

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY

	APPLICANT	APPLICATION NO.
1.	KARLA CHAVEZ GARCIA	3-40
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 5, 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:

3-40
11/01/17

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

Upon the application of:

Name: Karla Chavez Garcia

Address: 6922 Santa Monica Blvd.

Mission TX 78574

Phone: (956) 900-6604

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	<u>1350</u>
Date Approved:	<u>1 / 1</u>	<u>11/28/17</u>

Water Supplier: NA

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 100327894-
[] Temporary Pole [X] Permanent Service

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

La Homa Heights #2 Lot 16

[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.

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
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Precinct 1 2 3 4

Application No:

3-40
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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

Karla Chavez Garcia

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 30273188 (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."

La Homa Heights #2 Lot 14

[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]

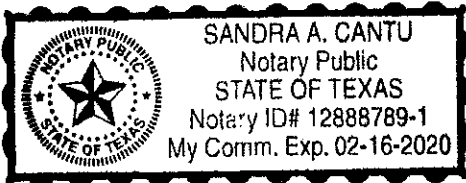
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Karla Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on November 23, 2017 to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Fax: 956-205-7049

Permit No.: Permit 3-40
Receipt No.: 000280
L1075-02-000-0016-00

GARCIA EDGAR GUZMAN & KARLA CHAVEZ
6922 SANTA MONICA BLVD
MISSION, TX 78574
(956) 900-6604
(956) 900-6604

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 390Sq.Ft.
- [5] Legal Description: LA HOMA HEIGHTS UT 2 LOT 16
- [6] Location: LA HOMA AND 107
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone C

Community Panel Number: 0300C 480334
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**
Description: Permit 3-40
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sandra.cantu
Inspector: roy.cantu
Receipt: sandra.cantu

Sandra Cantu 11/01/17
Cashier Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Karla Garcia
Signature of Owner or Applicant

11-1-2017
Date

WARRANTY DEED

The State of Texas,

County of HIDALGO

Know All Men by These Presents:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THAT Gonzalo Pena Rodriguez and wife Judith Ann Pena

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 --- (\$10.00) ----- DOLLARS
And other Good and Valuable consideration...

to in hand paid by : Edgar Garcia Guzman and wife Karla Chavez Garcia

as follows:

Property (including improvements)
All of Lot Sixteen (16), LA HOMA HEIGHTS SUBDIVISION UNIT No: Two (2), Hidalgo County, Texas. According to the map and/or plat thereof recorded in the Map Records of Hidalgo County, Texas. Information taken from "Warranty Deed", Document No: 2009-1970304 filed for the record on 02-12-2009 @ 8:50 a.m.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Edgar Garcia Guzman and wife Karla Chavez Garcia

whose mailing address is 6922 Santa Monica Blvd --- City of Mission 78574 of the County of Hidalgo State of Texas all that certain SAVE & EXCEPT: Seller reserves all oil, gas, and other minerals in, under and that may be produced from said property and not here to for reserved or conveyed by previous Grantors. Reservations From & Exceptions to Conveyance & Warranty:

- 1. Subject to all minerals reservations, if any or of record. Oil & Gas leases, if any and of record. 2. All easements, rules, regulations and rights in favor of water improvement district if any of record. 3. Subject to all visible easements, if any. 4. Taxes for the year of conveyance of which Grantees assume.

NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED BY THE PARTIES. THE PREPARER EXPRESSES NO OPINION ON THE TITLE OF THIS PROPERTY.

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 Edgar Garcia Guzman and Karla Chavez Garcia

heirs and assigns forever and we do hereby bind ourselves heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Edgar Garcia Guzman and Karla Chavez Garcia heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

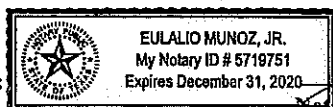
WITNESS our hand at Mission, Texas
this 24th day April, 2017
Witness at Request of Grantor:

[Handwritten signature]

(Acknowledgement)

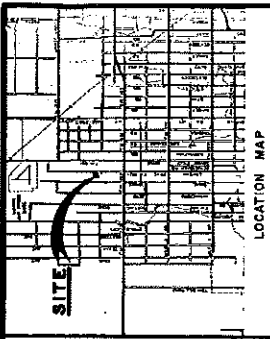
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of April, 2017
by Gonzalo Pena Rodriguez and wife Judith Ann Pena



My commission expires:
Dec. 31, 2020

[Handwritten signature]
Notary Public, State of Texas
Notary's printed name: Eulalio Munoz, Jr

