

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JOSE LUIS GUZMAN	3-194
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: FEBRUARY 6, 2018	



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: 3-194
1/22/18

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

Upon the application of:

Name: Jose Luis Guzman

Address: 9720 N. La Homa Rd
Mission, TX 78574

Phone: (956) 890-5378

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Andrew</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 / 1</u>	<u>1/30/18</u>

Water Supplier: Sharyland

Utility Provider: [] M.V.E.C. [] WAEP

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

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

Nuevo Amanecer Ph 2 Lot 26A

[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
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-194
1/29/18

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

Jose Luis Guzman

Known to me [or proved to me in the oath of TDL# 13353804 or through Identification TDL (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:

Nuevo Amenercer Ph 2 Lot 26A."

[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]

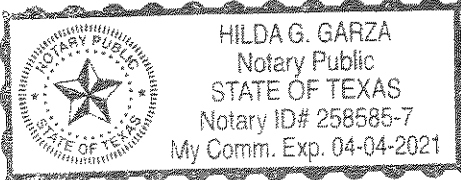
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose L Guzman (Signature)

SUBSCRIBED AND SWORN TO before me on January 30, 2018, to certify which, witnesses my hand and seal of office.



Hilda G. Garza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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: April 29, 2011

Grantor: ROBERTO GUZMAN a/k/a ROBERTO GUZMAN, JR., a single person and RICARDO GUZMAN and wife, ALMA GUZMAN

Grantor's Mailing Address (including county):

P.O. Box 4252
Edinburg, Texas 78539
Hidalgo County

Grantee: JOSE LUIS GUZMAN

Grantee's Mailing Address (including county):

P.O. Box 4252
Edinburg, Texas 78539
Hidalgo County

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

Property (including any improvements):

All of Lot 26A, NUEVO AMANECER SUBDIVISION, PHASE II, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 29, Page 161, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO lien in favor THE FROST NATIONAL BANK as recorded in Deed of Trust document #360003 in the Official Records of Hidalgo County, Texas;

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

SUBJECT TO 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 year 2011 and all subsequent years, the payment of which Grantee assumes.

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, executors, administrators, successors or

assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant 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.

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

Roberto Guzman Jr.
ROBERTO GUZMAN a/k/a ROBERTO GUZMAN, JR.

Ricardo D. Guzman
RICARDO GUZMAN

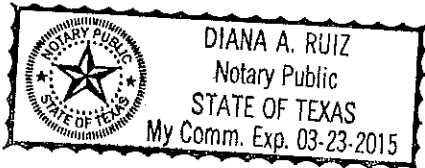
Alma Guzman
ALMA GUZMAN

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3rd day of May ⁽²²⁾ ~~April~~, 2011, ROBERTO GUZMAN a/k/a ROBERTO GUZMAN, JR..



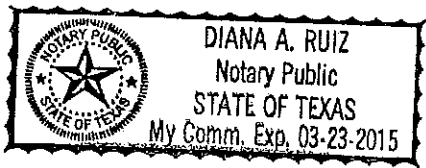
Diana A. Ruiz
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3rd day of May ⁽²²⁾ ~~April~~, 2011, RICARDO GUZMAN and ALMA GUZMAN



Diana A. Ruiz
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jose Luis Guzman
P.O. Box 4252
Edinburg, Texas 78539



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 3-194
Receipt No.: 001139
N8613-02-000-026A-00

- GUZMAN JOSE LUIS
- PO BOX 4252
- EDINBURG, TX 78540
- (956) 890-5378
- (956) 890-5378
- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 400Sq.Ft.
- [5] Legal Description: NUEVO AMANECER PH 2 LOT 26A
- [6] Location: la homa & 8/12
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone X

Community Panel Number: 0290d
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 18', Side 10', Side 10', Corner '
 Special Conditions: must comply w/ all setbacks
 Description: Permit 3-194
 Price: \$30.00
 Description: Unauthorized Construction Penalty
 Price: \$30.00

Total Amount.....\$60.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$60.00
 Change Due: \$0.00
 Application: beto.garza
 Inspector: beto.garza
 Receipt: sandra.cantu

Sandra Cantu 1/29/18
 Cashier Date

Onsite done HG

[NOTICE]

