

| PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY | | |
|--|----------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | Armandina Alvarez | 4-15629 |
| | COMM. COURT: JULY 17, 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: 4-15629
05/31/16
AE-25

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

Upon the application of:

Name: ARMENDIA AWARIZ

Address: 3022 Rio Red
Circle South
Edinburg TX 78541

Phone: 956-5701981

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|----------------------|---------------------------------|
| Inspection/Permit No: | Authorized Signature | Authorized Signature |
| Date Approved: | <u>1 / 1</u> | <u>5-17-12</u> <u>7/2/18</u> |

Water Supplier: Sheryland

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

Account/ESI No.: #10032789480/42115
 Temporary Pole Permanent Service

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

lots 7 & 8 lakeview Subdivision. Further described as the
West 140' of the East 650' of the 1/2" of the North
half of Lot # 21, Ramseyer Gardens Subdivision.
[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

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: 4-15629

05-31-14
AE-25

**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

Armandina Alvarez

Known to me [or proved to me in the oath of _____ or through TX Driver 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:

Lakeview 7 & 8, Further described as the west 140' of the East 650' of the 125' of the North half of Lot #21, Ramseyer Gardens Subdivision.

[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-

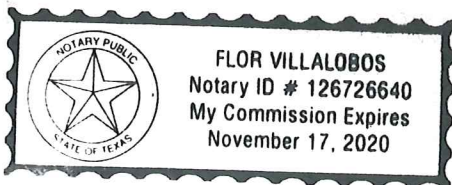
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Armandina Alvarez (Signature)

SUBSCRIBED AND SWORN TO before me on July 02, 2018, to certify which, witnesses my hand and seal of office.

Flor Villalobos

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



* Notarized

WARRANTY DEED with VENDOR'S LIEN

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 PRPOERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUBMER.

Date: February 17, 2012

Grantor: SANDRA J. WOMACK dba S. DAVIS ENTERPRISE

Grantor's Mailing Address (including county): 8301 N. Ware
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: ARMANDINA ALVAREZ

Grantee's Mailing Address (including county): 3022 Red Circle
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: The sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, including:

A vendor's lien note dated February 17th, 2012, in the principal sum of \$18,000.00 payable with interest from the date; at the rate of twelve (12%) per cent per annum payable in the monthly installments of \$243.00 each, due on the seventeenth day of each and every calendar month beginning on March 17, 2012, continuing regularly for 120 months then one final payment of the remaining unpaid interest and principal due and payable.

Property (including any improvements): Real Property in Hidalgo County, Texas, Lakeview Subdivision being more fully described as follows to wit:

Tract BEING Lots 7 & 8, Lakeview Subdivision Edinburg, Hidalgo County, Texas, further described as the West 140' of the East 650" of the South 125" of the North half of Lot #21, Ramseyer Gardens Subdivison, Hidalgo County, Texas

Reservations From and Exceptions to Conveyance and Warranty:

(a) SUBJECT to all easements of record and all visible and apparent easements on or across property herein described, which do not appear of record. Including the twenty-five foot easement out of the north 25ft included herein within the fifty foot ROW of the established public right of way.

(b) Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

(c) Rights of Parties in possession

(d) Rules, regulations and orders governing residential subdivisions, sanitary and waste disposal, construction etc. in favour of the Hidalgo County Planning and Zoning Regulations for Hidalgo County, Texas.

(e) Subject to all Deed Restrictions on the above Property AKA as Lakeview Subdivision

(h) Easement for utilities granted to Sharyland Water Supply

(o) Terms, conditions and stipulations contained in any recorded/unrecorded Contracts of Sale.

TO HAVE AND TO HOLD the property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject as aforesaid, unto GRANTEE and GRANTEE's heirs, legal representative, and/or successors and assigns, forever; and GRANTOR does hereby bind GRANTOR'S heirs, executors, administrators, legal representatives and or successors, to WARRANT AND DEFEND all and singular the said property, subject as aforesaid, unto GRANTEE and GRANTEE'S heirs, legal representatives, and/or successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the GRANTOR expressly reserves for GRANTOR, GRANTOR'S heirs, and assigns, the Vendor's Lien, as well as Superior Title in and to the above described note and indebtedness has been fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute, and to additionally secure GRANTOR in the payment of the note and indebtedness so assumed, GRANTEES have executed and delivered a Deed of Trust of even date herewith.

Sandra Davis Womack
Sandra Davis Womack

AKA Sandra J. Womack dba S. Davis Enterprise

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF §

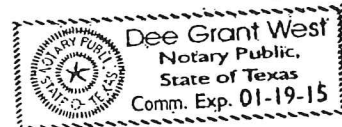
This instrument was acknowledged before me on this the 17 day of December 2012
By: SANDRA DAVIS WOMACK aka Sandra J. Womack
DBA S. DAVIS ENTERPRISE

Dee Grant West
Notary Public, State of Texas

My Commission Expires: 01/19/2015

After Recording Return To:

Sandra Davis Womack



8301 N Ware Road
McAllen TX 78504-9661

SPECIAL
WARRANTY DEED

DOC# 346632

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS

THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, a Texas Corporation of the County of Hidalgo, State of Texas AND

WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, of the County of El Paso, State of Texas for and in consideration of the sum of TEN AND NO/100'S-----

-----DOLLARS
to us in hand paid by S. DAVIS ENTERPRISE as follows:
Rt. 2 Box 152-B
McAllen, Texas 78504

CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION unto the said WILLIAM GORDON MCGEE, and wife, JEAN E. MCGEE, on the 5th day of February, 1987 as recorded in Volume 2414, Page 464, Official Records of Hidalgo County, Texas, who further Granted, Sold and Conveyed unto the said S. DAVIS ENTERPRISE on the 21st day of April, 1989 as recorded in Volume 2749, Page 328, Official Records of Hidalgo County, Texas all that certain Lot, tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit: See "EXHIBIT A"

TO HAVE AND TO HOLD said premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said S. DAVIS ENTERPRISE, its successors, heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said S. DAVIS ENTERPRISE, its heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness our hands at McAllen,

Texas. This 20th day of JULY 1993.

