

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	LETICIA MORENO	3-649
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: July 31, 2018	



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-649
7/10/18

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

Upon the application of:

Name: Leticia Moreno

Address: 3209 E. Jefferson
Alton, TX
78573

Phone: (956) 821-8030

Approved by Environmental Health:	Temporary Service <u>antony</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>n/a</u>	_____ Authorized Signature
Date Approved:	<u>7/12/18</u>	<u> / /</u>

Water Supplier: Sharyland

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

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

Amber Land Lot 8

[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.

Jandrea Centeno 7/12/18
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Director of Planning

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Application No:

3-649
7/10/18

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

Leticia Moreno

Known to me [or proved to me in the oath of Texas Driver License or through TX DL 00373473 (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: Amber Land Lot 8
3209 East Jefferson Alton TX 78573."

[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."

Leticia Moreno (Signature)

SUBSCRIBED AND SWORN TO before me on 12th July, 2018, to certify which, witnesses my hand and seal of office.



Daniela Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/10/2018 10:53:28 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 3-649
Receipt No.: 003498
A4150-00-000-0008-00

DAVID MORENO & LETICIA
3209 EAST JEFFERSON
ALTON, TX 78573
(956) 624-7712
(956) 624-7712

- [1] Contractor: self
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 3540Sq.Ft.
[5] Legal Description: AMBER LAND LOT 8
[6] Location: GLASSCOCK AND 4 ML.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$101000
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 40', Rear 40', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 3-649
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 006480
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu

Inspector: roy.cantu
Receipt: sandra.cantu

Handwritten signature: Sandra Cantu 7/10/18
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.

Signature of Owner or Applicant

Date

Handwritten notes: On site done by RC

Handwritten signature: Roger R. ...

Handwritten date: 7/10/2018

CHARGE: VLTC
GF#156325/AR

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

Date: June 18, 2018

Grantor: YVETTE RIVERA RAMIREZ *with* YVETTE RIVERA AND HUSBAND, MAURICIO ALFONSO RAMIREZ

Grantor's Mailing Address: 1001 W. 30th 1/2 Street
Mission, Hidalgo County, Texas 78574

Grantee: DAVID MORENO AND WIFE, LETICIA MORENO

Grantee's Mailing Address: 3119 E. Jefferson Ave.
Alton, Hidalgo County, Texas 78573

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$156,000.00) of which THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 8, AMBER LAND SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of United Irrigation District.
2. Roadways and easements as shown on the map of Amber Land Subdivision, recorded in Volume 21, Page 31, map records of Hidalgo County, Texas.
3. Mineral and/or royalty reservation contained in dated June 19, 1965, recorded in Volume 1126, Page 619, Deed Records of Hidalgo County, Texas.
4. Terms, stipulations and conditions contained in instrument executed by United Irrigation District dated December 11, 2003, filed January 27, 2004 under Document Number 1290432, Official Records of Hidalgo County, Texas. (Blanket)
5. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
7. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

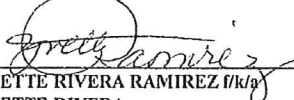
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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


YVETTE RIVERA RAMIREZ f/k/a
YVETTE RIVERA

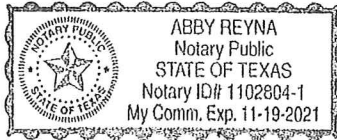

MAURICIO ALFONSO RAMIREZ


(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 18, 2018 by YVETTE RIVERA RAMIREZ f/k/a YVETTE RIVERA.