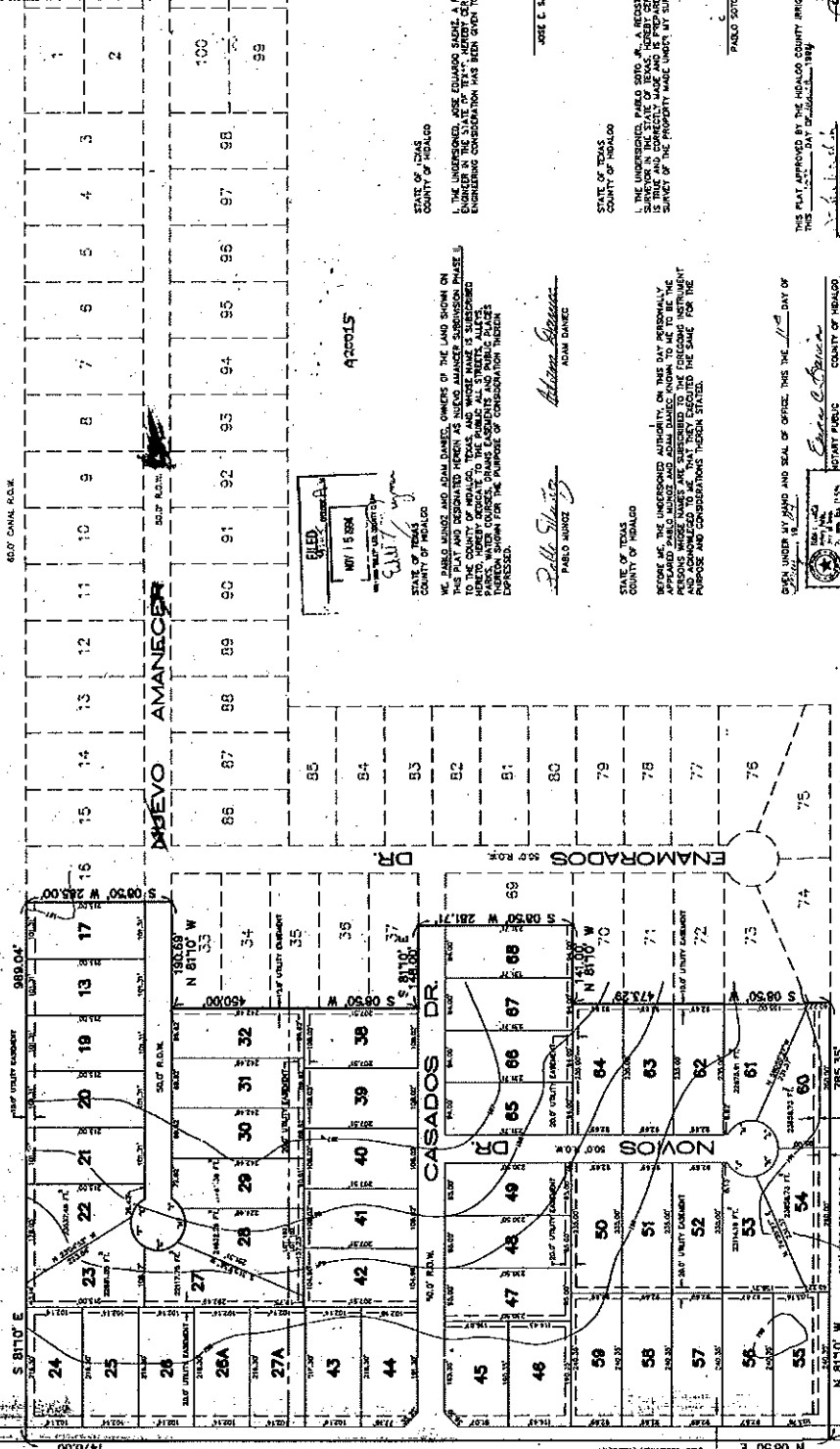
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

Ricardo Guzman 1/29/18
 Signature of Owner or Applicant Date
 RICARDO GUZMAN



LA HOMA ROAD

MOOREFIELD



LOT 104, BLOCK 2

LOT 100, BLOCK 2

BM 18461
TOP OF CURVE
ON NORTH SIDE
OF ENTRANCE

THE STATE OF TEXAS, COUNTY OF HIDALGO, BEING THE PLACE WHEREIN THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS LOCATED, I, the undersigned, JOSE EDUARDO SANCHEZ, a registered professional engineer in the State of Texas, do hereby certify that the proper engineering consideration has been given to this plat.

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO



JOSE E. SANCHEZ No. 02553

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, PABLO SOTO JR., a registered professional engineer in the State of Texas, do hereby certify that the proper engineering consideration has been given to this plat.