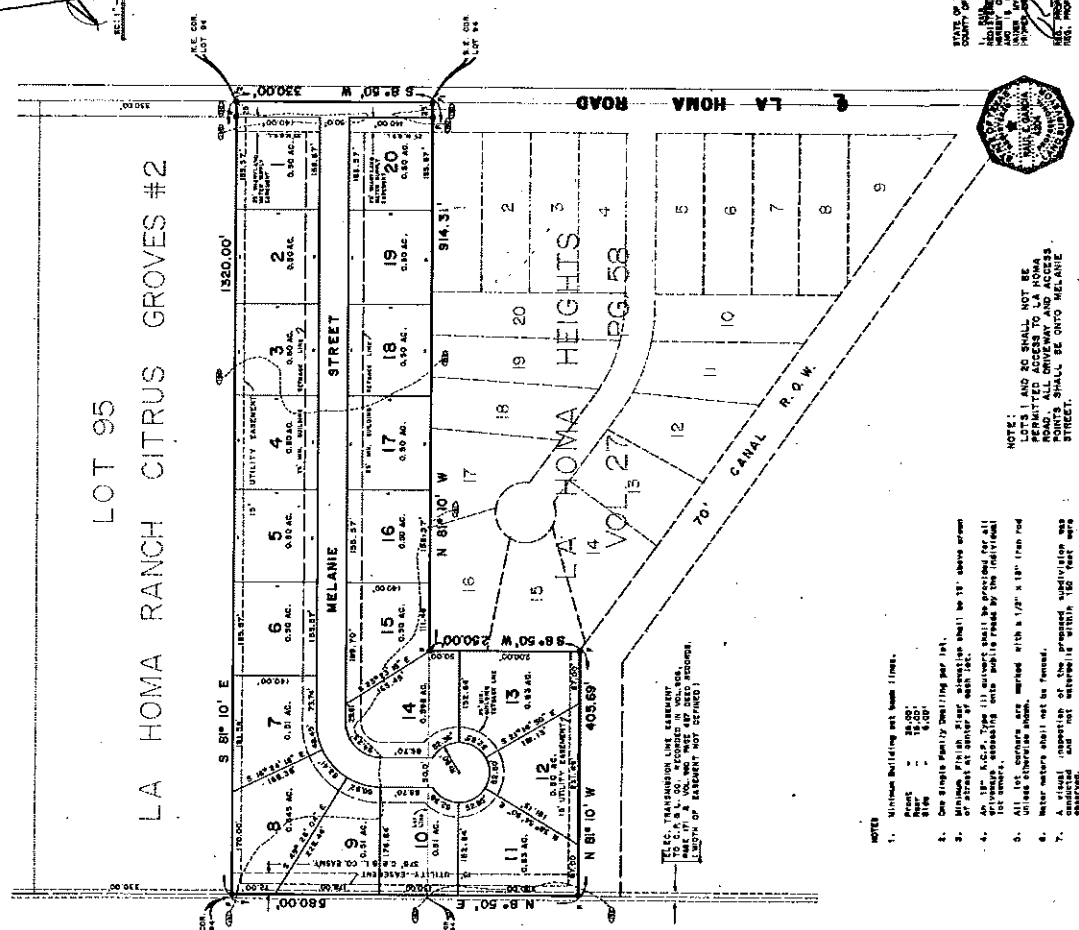
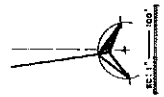


LEGEND:
 1 - FOUND COTTON PICKER SPINDLE
 2 - FOUND COTTON PICKER SPINDLE
 3 - FOUND COTTON PICKER SPINDLE
 4 - FOUND COTTON PICKER SPINDLE

LA HOMA HEIGHTS UNIT 2

A RESUBDIVISION OF LOT 94 AND THE WEST 408.69 OF THE NORTH 250.00' OF LOT 93, BLOCK 1, LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT # 2 AS RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE: MARCH 18, 1993
 SCALE: 1" = 100'



NOTES:
 1. Minimum Building set back lines.
 2. One single family dwelling per lot.
 3. All lots shall be 15' above ground level at street level with 1% slope.
 4. An 18" A.C.P. Type (1) sewer shall be provided for all lots, connecting with public lines by the traditional 18" manhole, existing with public lines by the traditional 18" manhole.
 5. All lot corners are marked with 1/2" x 1/2" iron rod unless otherwise shown.
 6. Meter meters shall not be furnished.
 7. A visual inspection of the proposed subdivision was made and found to be in accordance with the local zoning ordinance.
 8. All lot corners are marked with 1/2" x 1/2" iron rod unless otherwise shown.

NOTE: 1. AND 2. SHALL NOT BE PERMITTED ACCESS TO LA HOMA ROAD. ALL DRIVEWAY AND ACCESS PRICES SHALL BE ONTO MELANIE STREET.

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STATE OF TEXAS
 COUNTY OF HIDALGO
 I, [Signature], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, [Signature], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

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STATE OF TEXAS
 COUNTY OF HIDALGO
 I, [Signature], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

APPROVED:
 [Signature]
 COUNTY CLERK

APPROVED:
 [Signature]
 COUNTY CLERK

APPROVED:
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 COUNTY CLERK

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