 DAY OF September.

ATTEST:
John L. Melson
Notary Public

RECORDED FOR THE
COUNTY OF HIDALGO
ON 9/14/2014
AT 11:00 AM

APPROVED FOR RECORDING
BY
John L. Melson
Notary Public

3/21/80