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO



PABLO SOTO JR. No. 4541

DEED UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF

APPROVED FOR RECORDING

COMMISSIONERS COURT

COUNTY OF HIDALGO

THIS INSTRUMENT WAS FILED FOR RECORDING ON

AT THE OFFICE OF THE COUNTY CLERK

ON THE 29th DAY OF

1997

AT 10:00 AM

IN THE COUNTY OF HIDALGO, TEXAS

BY: [Signature]

COUNTY CLERK

NOTES

1. 1/2" = 100'

2. ONE SINGLE FAMILY DWELLING PER LOT

3. BUILDING SETBACKS AS FOLLOWS

FRONT 30 FT

REAR 10 FT

4. FLOOD ZONE DESIGNATION, ZONE "0"

5. MINIMAL FLOOR ELEVATION SHALL BE

6. COLLECT PIPES SHALL BE PROVIDED FOR EACH DWELLING

7. EACH LOT SHALL REQUIRE REEF OF STORM PROTECTION

8. ALL LOT CORNERS SET HALF (1/2) INCH HIGH EOD.

SA GARZA ENGINEERS INC.
1200 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539
(210) 283-8661



ITEM	AREA	WIDTH	LENGTH	CHORD
1	10.00	50.0	40.0	64.0
2	10.00	50.0	40.0	64.0
3	10.00	50.0	40.0	64.0
4	10.00	50.0	40.0	64.0
5	10.00	50.0	40.0	64.0
6	10.00	50.0	40.0	64.0
7	10.00	50.0	40.0	64.0
8	10.00	50.0	40.0	64.0
9	10.00	50.0	40.0	64.0
10	10.00	50.0	40.0	64.0
11	10.00	50.0	40.0	64.0
12	10.00	50.0	40.0	64.0
13	10.00	50.0	40.0	64.0
14	10.00	50.0	40.0	64.0
15	10.00	50.0	40.0	64.0
16	10.00	50.0	40.0	64.0
17	10.00	50.0	40.0	64.0
18	10.00	50.0	40.0	64.0
19	10.00	50.0	40.0	64.0
20	10.00	50.0	40.0	64.0
21	10.00	50.0	40.0	64.0
22	10.00	50.0	40.0	64.0
23	10.00	50.0	40.0	64.0
24	10.00	50.0	40.0	64.0
25	10.00	50.0	40.0	64.0
26	10.00	50.0	40.0	64.0
27	10.00	50.0	40.0	64.0
28	10.00	50.0	40.0	64.0
29	10.00	50.0	40.0	64.0
30	10.00	50.0	40.0	64.0
31	10.00	50.0	40.0	64.0
32	10.00	50.0	40.0	64.0
33	10.00	50.0	40.0	64.0
34	10.00	50.0	40.0	64.0
35	10.00	50.0	40.0	64.0
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37	10.00	50.0	40.0	64.0
38	10.00	50.0	40.0	64.0
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40	10.00	50.0	40.0	64.0
41	10.00	50.0	40.0	64.0
42	10.00	50.0	40.0	64.0
43	10.00	50.0	40.0	64.0
44	10.00	50.0	40.0	64.0
45	10.00	50.0	40.0	64.0
46	10.00	50.0	40.0	64.0
47	10.00	50.0	40.0	64.0
48	10.00	50.0	40.0	64.0
49	10.00	50.0	40.0	64.0
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58	10.00	50.0	40.0	64.0
59	10.00	50.0	40.0	64.0
60	10.00	50.0	40.0	64.0
61	10.00	50.0	40.0	64.0
62	10.00	50.0	40.0	64.0
63	10.00	50.0	40.0	64.0
64	10.00	50.0	40.0	64.0
65	10.00	50.0	40.0	64.0
66	10.00	50.0	40.0	64.0
67	10.00	50.0	40.0	64.0
68	10.00	50.0	40.0	64.0
69	10.00	50.0	40.0	64.0
70	10.00	50.0	40.0	64.0
71	10.00	50.0	40.0	64.0
72	10.00	50.0	40.0	64.0
73	10.00	50.0	40.0	64.0
74	10.00	50.0	40.0	64.0
75	10.00	50.0	40.0	64.0
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77	10.00	50.0	40.0	64.0
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79	10.00	50.0	40.0	64.0
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81	10.00	50.0	40.0	64.0
82	10.00	50.0	40.0	64.0
83	10.00	50.0	40.0	64.0
84	10.00	50.0	40.0	64.0
85	10.00	50.0	40.0	64.0
86	10.00	50.0	40.0	64.0
87	10.00	50.0	40.0	64.0
88	10.00	50.0	40.0	64.0
89	10.00	50.0	40.0	64.0
90	10.00	50.0	40.0	64.0
91	10.00	50.0	40.0	64.0
92	10.00	50.0	40.0	64.0
93	10.00	50.0	40.0	64.0
94	10.00	50.0	40.0	64.0
95	10.00	50.0	40.0	64.0
96	10.00	50.0	40.0	64.0
97	10.00	50.0	40.0	64.0
98	10.00	50.0	40.0	64.0
99	10.00	50.0	40.0	64.0
100	10.00	50.0	40.0	64.0

NUEVO AMANECER SUBDIVISION PHASE II

BEING 27.82 ACRES OUT OF LOTS 101, 102, AND 103, BLOCK 2, LA HOMA ROAD, GARDEN GROVES SUBDIVISION UNIT No. 2, HIDALGO COUNTY, TEXAS.