

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Grace Saucedo	2-11
	COMM. COURT: April 16, 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: 2-11

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

Upon the application of:

Name: Grace Saucedo

Address: 8001 E. Military Hwy
Alamo TX.

Phone: 956-369-2304

Approved by Environmental Health:	Temporary Service <u>/</u>	Final Service <u>Light only</u>
Inspection/Permit No:	Authorized Signature	<u>MRamirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>No septic yet</u> <u>04/04/19</u>

Water Supplier: Military Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

lot #1 of the Tomas Handy Partition of the East
one-third (E 1/3) of the East one-half (E 1/2) of the
Handy 200 AC homestead tract out of El Gato Grant.
[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



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T.J. Arredondo, CFM
Director of Planning

Application No: 2-11

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

GRACE SAUCEDA

Known to me [or proved to me in the oath of #13637258 or through TEXAS D.L. (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:

of the (E 1/3) of the (E 1/2) of the Handy 200 ac homestead tract
Lot No. One (1) THOMAS Handy Partition
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] out of El Gato Grant

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."

Grace Saucedo (Signature)

SUBSCRIBED AND SWORN TO before me on JAN. 5, 2018, to certify which, witnesses my hand and seal of office.

Juanita S Alvarado
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.

Special Warranty Gift Deed

Date: April 7, 2017

Grantor: Felicitas Handy; Eduardo Handy; Rodolfo Handy; David Handy; Martiano Handy, Jr.; Jesus Jose Handy; and Gilberto Handy, dealing in their separate property

Grantor's Mailing Address:

Felicitas Handy
3603 N. Bacardi Dr.
Pharr, TX 78577

Eduardo Handy
789 W. Evan Hwy.
El Centro, CA 92243

Rodolfo Handy
1114 E. Kathy
Pharr, TX 78577

David Handy
1114 E. Eller
Pharr, TX 78577

Martiano Handy, Jr.
1005 W. Stassney Ln., Apt. 126
Austin, TX 78745

Jesus Jose Handy
3601 N. Bacardi Dr.
Pharr, TX 78577

Gilberto Handy
801 Bluebird
Pharr, TX 78577

Grantee: Grace Saucedo, as her sole and separate property

Grantee's Mailing Address:

Grace Saucedo
1214 S. Lincoln Ave.
San Juan, TX 78589

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Lot No. One (1) of the Tomas Handy Partition of the East one-third (E 1/3) of the East one-half (E 1/2) of the Handy 200 acre homestead tract out of the El Gato Grant in Hidalgo County, Texas, according to the map thereof recorded in Volume 16, Page 13, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND INSTRUCTIONS PROVIDED BY CLIENT. NO TITLE EXAMINATION WAS PREPARED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.

Felicitas Handy

Felicitas Handy

Rodolfo Handy

Rodolfo Handy

David Handy

David Handy

Jesus Jose Handy

Jesus Jose Handy

Gilberto Handy

Gilberto Handy

Grace Saucedo

Grace Saucedo

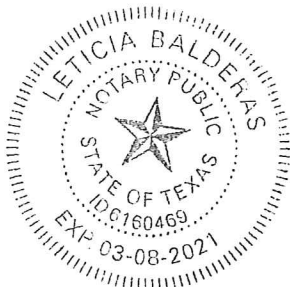
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 9th, 2017, by Felicitas Handy.

Leticia Balderas

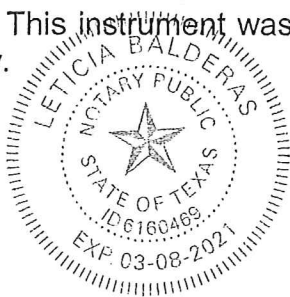
Notary Public, State of Texas



STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 10th, 2017, by Rodolfo Handy.



Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 7th, 2017, by David Handy.

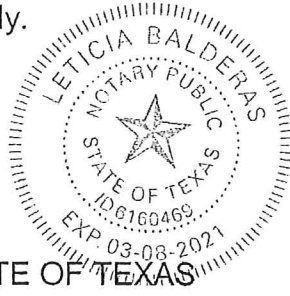


Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 11th, 2017, by Jesus Jose Handy.

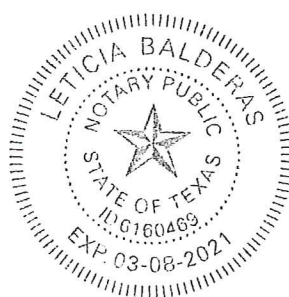


Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 18th, 2017, by Gilberto Handy.

