

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Marin Garcia	4-16351
	COMM. COURT: AUGUST 29, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-10351
AE-25

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

Upon the application of:

Name: MARIN GARCIA

Address: 6640 N. JASMAN RD.
Edinburg TX, 78542

Phone: 956-566-8354

Approved by Environmental Health:	Temporary Service	Final Service
		—
Inspection/Permit No:	Authorized Signature <u>Temp. Light</u>	Authorized Signature —
Date Approved:	<u>8/21/17</u>	<u>1/1</u>

Water Supplier: NA

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

Account/ESI No. #100327 894513 25668
 Temporary Pole Permanent Service

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

Santa Cruz Gardens #2 lot# 01 Block# 35

[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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-10351

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

Marin Garcia JR

Known to me [or proved to me in the oath of _____ or through
TX Drivers license (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:

Santa Cruz Gardens #2 Lot #01 Block #35."

[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."

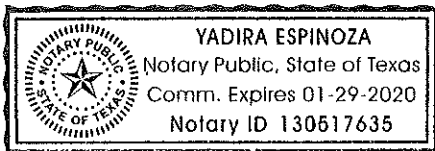
-OR-

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."

Marin Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on August 21, 2017, to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16351

Jan. 10, 2017

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

S1700-02-035-0001-30

[1] OWNER: GARCIA, MARIN

2415 NORMA DR
MISSION, TX. 78574

Telephone No. 566-8354

[7] LEGAL DESC./NAME OF SUBDIVISION

SANTA CRUZ GARDENS #2 LOTS 1-2
3-4, BLK 35, N5-S10 AC.

LOCATION: 0 PINKSTON & JASMIN

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$0

[5] SIZE OF STRUCTURE: 560 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.HOME.ZONE.AE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 50' SIDE 6'
REAR 15' . ELEVATION AS PER FEMA

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [] Water []

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

Community No.: 0325 D

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 [Signature] Date 01/10/17

Approved by Guillermo Rodriguez Date 01/10/17

Signature of Owner or Applicant [Signature] Date 1-10-2017

[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.

MAIL TAX STATEMENT TO:

Jacqueline C. Farne
98-1714A Kaahumanu St, #12A, Pearl City, Hawaii 96782

Return by Mail (XX) Pickup () To:
ALLAN H. GIFFORD, ATTORNEY AT LAW
ALA MOANA PACIFIC CENTER
1585 KAPIOLANI BLVD., SUITE 1706
HONOLULU, HAWAII 96814

DEED TO TRUST

WARRANTY DEED

DOC# 433180

This Deed, made this 13th day of December, 1994, by and between *Jacqueline C. Farne*, unmarried, as a Tenant in Severalty, whose residence and post office address is 98-1714A Kaahumanu St, #12A, Pearl City, Hawaii 96782, hereinafter called the "Grantor", and *Jacqueline C. Farne*, Trustee(s) under that unrecorded Living Trust of *Jacqueline C. Farne* dated December 13, 1994, whose residence and post office address is 98-1714A Kaahumanu St, #12A, Pearl City, Hawaii 96782, hereinafter called the "Grantee".

WITNESSETH:

That in consideration of the terms and conditions of the aforesaid Living Trust Agreement, and the powers granted therein, the Grantor does by these presents grant and convey unto Grantee, or Grantee's Successor, In Trust, as Trustee(s), for the uses and purposes and with all of the powers set forth in said trust agreement, including without prejudice to the foregoing, full power and authority to sell, convey, mortgage, exchange, lease, which lease(s) shall be valid throughout their terms, including a term expiring after the trust terminates, pledge or otherwise deal with and dispose of said property according to the sole judgment and discretion of the Trustee(s), in fee simple:

All of that certain real property situated in the County of Hidalgo, State of Texas, being the same premises conveyed to Grantor herein by Deed dated November 1, 1966,

recorded in the Official Recorder of said County in Volume 1162, Pages 978-981, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, together with the personal property, if any, described in said Exhibit "A", subject, however, to the encumbrances, exceptions, reservations and other matters, if any, set forth herein;

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy above set forth, forever.

And, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, Grantee's successors and assigns.

The terms "Grantor", "Grantee" and "Trustee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or Grantees, all covenants of such parties shall for all purposes be joint and several.

In Witness Whereof, the Grantor and Grantee have executed these presents on the day and year first above written.

