

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JESUS G. LEAL	3-17176
2.		
3.		
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7.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 10, 2017	



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: 3-17176
12/15/16

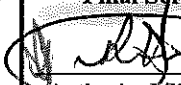
HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: JESVS G LEAL

Address: 8501 BOUGAINVILLEA DR
MISSION TX 78573

Phone: 956 562 2945

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>50957</u>
		<u>1 / 13 / 17</u>

Water Supplier: Shary land

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

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

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

Bougainvillea lot 12 BIK C

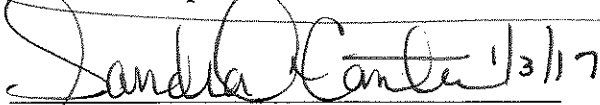
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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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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 Garay Leal

Known to me [or proved to me in the oath of Texas Comm Driver Licence or through TE DL# 07656530 (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:

Bougainvillea Lot 12 BKC."

[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."

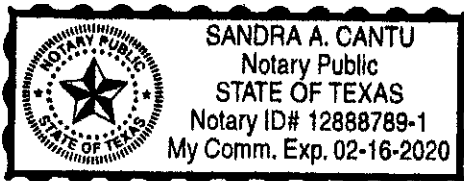
-OR-

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 Garay Leal (Signature)

SUBSCRIBED AND SWORN TO before me on January 3, 2017, to certify which, witnesses my hand and seal of office.

Sandra A Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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.

GENERAL WARRANTY DEED

Date: December 2, 2016

Grantor: Elena Guzman, a single person and Jaime Guzman, a single person

Grantor's Mailing Address:

8421 Bougavillea Drive
Mission, Texas 78573
Hidalgo County

Grantee: Jesus G. Leal and wife, Juanita B. Leal

Grantee's Mailing Address:

2301 N. McColl Road #62
McAllen, Texas 78501
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 12, Block "C", **BOUGAINVILLEA SUBDIVISION**, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 22, Page 31A, Map Records of Hidalgo County, Texas.

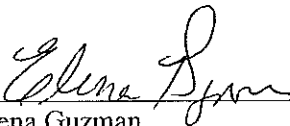
Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted to State of Texas, recorded in Volume 1320, Page 252, Deed Records of Hidalgo County, Texas.
- B. Water Service Agreement dated February 15, 1982 between Sharyland Water Supply Corporation and Mireya C. Garcia recorded in Volume 1768, Page 266, Deed Records of Hidalgo County, Texas.
- C. Twenty feet (20.0') irrigation and public utility easement along the South line of the subject land according to the Map or Plat thereof, filed for record in Volume 22, Page 31A, Map Records Hidalgo County, Texas.
- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 22, Page 31A, Map Records Hidalgo County, Texas.
- E. Easements, rights, rules and regulations in favor of United Irrigation District.
- F. Easements or claims of easements which are not a part of the public record.

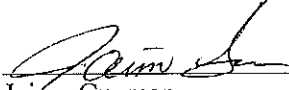
- G. Oil and Gas Lease dated September 29, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 26, 2005, under Clerk's File No. 1536439.
- H. All oil, gas, and other minerals other than 1/8th of 1/8th non-participating royalty interest reserved in Deed dated March 7, 1953, recorded in Volume 772, Page 258, and in Volume 691, Page 388, Deed Records of Hidalgo County, Texas.
- I. Terms, conditions, covenants and provisions as set forth in that certain Final Decree of Divorce, dated June 30, 2016, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Cause No. F-1087-16-G, by and between Elena Guzman and Jaime Guzman.
- J. Restrictions recorded in Volume 1844, Page 585, Deed Records, Hidalgo, County Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.
- K. Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



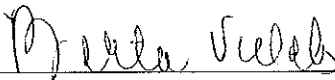
 Elena Guzman



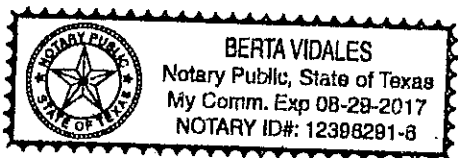
 Jaime Guzman

STATE OF TEXAS)
 COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 05, 2016, by Elena Guzman.



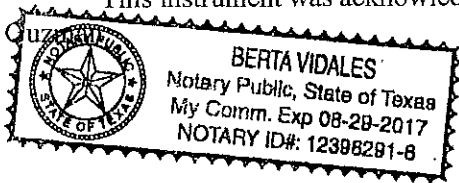
 Notary Public, State of Texas



STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on November 05, 2016, by Jaime



Berta Vidales

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#201978 BV
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\201978-WD\ ag)

AFTER RECORDING RETURN TO:

Jesus G. Leal
Juanita B. Leal
2301 N. McColl Road #62
McAllen, Texas 78501

Chapter 232 Texas LGC Application

APPLICATION NO:
3-17176
Dec. 15, 2016

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

B3810-00-000-0012-00

[1] OWNER: LEAL, JESUS G.
8501 BOUGAINVILLES DR

MISSION TX 78573
Telephone No. 562-2945

[7] LEGAL DESC./NAME OF SUBDIVISION
Bouganvilla Estates Lot 12 BIK C
X-25

LOCATION: 0 BRYAN AND 107

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$28,000

[5] SIZE OF STRUCTURE: 2,072 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

FRONT 20' BACK 20' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0290D 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.

Joy Carter
Prepared by _____ Date 12/15/16

Beto Garza
Approved by _____ Date 12/12/16

Jesus G. Leal
Signature of Owner or Applicant _____ Date 12-15-16

[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.

