| | | |
|---|---|---|
| | PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY | |
| | | |
| | APPLICANT | APPLICATION NO. |
| | | |
| 1. | ROLANDO JAVIER DE LEON | 4-15218 |
| | | |
| | | |
| | COMM. COURT: JULY 25, 2017 | |

# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15


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:** U-15218

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

| Approved by Environmental Health: | Temporary Service | Final Service |
|---|---|---|
| | Authorized Signature | R Ríos<br>Authorized Signature |
| Inspection/Permit No: | | Pre Installation System |
| Date Approved: | / / | 7/11/17 |

**Upon the application of:** owner: Rolando J. De Leon Jr.

**Name:** c/o Rolando J. DeLeon

**Address:** P.O. Box 616
San Juan Tx.
78589

**Phone:** 956-458-1039

**Water Supplier:** North Alamo

**Utility Provider:** [✓] M.V.E.C. [ ] AEP

**Account/ESI No.:** N/A

[ ] Temporary Pole [ ] Permanent Service

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

Caledonian Estates #2 Lot #31

,

*[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**

# PLANNING DEPARTMENT

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T.J. Arredondo, CFM
*Director of Planning*


**Precinct 1 2 3 4**

**Application No:** U-15218.

**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**

Rolando Javier DeLeon,

**Known to me [*or* proved to me in the oath of _____ *or* through** TxDL# 01337565 (*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:**

   Caledonian Estates #2 Lot 31, Edinburg, Tx. ."

*[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)**

**SUBSCRIBED AND SWORN TO before me on** July 11, 2017, **to certify which, witnesses my hand and seal of office.**

YOLANDA MOSQUEDA
My Notary ID # 4797704
Expires June 20, 2021

**NOTARY PUBLIC IN AND FOR**
**THE STATE OF TEXAS**

# Chapter 232 Texas LGC Application

APPLICATION NO:
4-15218
Feb. 24, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

C0350-02-000-0031-25

[ 1] OWNER: DE LEON, ROLANDO JAVIER JR

PO BOX 616
SAN JUAN, TX 78589
Telephone No. 787-0308

[ 2] CONTRACTOR: SELF

[ 3] WATER SYSTEM: N AL

[ 4] PURPOSE OF APPLICATION: MOVED BUILDING
44- MOBILE HOMES

[ 5] SIZE OF STRUCTURE: 1,312 Sq. Ft.

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

[ 7] LEGAL DESC./NAME OF SUBDIVISION
CALEDONIAN ESTATES #2 N 533.39
- W 122.5' LT 31 1.50 AC GR 1.
AC NET

LOCATION: 0 TEXAS & C. CHAVEZ

[ 8] SEWAGE: INSTA

[ 9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $6,000

[11] SPECIAL FLOOD HAZARD AREA: ___ YES ✓ NO

**Special Conditions: No construction allowed over any easements.**
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:40' BACK:15' SIDES:6'
MINIMUM ELEV. 18" ABOVE TOP OF CURB

Prepared by — Date: 2/24/16

Guillermo Rodriguez
Approved by — Date: 2/23/16

Graciela De Leon
Signature of Owner or Applicant — Date: 02-25-2016

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT . . . . . **$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

Community No.: 03250

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.

## [ 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.**

WARRANTY DEED 2194121

Date: July 15, 2010

Grantor: **Humberto Cantu and wife Virginia V. Cantu**

Grantor's Mailing Address (including county):
233 Vaquero Rd.
Rio Grande City, Texas 78582
Starr County

Grantee: Rolando Javier De Leon Jr.
Maricela Perez Rios

Grantee's Mailing Address (including county):
P. O. Box 616
San Juan, Texas 78589
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

**All of the North 533.39 feet of the West 2.14 acres of Lot 31, CALEDONIAN ESTATES SUBDIVISION, UNIT NO. 2, Hidalgo County, Texas according to the map thereof recorded in Volume 5, Page 41, Map Records, Texas**

This Conveyance is made expressly subject to;

SUBJECT TO easements and condition in the map and dedication of said subdivision.

SUBJECT TO easements, rules, regulations, rights and liens in favor of Hidalgo County & Improvement District No. 2, and all visible easements.

SUBJECT TO Oil & Gas Lease from La Perla Farms Co., Inc. To Hale Schaelben, dated November 24, 1967, recorded in Volume 315, Page 806, Oil & Gas Lease Records.

SUBJECT TO exception of all of the Oil, gas and other minerals in and under said land.