Jacqueline C. Farns
Jacqueline C. Farns

"Grantor"

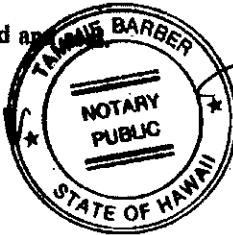
Jacqueline C. Farns
Jacqueline C. Farns, Trustee

"Grantee"

STATE of HAWAII)
CITY and COUNTY of HONOLULU) SS

On this 13th day of December, 1994, before me personally appeared *Jacqueline C. Farns*, as Grantor herein, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Grantor executed the same as Grantor's free act and deed.

Witness my hand and



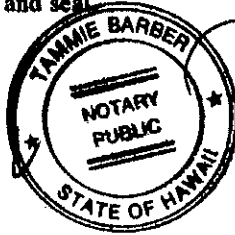
[Signature]
Notary Public, State of Hawaii
My commission expires: 7/05/1998



STATE of HAWAII)
CITY and COUNTY of HONOLULU) SS

On this 13th day of December, 1994, before me personally appeared *Jacqueline C. Farns*, Trustee(s), as Grantee herein, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Grantee executed the same as Grantee's free act and deed.

Witness my hand and seal



[Handwritten Signature]

Notary Public, State of Hawaii
My commission expires: 7/05/1998

EXHIBIT "A"

All that certain property situated in the County of Hidalgo, State of Texas, described as follows:

The North One-Half of the South Ten (10) acres of Lots One (1), Two (2), Three (3) and Four (4) in Block Thirty-Five (35) of Santa Cruz Gardens Subdivision Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; Save and Except any and all oil, gas and other minerals in, on, under or that may be produced from said land Except there is hereby conveyed to grantee herein one-eighth (1/8) of the usual and customary one-eighth (1/8) royalty interest to be non-participating as to lease moneys, bonuses and delay rentals. Said tract contains five (5) acres of land, more or less.

Being the same premises conveyed to *George H. Farné*, (deceased) and *Jacqueline C. Farné*, husband and wife, as Tenants by the Entirety, the Grantor herein, by Deed dated November 1, 1966, recorded in the Official Recorder of said County in Volume 1162, Pages 978-981.

Together with all built-in furniture, appliances, fixtures, attached carpeting and existing drapes, presently situate in or used in connection with, and being a part of, the herein demised premises.

Subject, however, to all grants, easements, covenants, restrictions, liens and encumbrances of record.

END OF EXHIBIT "A"

FILED FOR RECORD
DOC# 433180 #17
01-30-1995 11:51:31
JOSE ELOY PULIDO
HIDALGO COUNTY

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.

WARRANTY DEED

Date: June 29, 2016

Grantor: MARTHA PERALES and husband, ROGELIO PERALES
Grantor's Mailing Address (including county): 2518 Tallow Cts.
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: MARIN GARCIA
Grantee's Mailing Address (including county): 2415 Norma Dr.
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

The North 1/2 of the South 10 acres of Lot One (1), Two (2), Three (3), and Four (4), Block Thirty-five (35), SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 8, Page 28 and 29, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated August 22, 1953, recorded in Volume 782, Page 409, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement dated October 1, 1951, recorded in Volume 742, Page 6, Deed Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of SANTA CRUZ IRRIGATION DISTRICT NO. 15.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2016 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.

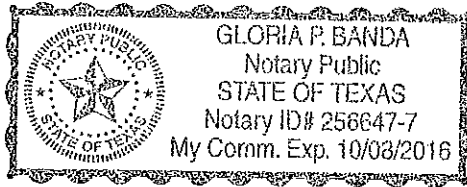

MARTHA PERALES

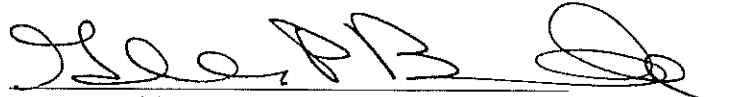

ROGELIO PERALES

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

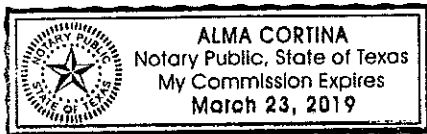
This instrument was acknowledged before me on the 29 of June, 2016, by MARTHA PERALES.

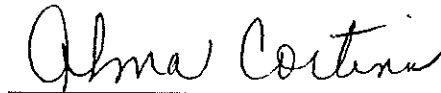



Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 5th of July, 2016, by ROGELIO PERALES.




Notary Public, State of Texas
ALMA CORTINA
County of Hidalgo