

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JOEL O. RIOS	3-17145
2.		
3.		
4.		
5.		
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7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 24, 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: 3-17145

11/28/16

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

Upon the application of:

Name: Joel O. Rios
Gonzalez

Address: 607 Tangerine
Dr.

Mission, TX 78573

Phone: 956-414-1181

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>11 / 17</u>

Water Supplier: Sharyland

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:

Tangerine Estates Lot 5

[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 11/5/17
Planning Department Authorized Signature

_____ Hidalgo County Judge

_____ Date

ATTEST:

_____ Hidalgo County Clerk

_____ Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-17145
11/28/16

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

Joel O. Rios Gonzalez

Known to me [or proved to me in the oath of Texas Comm. Driver License or through TCDL # 27672665 (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:

Tangerine Estates lots."

[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]

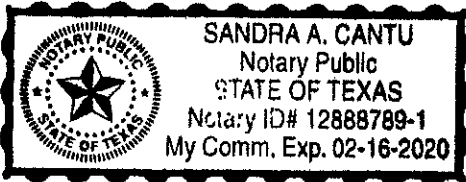
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Joel O Rios (Signature)

SUBSCRIBED AND SWORN TO before me on January 5, 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.

Special Warranty Deed with Vendor's Lien Doc 2699944

Date: March 14, 2016

Grantor: Luis Jaime Cano Garcia and Rebecca Veronica Cano, a married couple

Grantor's Mailing Address:

Luis Jaime Cano Garcia and Rebecca Veronica Cano
503 Tangerine Drive
Mission, Texas 78503

Grantee: Joel Omar Rios and Norma E. Rulfo, a married couple

Grantee's Mailing Address:

Joel Omar Rios and Norma E. Rulfo
605 Tangerine Drive
Mission, Texas-78573

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). 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 Roberto Guerrero, trustee.

Property (including any improvements):

All of Lot Five (5) TANGERINE ESTATES, an Addition to the City of Mission, Hidalgo County, Texas according to the map recorded in Volume 20 Page 34, Map records in the Office of the County Clerk of Hidalgo County , Texas, reference which is here made for all purposes.

A search as to taxes owed, liens, and other encumbrances was not made and a title policy was recommended but was declined. The preparer of this document makes no representations.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

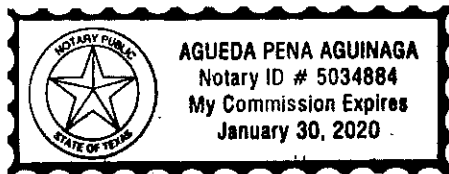
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and 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 will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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



Luis Jaime Cano Garcia
Luis Jaime Cano Garcia

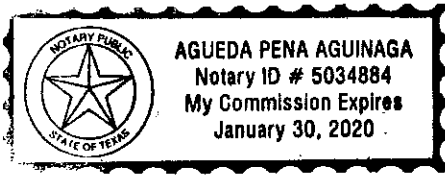
Rebecca V. Cano
Rebecca Veronica Cano

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 14, 2016, by Luis Jaime Cano Garcia and Rebecca Veronica Cano.

[Signature]
Notary Public, State of Texas
My commission expires: _____



PREPARED IN THE OFFICE OF:

RAUL E MORA
5917 North 23rd Street
McAllen, Texas 78504
Tel: (956) 687-9417
Fax: (956) 687-8901

AFTER RECORDING RETURN TO:

Joel Omar Rios
605 Tangerine Drive
Mission, Texas-78573

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17145

Nov. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

T0800-00-000-0005-00

[1] OWNER: RIOS, JOEL
607 TANGERINE DR.

[7] LEGAL DESC./NAME OF SUBDIVISION
TANGERINE ESTATES LOT 5
C-01

MISSION TX. 78573

Telephone No. 441-181

956 414-1181

[2] CONTRACTOR: SELF

LOCATION: 0 MAYBERRY AND 3 1/2 MILE

[3] WATER SYSTEM: SHAR

[8] SEWAGE: PUBLI

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

01-RESIDENTIAL NEW SINGLE DWELLING

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 1,802 Sq. Ft.

