

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	HEIDY X. PEREZ	3-17252
2.		
3.		
4.		
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6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: FEBRUARY 6, 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:

3-17252
1/23/17

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

Upon the application of:

Name: Heidy X. Perez

Address: 2302 Citrus
Grove St.
Mission, TX 78574
Phone: (956) 624-1107

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1/24/17</u>

Water Supplier: Sharyland

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

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

CJRS unit B Lot 8

[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.~~

Samanda Carter 1/24/17
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 3-17252
1/23/17

**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

Heidy Xiomara Perez Figueroa,

Known to me [or proved to me in the oath of Mexico - Matricula Consular FD Card or through consular # 202 133 964 (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:

CRS Unit B Lot 8."

[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]

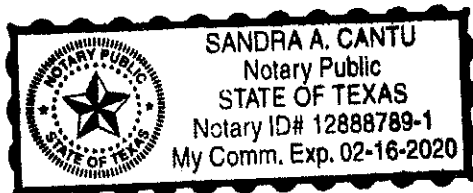
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 January 24, 2017, to certify which, witnesses my hand and seal of office.



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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: JANUARY 13, 2017

Grantor: B TWIN, LLC

Grantor's Mailing Address:

501 MOCKINGBIRD LANE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: HEIDY X. PEREZ

Grantee's Mailing Address:

3506 HAILLEY DR.
MISSION, TEXAS 78574
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$24,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

Property (including any improvements):

LOT 8, CJRS SUBDIVISION, UNIT B, BEING A RESUBDIVISION OF THE WEST 3.39 ACRES OF THE NORTH 7 ACRES OF LOT 101, BLOCK 3, LA HOMA RANCH CITRUS GROVES UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT WARRANTY DEED RECORDED ON JUNE 8, 1979, VOLUME 1626, PAGE 535, DOCUMENT NUMBER 18354, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS CJRS UNIT B LT 8.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 3

B TWIN, LLC

By: *Cayetano E. Barrera*
Cayetano E. Barrera, President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 13, 2017, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th Street, Suite A
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:
B Twin, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 3 OF 3

Chapter 232 Texas LGC Application

APPLICATION NO:

3-17252

Jan. 23, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

C0150-02-000-0008-00

[1] OWNER: PEREZ, HEIDY
2302 CITRUS GROVE ST.

[7] LEGAL DESC./NAME OF SUBDIVISION
C J R S UNIT B LT 8
X-44

MISSION, TX. 78574

Telephone No. 624-1107

LOCATION: 0 MOORFILE RD AND 8 1/2 MIL

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$4,000

[5] SIZE OF STRUCTURE: 1,056 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

FRONT 20' BACK 15' 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

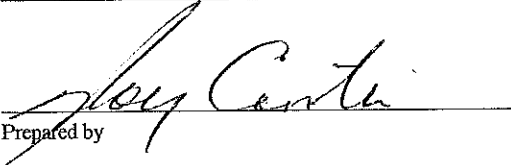
Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0295D Pct: 3

Community No.: 680334

Certification of Elevation
Required: YES NO BFE

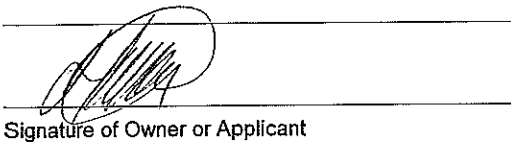
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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