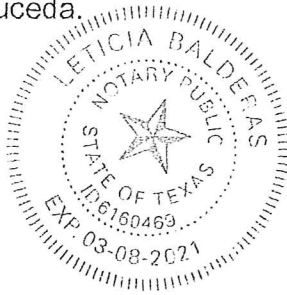


Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 13th, 2017, by Grace Saucedo.



Leticia Balderas
Notary Public, State of Texas

Martiano Handy, Jr.
Martiano Handy, Jr.


STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on April 19, 2017, by Martiano Handy, Jr..

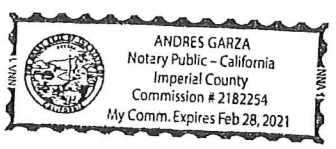
Art. Guzman
Notary Public, State of Texas




Eduardo Handy

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)

This instrument was acknowledged before me on April 13, 2017, by Eduardo Handy.




Notary Public, State of California

PREPARED AND AFTER RECORDING
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP
308 North 15th St.
McAllen, Texas 78501
Tel: (956) 631-8121

17930

Prepared by the San Antonio Bar Association for use by Lawyers only. 8-69-10M
To select the proper form, fill in blank spaces, strike out form provisions
or insert special terms constituting the practice of law. No "standard
form" can meet all requirements. (Rev. 2-68)

252

NOTICE

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF Hidalgo

KNOW ALL MEN BY THESE PRESENTS:

That I, JOSE HANDY

of the County of Hidalgo State of Texas for and in
consideration of the sum of One and no/100-----(\$1.00)----- DOLLARS
and other good and valuable consideration
to me in hand paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY

unto MARTIANO HANDY, husband of FELICITAS REYES HANDY, as his sole and
separate property;
of the County of Hidalgo State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:

A strip of land containing two and one-half (2 1/2) acres, more or less, and being immedi-
ately north and adjacent to the Military Highway, out of the East 1/3 of the East 1/2 Abstract
No. 22, J. J. Trevino Grant, known as the Handy Tract, and having about 228' frontage on
said Military Highway, in Hidalgo County, Texas, together with the house thereon situated;
SAVE AND EXCEPT that the grantor expressly reserves and it is hereby expressly agreed
and understood that he shall have for himself the full possession, use and benefit of the above
described property as well as the rents, revenues and profits therefrom for and during his
natural life.

THIS DEED is executed and delivered for the purpose of correcting that certain deed dated
the 16 day of October, 1969, executed by Jose Handy to Maximiliano Handy, recorded in Vol.
1215, page 588-589, deed records of Hidalgo County, Texas, in which the first name of the
grantee was incorrect.

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 grantee, his heirs and
assigns forever; and I do hereby bind myself, my heirs, executors and administrators
to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee,
his heirs and assigns, against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

EXECUTED this 8th day of December, A. D. 1969.

WITNESSES TO MARK:

Oralia de Leon
Jose S. Martinez

JOSE + His HANDY
Mark

521

DEED

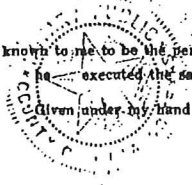
(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Hidalgo

Before me, the undersigned authority, on this day personally appeared JOSE HANDY

known to me to be the person whose name 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 on this the 8th day of December, A. D. 1969



Ramiro B. Martinez
RAMIRO B. MARTINEZ
Notary Public in and for Hidalgo County, Texas.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name 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 on this the day of, A. D. 19

Notary Public in and for County, Texas.

17930

WARRANTY DEED

TO

FILED FOR RECORD THIS DATE
At 11:20 o'clock A.M.

DEC 9 1969

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *M. P. ...* Deputy

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

*Martinez Handy
1001 E. Villages
Pharr, Texas 78577*

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared of

a corporation, 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, in the capacity therein stated and as the act and deed of said Corporation.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.




COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 2-11
Receipt No.: 000816
T4200-00-000-0001-00

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

- SAUCEDA GRACE C/O OSCAR SAUCEDA
- 1214 S LINCOLN
- SAN JUAN , TX 78589
- (956) 369-2305
- (956) 369-2304
- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 640Sq.Ft.
- [5] Legal Description: TOMAS HANDY PARTITION LOT 1 2.46AC
- [6] Location: Military Hwy. & Tower Rd.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$12000
- [10] Flood Zone: Zone C

Community Panel Number: 480334 0500 B
 Precinct: 2
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: Applicant must comply with all Hidalgo County set backs and regulations.
 Description: Permit 2-11
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Check
 Check/M.O.#: 1714
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: guillermo.rodriguez
 Receipt: alex.antons



 Cashier

12/22/17

 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

12-22-17

 Date