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 15' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 0410DC

Pct: 3

Community No.: 680334

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.

Joel Rios
Prepared by

11/28/16
Date

Joel Rios
Approved by

11/28/16
Date

Joel Rios
Signature of Owner or Applicant

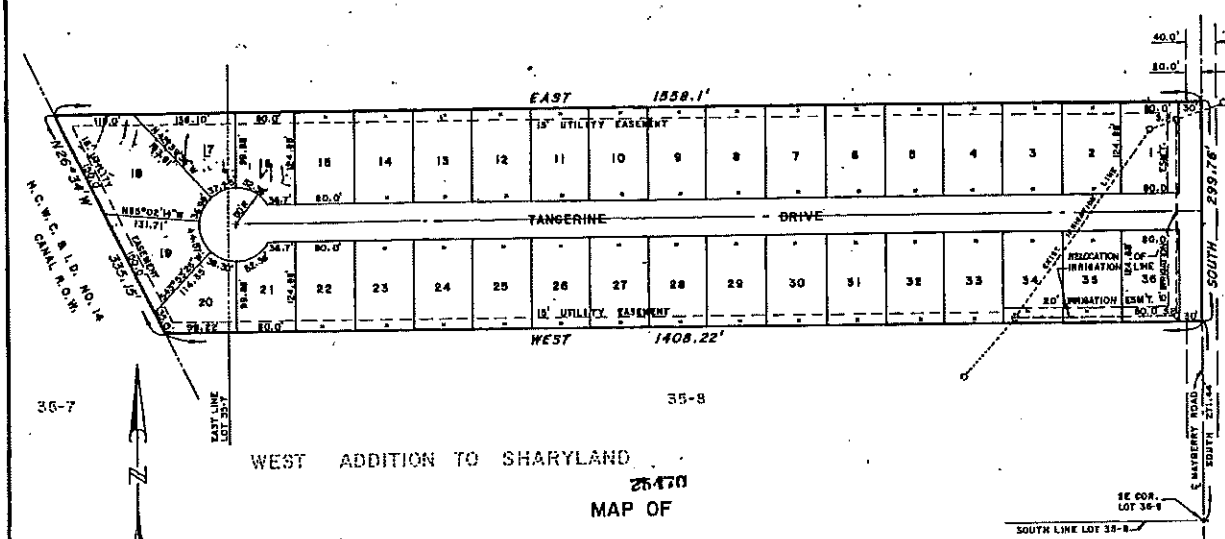
11/28/16
Date

[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.

Onsite done RC



WEST ADDITION TO SHARYLAND
26.470
MAP OF

TANGERINE ESTATES

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 10.21 ACRES,
BEING 1.13 ACRES OUT OF LOT 35-7 AND 9.08 ACRES OUT OF LOT 35-8
WEST ADDITION TO SHARYLAND
HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
Hidalgo Co. Reg'd of Hwy Dept.
By H.M. P...
Date 8-22-77

I, CHARLES L. MELDEN, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
APRIL 11, 1977

SURVEYED: MARCH 31, 1977
T158-P9-11
JOB NO. 770157

1-2
Form

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, LOUIS E. HAVELKA, OWNER OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS THE "TANGERINE ESTATES" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS E. HAVELKA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.



Louis E. Havelka
LOUIS E. HAVELKA, OWNER

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

7/4/77
DATE
John J. ...
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, ON THIS THE 9th DAY OF May, A. D., 1977.

ATTEST:
Mary ...
CITY SECRETARY

John J. ...
MAYOR

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THE 28 DAY OF July 1977, A. D.

ATTEST:
John ...
SECRETARY

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14
John J. ... 8/22/77

FILED FOR RECORDING
4:23
AUG 22 1977
COUNTY CLERK

APPROVED FOR RECORDING
BY
COMMISSIONER
This is a true and correct copy of the original filed for recording on August 22, 1977.
SANTOS SALCANA, County Clerk
Hidalgo County, Texas
By: ... Deputy

Recorded in Book 22 Page 34
of the city records of Hidalgo
County, Texas
Charles L. Melden
County Surveyor