

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JUAN GUAJARDO	1-2182
2.		
	COMM. COURT: AUGUST 6, 2019	



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: 1-2182

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

Upon the application of:

Name: Juan Guajardo

Address: 12824 W mesa
Circle, Mercedes
TX 78570

Phone: 956 998 8510

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>7 12 9 1 1 9</u>

Water Supplier: NAWS

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

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

Juan Guajardo La mesa lot # 77

[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

Precinct 1 2 3 4

Application No: 1-2182

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

Juan Guajardo

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

La Mesa Lot #77 Mercedes Tx 78570."

[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]

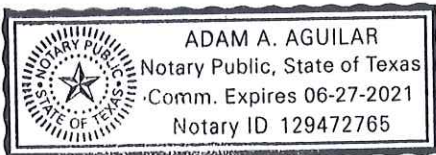
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Guajardo (Signature)

SUBSCRIBED AND SWORN TO before me on 29th July, 2019, to certify which, witnesses my hand and seal of office.



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 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.

CORRECTION WARRANTY DEED WITH VENDOR'S LIEN

Date: **APRIL 3, 2017**

Grantor: **INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER**

Grantors' Mailing Address (including county): **4121 N. 10TH ST., #208
MCALLEN, HIDALGO COUNTY, TEXAS 78504**

Grantee: **JUAN GUAJARDO AND CYNTHIA ESTELA GUAJARDO**

Grantees' Mailing Address (including county): **12908 E. MESA CIRCLE
MERCEDAS, HIDALGO COUNTY, TEXAS 78570**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00)**. 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 **ARTURO MARTINEZ**, trustee.

Property (including any improvements):

LOT 77, LA MESA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 23, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Exceptions to Conveyance and Warranty:

- A. RIGHT OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)**
- B. A FIVE FOOT (5') UTILITY EASEMENT ALONG THE EAST LINE OF THE SUBJECT LAND ACCORDING TO THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.**
- C. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 23, PAGE 49, MAP RECORDS HIDALGO COUNTY, TEXAS.**
- D. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9.**
- E. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT PART OF THE PUBLIC RECORD.**
- F. ALL OIL, GAS, AND OTHER MINERALS RESERVED AND/OR CONVEYED IN DEED RECORDED IN VOLUME 704, PAGE 350, VOLUME 1812, PAGE 815, BOTH IN DEED RECORDS OF HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATES OF AFORESAID INSTRUMENTS.**

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 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.

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.

This correction warranty deed with vendor's lien is made in place of and to correct a warranty deed with vendor's lien from Grantor to Grantee, dated April 3, 2017 and recorded under Document Number 2808078, Official Records, Hidalgo County, Texas. By mistake in that warranty deed with vendor's lien the consideration clause was stated as Cash and a note of even date executed by Grantee and payable to the order of WEALTH BUILDERS CAPITAL INC., MANAGER OF INDEFREE PROPERTIES AND INVESTMENTS, LLC in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). 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 ARTURO MARTINEZ, trustee. When in fact it should have been stated as: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). 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 ARTURO MARTINEZ, trustee. This correction warranty deed with vendor's lien is made by Grantor and accepted by Grantee to correct that mistake, is effective on April 3, 2017 and in all other respects confirms the former Warranty Deed With Vendor's Lien.

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

INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER

BY: [Signature]
CRISPINA TAN, PRESIDENT

ACCEPTED BY GRANTEE:

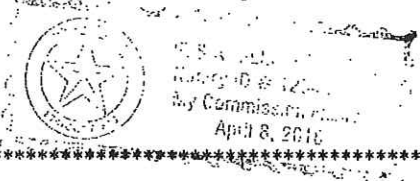
[Signature]
JUAN GUAJARDO

[Signature]
CYNTHIA ESTELA GUAJARDO

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 26th day of June, 2017, by CRISPINA TAN, PRESIDENT OF INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER, on behalf of said corporation.

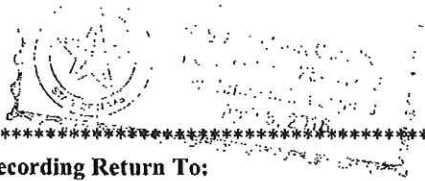


[Signature]
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of June, 2017 by JUAN GUAJARDO AND WIFE, CYNTHIA ESTELA GUAJARDO.