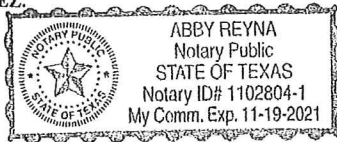

Notary Public, State of Texas

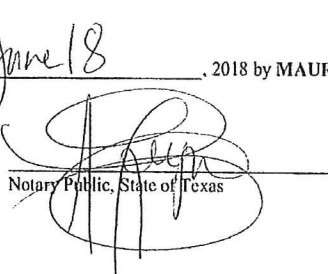
(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

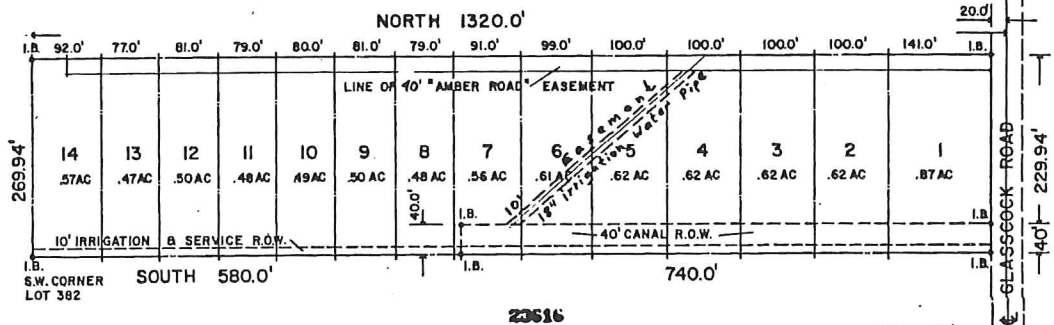
This instrument was acknowledged before me on June 18, 2018 by MAURICIO ALFONSO RAMIREZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
DAVID MORENO &
LETICIA MORENO
3119 E. Jefferson Ave.
Alton, Texas 78573

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GR#156325/File No. 9792-18



**MAP OF
AMBER LAND SUBDIVISION
HIDALGO COUNTY, TEXAS**

BEING A SUBDIVISION OF THE SOUTH 7.5 AC.
OF THE SOUTH 23.987 AC. OF LOT 382,
JOHN H. SHARY SUBDIVISION OF PORCIONES
58, 59 & 60, HIDALGO COUNTY, TEXAS



SCALE 1" = 100'-0"

Recorded in Book 21 Page 31
of the map records of Hidalgo
County, Texas
Charles L. Madden
County Surveyor

**APPROVED
FOR RECORDING**
Hidalgo Co. Dept. of Hwy Dept.
By *Vera Walden*
Date 7-23-79

APPROVED FOR RECORDING
JUL 27 1979
Notary Public

7/23/79

I, GARY BUTCHER, ARCHITECTURAL TECHNOLOGIST, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED BY FABIAN, NELSON & MEDINA, INC. ON JANUARY 30, 1978 AND SUBDIVIDED UNDER MY DIRECTION.

Gary Butcher
GARY S. BUTCHER
ARCHITECTURAL TECHNOLOGIST
TORONTO, ONTARIO, CANADA
APRIL 12, 1978

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT ARNOLD BERZINS, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "AMBER LAND SUBDIVISION" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY RESERVE THE RIGHT TO GRANT USE OF STREETS, ALLEYS AND EASEMENTS TO SUCH UTILITIES AND SERVICES AS MAY HEREAFTER APPLY TO OWNER FOR SUCH SURFACE USE OF STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED SUCH USE AND THE RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

Arnold Berzins
ARNOLD BERZINS

CITY OF TORONTO
PROVINCE OF ONTARIO
CANADA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNOLD BERZINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF APRIL A.D., 1978.

This Plat is hereby approved by Hidalgo County Water Control And Improvement District No 7 subject to the condition that irrigation from the said District is desired to the individual lots in said subdivision, provision shall be made for appropriate easements for the installation of necessary irrigation delivery facilities to such lots from the closest Water District delivery point and it shall be the responsibility of the owner of the property to install such necessary facilities.
Hidalgo County Water Control And Improvement District No 7. Dated this the 9 day of Feb. 1979
by president
Dr. K. G. ...

J. J. ...
NOTARY PUBLIC

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 23rd day of July 1979
SANTOS SALDANA County
Hidalgo County, Texas
Dr. *Santos Saldana*