June Davis
CITRUS CITY LAKE DEVELOPMENT
Secretary - JUNE DAVIS

Curtis C. Davis
CITRUS CITY LAKE DEVELOPMENT
President - CURTIS C. DAVIS

William Gordon McGee
WILLIAM GORDON MCGEE
Individual Grantor

Jean E. McGee
JEAN E. MCGEE
Individual Grantor

STATE OF TEXAS |
COUNTY OF HIDALGO |

THIS property is the same property which was previously conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION to WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, who further conveyed the same property to S. DAVIS ENTERPRISE, lot tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit:

The West 120 feet of the East 200 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lot 2, Block A, Lakeview Subdivision. And

The West 490 feet of the East 930 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lots 6, 7 and 8, Block A, Lakeview Subdivision. Also Lots 15, 16, 17 and 18, Block B, Lakeview Subdivision. And

The East 300 feet of the South 225 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 14, 15, 16, 17, 18 and 19, Block A, Lakeview Subdivision. And

The East 140 feet of the West 662 feet of the South 100 feet Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 13 and 14, Block B, Lakeview Subdivision. And

The West 125 feet of the North 25 feet of Lot 21, and the West 323 feet of Lot 22, and the West 323 feet of the South 175 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 21, 22, 23, 24, 25, 26, 27, 28, and Lots 1, 3, 6 and 7, Block B, Lakeview Subdivision. And

The West 375 feet of the East 465 feet of the South 175 feet of Lot 23 and the West 375 feet of the East 465 feet of the North 75 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 20, 21, 22, 23, 25, 26, 27, 28 and 29, Block A, Lakeview Subdivision. And

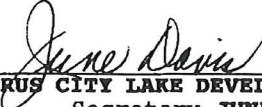
The East 349 feet of the West 672 feet of the South 125 feet of the North 250 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 33 and 34, Block B, Lakeview Subdivision. To include the East 349 feet of the West 672 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lot 4, Block B, Lakeview Subdivision. And

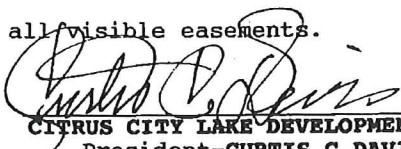
The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.


SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.


SUBJECT to Lien of Record.

SUBJECT to easements of record, and all visible easements.


CITRUS CITY LAKE DEVELOPMENT
Secretary-JUNE DAVIS


CITRUS CITY LAKE DEVELOPMENT
President-CURTIS C. DAVIS


WILLIAM GORDON MCGEE
Individual Grantor


JEAN E. MCGEE
Individual Grantor

Mailing address of grantee:

Name: S. DAVIS ENTERPRISE
Address: Rt. 2 Box 152-B
McAllen, Texas 78504

(Corporate Acknowledgement)

THE STATE OF TEXAS ;

COUNTY OF HIDALGO ;

This instrument was acknowledged before me on the 20th day of July, 1993, by CURTIS C. DAVIS, President of CITRUS CITY LAKE DEVELOPMENT CORPORATION a Texas Corporation, on behalf of said Corporation.

My Commission expires
3-1-97



Betty Salinas
Notary Public,
State of Texas
Notary's Printed Name:
Betty Salinas

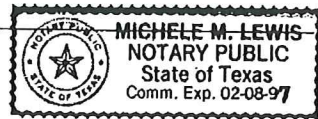
(Acknowledgement)

THE STATE OF TEXAS ;

COUNTY OF HIDALGO ;

This instrument was acknowledged before me on the 20th day of July, 1993, by WILLIAM GORDON MCGEE

My Commission expires:



Michael M. Lewis
Notary Public,
State of Texas
Notary's Printed Name:

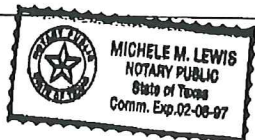
(Acknowledgement)

THE STATE OF TEXAS ;

COUNTY OF HIDALGO ;

This instrument was acknowledged before me on the 20th day of July, 1993, by JEAN E. MCGEE

My Commission expires:



Michael M. Lewis
Notary Public,
State of Texas
Notary's Printed Name:

Chapter 232 Texas LGC Application

APPLICATION NO: 4-15629 May. 31, 2016

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

R0800-01-000-0021-28

[1] OWNER: ALVAREZ, ARMANDINA 3022 RED CR. EDINBURG, TX. 78541 Telephone No. 570-1981

[7] LEGAL DESC./NAME OF SUBDIVISION LAKE VIEW LOT 7-8 5/12/14A10032789492576497/E 5/7/14SW/E

LOCATION: 0 MCOLL & MONTECRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 1,353 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6' REAR 15' . ELEVATION AS PER FEMA FLOOD ZONE AE

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 05/29/16

OTHER TOTAL AMOUNT \$30.00

Approved by Guillermo Rodriguez Date 05/29/16

Light [] Water [] Flood Zone: MI AE-25 Panel No. /Suffix: Pct: 4

Signature of Owner or Applicant [Signature] Date 5/31/16

Community No.: 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.