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee is taking the Property "as is", "where is" and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (I) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose: (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and material included in any improvements; (iv) the soil condition; drainage or other conditions existing at the property with respect to any particular purpose, developmental or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

THIS INSTRUMENT WAS PREPARED BASE ON INFORMATION FURNISHED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE. CLIENTS HAVE BEEN ADVISED THAT A TITLE SEARCH AND SURVEY SHOULD BE DONE BUT CLIENTS HAVE INSTRUCTED THE PREPARATION AS IS.

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

Humberto Cantu

Virginia V. Cantu

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF STARR

This instrument was acknowledged before me on 15th day of July, 2010, by Humberto Cantu.

NOTARY PUBLIC STATE OF TEXAS
ANNA R. ROSA
My Commission Expires
November 21, 2011

Anna R Rosa

Notary Public, State of Texas
My commission expires: 11-21-11

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF STARR

This instrument was acknowledged before me on 15th day of July, 2010, by Virginia V. Cantu.

NOTARY PUBLIC STATE OF TEXAS
ANNA R. ROSA
My Commission Expires
November 21, 2011

Anna R Rosa

Notary Public, State of Texas
My commission expires: 11-21-11

557800

STATE OF TEXAS *
*
COUNTY OF HIDALGO *

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT WE, FERMIN SERNA JR., of the County of Starr and State of Texas, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by HUMBERTO CANTU AND WIFE VIRGINIA V. CANTU, and other good and valuable consideration, the receipt of which is hereby fully acknowledged and confessed, and for which no lien either expressed or implied, is reserved or retained, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the said HUMBERTO CANTU AND WIFE VIRGINIA V. CANTU, of the County of Starr and State of Texas, all of the following described parcel, place and tract of land, lying and being situated in Hidalgo County, Texas, to-wit:

All of the North 533.39 feet of the West 2.14 acres of Lot 31, CALEDONIAN ESTATES SUBDIVISION, UNIT NO. 2, Hidalgo County, Texas according to the map.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SUBJECT TO easements and conditions in the map and dedication of said subdivision.

SUBJECT TO easements, rules, regulations, rights and liens in favor of Hidalgo County & Improvement District No. 2, and all visible easements.

SUBJECT TO Oil & Gas Lease from La Perla Farms Co., Inc. to Hale Schaelben, dated November 24, 1967, recorded in Volume 315, Page 806, Oil & Gas Lease Records.

SUBJECT TO exception of all of the oil, gas and other minerals in and under said land.

TO HAVE AND TO HOLD the hereinabove described premises together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said HUMBERTO CANTU AND WIFE VIRGINIA V. CANTU, his heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular, the aforesaid premises unto the said HUMBERTO CANTU AND WIFE VIRGINIA V. CANTU, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same of any part thereof.

WITNESS OUR HANDS, this the 21 day of OCTOBER 1996.

Fermin Serna Jr.
FERMIN SERNA JR

STATE OF TEXAS *
*
COUNTY OF STARR *

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority on this day personally appeared FERMIN SERNA JR, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of OCTOBER 1996.

NOTARY PUBLIC IN AND FOR
STARR COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS
ROEL R. MOLINA
Notary Public, State of Texas
My Commission Expires 5-08-00

VOL. 1941 PAGE 624

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

54717

# WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF HIDALGO } KNOW ALL MEN BY THESE PRESENTS:

That I, NICOLAS PALACIOS

of the County of HIDALGO and State of TEXAS for and in consideration of the sum of --Ten and No/100 ($10.00)---------- DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Fermin Cerna, Jr. of 1414 East Lovett; Edinburg, Texas 78539 of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

All of the North 533.39 feet of the West 2.14 acres of Lot 31, Caledonian Estates Subdivision, Unit No. 2, Hidalgo County, Texas, according to the map thereof recorded in Volume 5, Page 41, Map Records, Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of January, A.D. 19 84

Nicolas Palacios

NICOLAS PALACIOS

Mailing address of each grantee:

Name: Fermin Cerna, Jr.
Address: 1414 East Lovett
Edinburg, Texas 78539

Name:
Address:

VOL 1941 PAGE 625

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 24th day of January, 19 84

by Nicolas Palacios

My commission expires:

KATE MEDINA
Notary Public, Hidalgo County, Texas
My Commission Expires 3-6-85

Kate Medina
Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the day of , 19

by

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the day of , 19

by

of

a corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

54717

Cash
Nicolas Palacios

AFTER RECORDING RETURN TO:
Fermin Cerna Jr
1414 East Lovett
Edinburg

PREPARED IN THE LAW OFFICE OF:

FILED FOR RECORD
1984 FEB 16 AM 9 00
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS