

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DELIA DELGADO RUIZ	3-16251
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 31, 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:

3-16251
11/4/15

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

Upon the application of:

Name: Delia Delgado Ruiz

Address: 3604 Thompson
MISSION TX
78574

Phone: (956) 903-8047

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Ortens</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>10/24/17</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

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

Regal Estates Lot 18

[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 10/24/17
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
--	---	---

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-16251
11/4/15

**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

Delia Delgado Ruiz

Known to me [or proved to me in the oath of Texas Driver License or through IDL# 37957837 (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:

Regal Estates Lot 18"

[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."

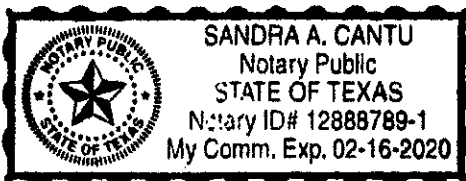
-OR-

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."

Delia Ruiz (Signature)

SUBSCRIBED AND SWORN TO before me on October 24, 2017, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



2215075

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: May 14, 2011

Grantor: EFRAIN MOLINA

Grantor's Mailing Address:

2200 Friday Street
Pharr, Texas 78577
Hidalgo County, Texas

Grantee: ARMANDO RUIZ and wife DELIA DELGADO DE RUIZ

Grantee's Mailing Address:

3602 Thompson Road
Mission, Texas 78574
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS Cash and other good and valuable consideration, the receipt sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot (8), REGAL ESTATES SUBDIVISION, being a re-subdivision out of 9.40 acres being all of Lot 121, BENTSEM GROVES SUBDIVISION, Hidalgo County, Texas, according to the map or plat record in Volume 24, Page 10-A, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances of the surface fee estate, that affect the Property; and taxes for 2011 which Grantee assumes and agrees to pay.

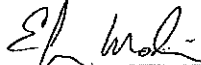
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee's 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 Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include

the plural.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPERATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO HIS PROPERTY.

WITNESS the hand and seal of said Grantor this 11th day of May, 2011.



EFRAIN MOLINA (Grantor)

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on 14th day of May, 2011 by EFRAIN MOLINA (Grantor)

WITNESS my hand and official seal




Cindy N. Ulloa, Notary Public,
State of Texas, County of Hidalgo
My commission expires 03/03/2015

AFTER RECORDED MAIL TO:

ARMANDO RUIZ AND WIFE
DELIA DELGADO DE RUIZ
3602 Thompson Road
MISSION, TEXAS 78574
HIDALGO, COUNTY TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

3-16251

Nov. 4, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

R1680-00-000-0008-00

[1] OWNER: RUIZ, ARMANDO
3602 THOMSON DR.

[7] LEGAL DESC./NAME OF SUBDIVISION
REGAL ESTATES LOT 8

MISSION TX 78574-9191

Telephone No. 424-2716

LOCATION: 3507 PALM DR & 2 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$22,000

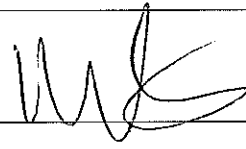
[5] SIZE OF STRUCTURE: 1,482 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

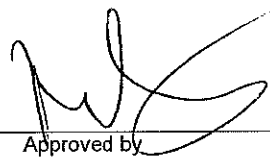
[6] USE OF BUILDING: RES NEW HOUSE zone C

Special Conditions: No construction allowed over any easements.
F25 R 15 S 6

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by

11/4/15
Date


Approved by

11/3/15
Date

OTHER _____
TOTAL AMOUNT \$30.00

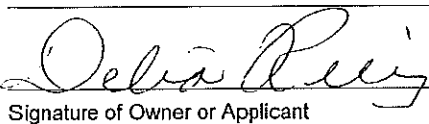
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0400C 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.

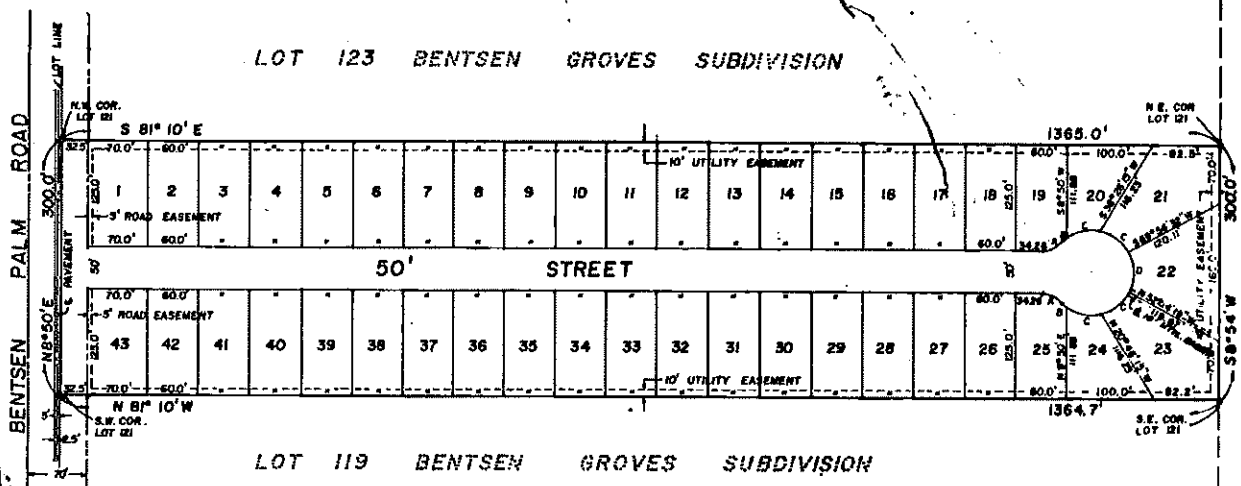

Signature of Owner or Applicant

11-4-15
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 *Thomas Walker*
 Date *April 23, 1984*

MAP OF
REGAL ESTATES

BEING A SUBDIVISION OF 9.40 ACRES
 BEING ALL OF LOT 121,
 BENTSEN GROVES SUBD.
 HIDALGO COUNTY, TEXAS

CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	50.0'	24.38'	23.72'	48°34'03"
B	50.0'	3.46'	5.42'	6°15'00"
C	50.0'	45.43'	45.84'	52°07'34"
D	50.0'	49.48'	49.84'	58°07'38"

1. 100 YEAR FLOOD ELEVATION = 159.0
 ABOVE MEAN SEA LEVEL.
 2. FINISHED FLOOR ELEVATION SHALL BE 16"
 ABOVE GROUND AT CENTER OF EACH
 LOT.

64010

FILED
 AT 1:30 P.M.
 APR 25 1984
 COUNTY CLERK
 HIDALGO COUNTY, TEXAS

Recorded in Book *244* Page *108*
 of the map records of Hidalgo
 County, Texas
 Melton and Hunt, Inc.
 County Surveyors

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
 McALLEN, TEXAS

SCALE: 1" = 100' DATE: 6-17-84

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the *23* day of *April*, 1984
 J. EDGAR
Conrad Stuller

STATE OF TEXAS
 COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "REGAL ESTATES"
 NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN
 FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVISION TO HIDALGO COUNTY TEXAS, AND WHOME
 NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN
 FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Dr. Fred Cernaiko
 WARAW DEVELOPERS; DR. FRED CERNAIKO - PRES.

Lloyd Cernaiko
 WARAW DEVELOPERS; LLOYD CERNAIKO - SEC.

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS
 INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE *20th* DAY OF *June*, 1984.

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
 THEREIN STATED.

Annie L. Medina
 NOTARY PUBLIC
 ANNIE L. MEDINA
 Notary Public
 In & For
 State of Texas

STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY
 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Plinio C. Medina
 PLINIO C. MEDINA
 REGISTERED PUBLIC SURVEYOR
 McALLEN, TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 4 ON THE *13* DAY OF *March* 1984

Thomas H. Thompson
 SECRETARY

CHECKED FOR DRAINAGE
 BY: *Val O...*

PREPARED