

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Elizabeth M. Torres	4-1472
	COMM. COURT: February 12, 2019	



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: 4-1472

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

Upon the application of:

Name: Elizabeth M. Torres

Address: 3706 Lafferty Lane
McAllen, Texas
78504

Phone: 956-777-2972

Approved by Environmental Health:	Temporary Service <i>Water only</i> <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1/12/19</u>	<u>1/1</u>

Water Supplier: Sharyland Water Supply Corp.

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

Account/ESI No.: 10032789405966260
 Temporary Pole Permanent Service

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

Elizabeth Torres

3706 Lafferty Lane, Los Padres Lot 20, McAllen, TX 78504

[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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Precinct 1 2 3 4

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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

Elizabeth M. Torres

Known to me [or proved to me in the oath of 14877385 TX or through
(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:

Lot 20th Padre, 3706 Lafferty Lane, McAllen, TX 78504

[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]

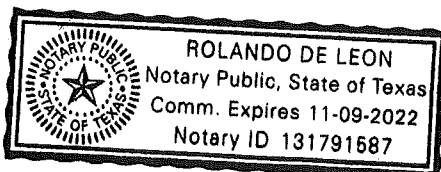
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Elizabeth M. Torres (Signature)

SUBSCRIBED AND SWORN TO before me on January 25, 2019, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SIERRA TITLE
STG/MC GF# 3178790

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: January 14, 2019

Grantor: FRANCISCO GONZALEZ and wife, ELIZABETH GONZALEZ

Grantor's Mailing Address: 2100 Umar Ave.
McAllen, Texas 78504
Hidalgo County

Grantee: ELIZABETH MARGOT TORRES, a married woman

Grantee's Mailing Address: 1115 W. Harvey St.
McAllen, Texas 78501
Hidalgo County

Consideration: THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS (\$148,000.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 20, LOS PADRES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 20, Page 116, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 1594, Page 795, Deed Records of Hidalgo County, Texas.

Water Service Agreement dated July 2, 1981, between Citrus City Lake Development Corp. and Sharyland Water Supply Corporation recorded in Volume 1744, Page 470, Deed Records of Hidalgo County, Texas.

A five feet (5') Utility and Irrigation Easement along the North side of subject property and a ten feet (10') Utility Easement along the South side of subject property as shown on plat recorded in Volume 20, Page 116, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 20, Page 116, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements or claims of easements which are not a part of the public record.

Oil and Gas Lease dated October 13, 1980, from Don R. Curl, et al to J. M. Huber Corporation recorded in Volume 397, Page 563, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 484, Page 630, Volume 499, Page 497 Volume 531, Page 88, and Volume 1594, Page 810, all in

Deed Records of Hidalgo County, Texas.

Lien for assessments as set out by Restrictions contained in Deed for record in the Office of the County Clerk of Hidalgo County, Texas, recorded in Volume 1594, Page 810, Deed Records of Hidalgo County, Texas.

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.

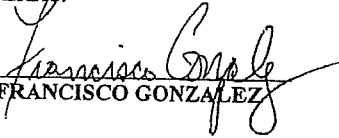
All ad valorem taxes for the year 2019 and all subsequent years.

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.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$35,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.


FRANCISCO GONZALEZ

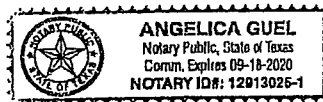

ELIZABETH GONZALEZ

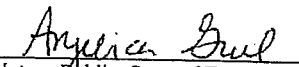
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of January, 2019, by FRANCISCO GONZALEZ.

(SEAL)



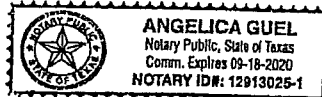

Notary Public, State of Texas

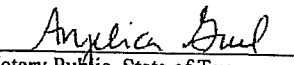
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of January, 2019, by ELIZABETH GONZALEZ.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ELIZABETH MARGOT TORRES AND AGUSTIN TORRES
1115 W. Harvey St.
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3178790 YL/ah



Chapter 232, Texas Local Government Code

1/25/2019 2:34:47 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-1472

Receipt No.: 005908

L6350-00-000-0020-00

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
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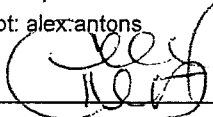
TORRES ELIZABETH MARGOT
1115 W HARVEY ST
MCALLEN, TX 78501
(956) 292-6972
(956) 720-0280

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2071Sq.Ft.
- [5] Legal Description: LOS PADRES LOT 20
- [6] Location: WARE RD AND 6 MILE LINE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$134615
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD
Description: Permit 4-1472
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1971
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons



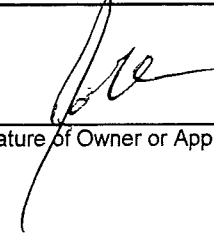
Cashier

1/25/19

Date

[NOTICE]

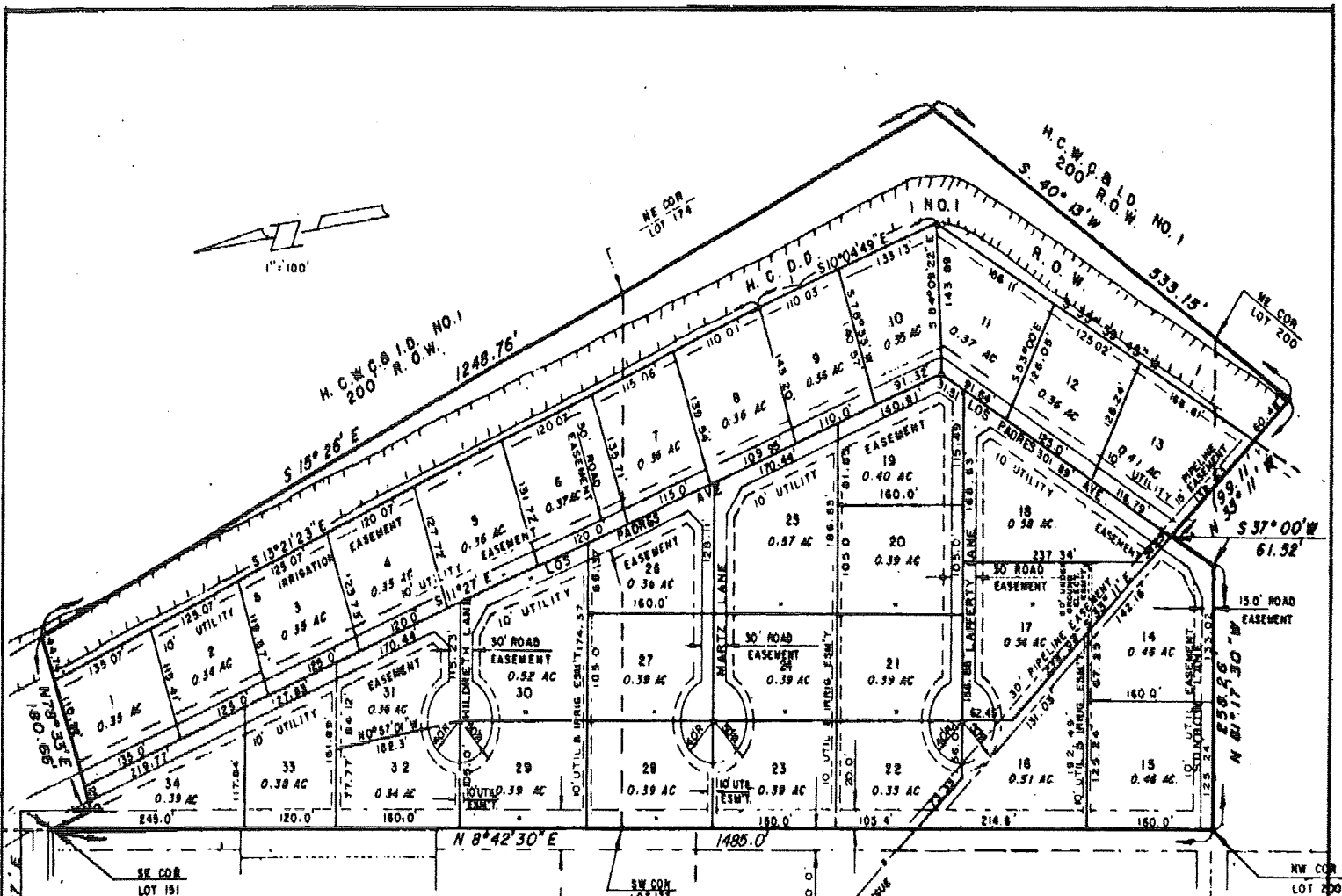
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

1-25-2019

Date



APPROVED FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By *Dora Walker*
 Date **5-30-79**

APPROVED FOR RECORDING
 BY
 COMMISSIONER'S COURT
 This the *15th* day of *May* 1979
 SANTOS SARRAHIA, County Clerk
 Hidalgo County, Texas
 By *[Signature]*

MAP OF LOS PADRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 28.44 ACRES OUT OF LOTS 173, 174 AND 200
 PRIDE O' TEXAS SUBDIVISION
 HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

[Signature]
LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR
 EDDNBURG, TEXAS
 SURVEYED; MARCH 15, 1977
 T155-P26-30
 JOB NO. 780308 May 17, 1978



STATE OF TEXAS :
 COUNTY OF HIDALGO :

KNOW ALL MEN BY THESE PRESENTS:
 THAT, CITRUS CITY LAKE DEVELOPMENT CORPORATION, ACTING THROUGH ITS CHAIRMAN OF THE BOARD, MR. W. T. ELLIS, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOS PADRES 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 OWNERS FOR SUCH, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED USE AND THE RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS,

CITRUS CITY LAKE DEVELOPMENT CORPORATION

FILED FOR RECORD THIS DATE
 MAY 30 1979
 SANTOS SARRAHIA
 County Clerk, Hidalgo County, Texas

Recorded to Book 20 Page 116
 of the map records of Hidalgo
 County, Texas
 Charles L. Hoffman
 County Manager