Prepared by

1/23/17
Date


Approved by

1/23/17
Date

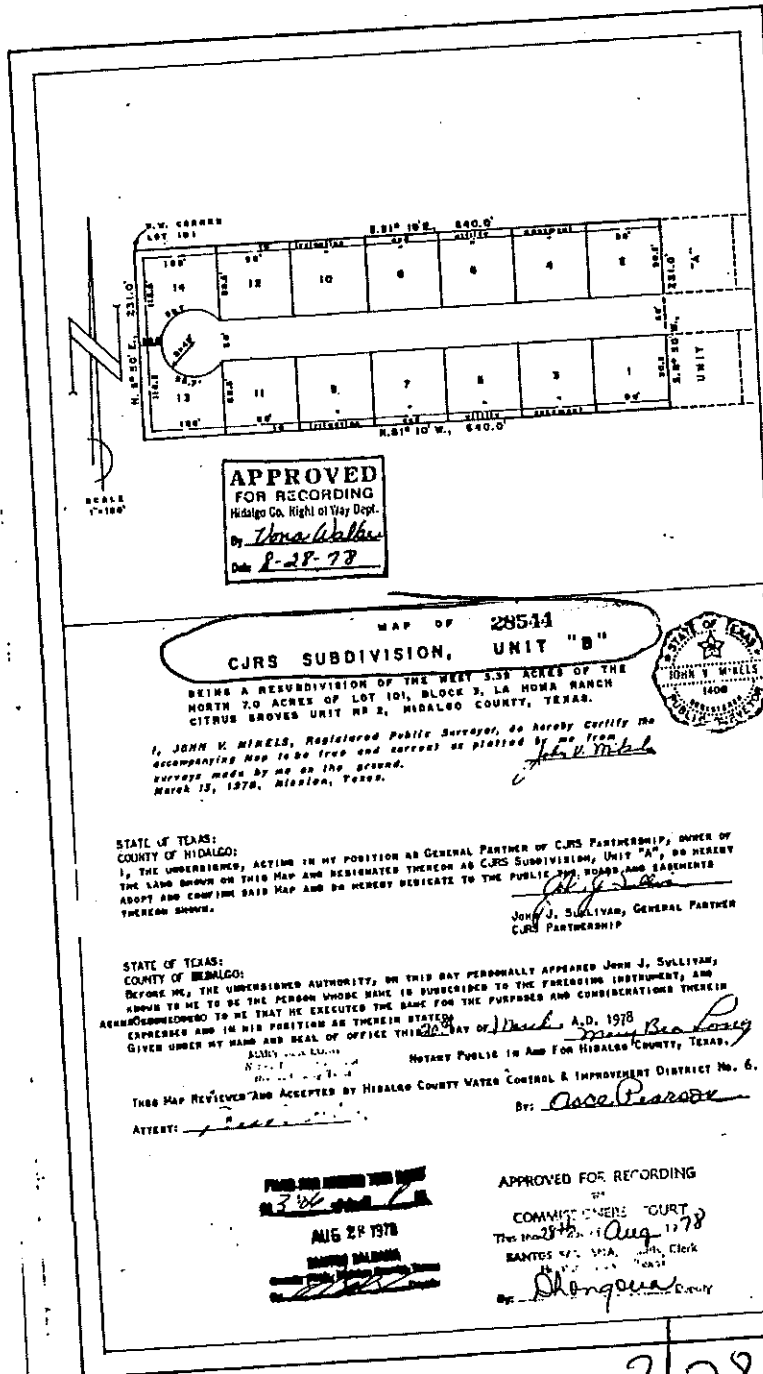

Signature of Owner or Applicant

1-23-17
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.



APPROVED FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By: *[Signature]*
 Date: 8-28-78

MAP OF 28544
CJRS SUBDIVISION, UNIT "B"

BEING A RESUBDIVISION OF THE WEST 5.39 ACRES OF THE NORTH 7.0 ACRES OF LOT 101, BLOCK 3, LA ROMA RANCH CITRUS GROVES UNIT NO 2, HIDALGO COUNTY, TEXAS.



I, JOHN V. MIRRELS, Registered Public Surveyor, do hereby certify the accompanying Map to be true and correct as plotted by me from surveys made by me on the ground.
 March 13, 1978, Houston, Texas.
[Signature]

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, the undersigned, acting in my position as General Partner of CJRS Partnership, owner of the land shown on this Map and designated thereon as CJRS Subdivision, Unit "A", do hereby adopt and confirm said Map and do hereby dedicate to the public the roads and easements thereon shown.
[Signature]
 JOHN J. SULLIVAN, GENERAL PARTNER
 CJRS PARTNERSHIP

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, the undersigned authority, on this day personally appeared John J. Sullivan, Defendant, the undersigned authority, who is subscribed to the foregoing instrument, and known to me to be the person whose name is subscribed to the same for the purposes and considerations therein expressed and in his presence as therein stated, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in his presence as therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF AUGUST, A.D. 1978.
 Notary Public in and for Hidalgo County, Texas.
 THIS MAP REVIEWED AND ACCEPTED BY HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6.
 BY: *[Signature]*

PAID AND RECORDED THIS 28th DAY OF AUGUST 1978
 AUG 28 1978
 HENRY BALDWIN
 County Clerk, Hidalgo County, Texas

APPROVED FOR RECORDING
 BY
 COMMISSIONERS COURT
 THIS 28th DAY OF AUGUST 1978
 HENRY BALDWIN, County Clerk
 HIDALGO COUNTY, TEXAS
 BY: *[Signature]*

8/28/78