[Signature]
Notary Public, State of Texas

After Recording Return To:
The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577

Prepared In The Law Office of Arturo Martinez
414 South Cage Blvd.
Pharr, Texas 78577
Tel.(956) 781-6203/Fax(956) 781-6204



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

7/26/2019 3:39:48 PM

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
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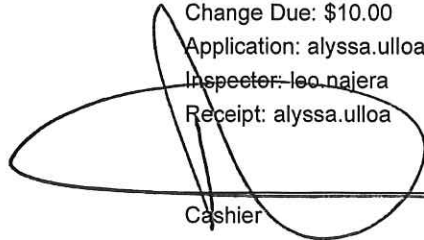
Permit No.: Permit 1-2182
Receipt No.: 008462
L1365-00-000-0077-00

- GUAJARDO JUAN & CYNTHIA E GUAJARDO
12908 E MESA CIRCLE
MERCEDES, TX 78570
(956) 998-8510
(956) 998-8510
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 20 Mobile Homes
 - [4] Size of Structure: 1216Sq.Ft.
 - [5] Legal Description: LA MESA LOT 77
 - [6] Location: mile 11 & mile 1 1/2
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$56900
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: must comply with all county setbacks & Regulations
Description: Permit 1-2182
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa


Cashier

7/26/19
Date

[NOTICE]

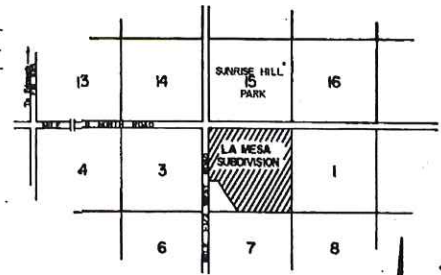
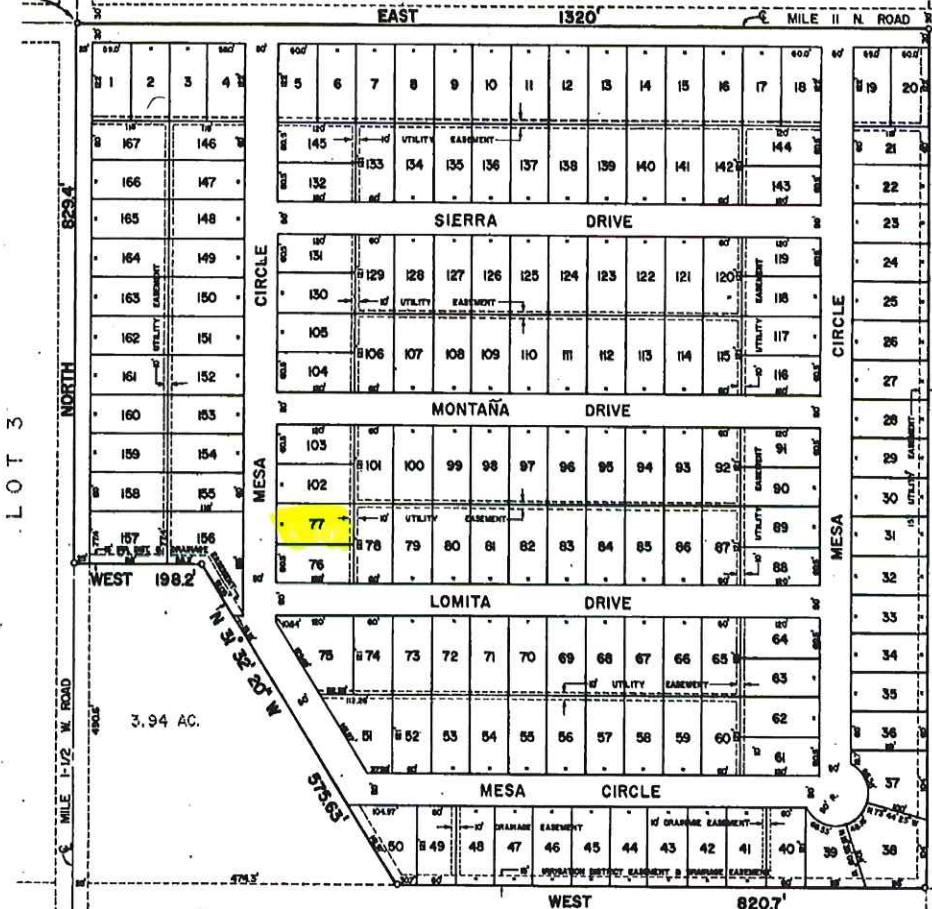
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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

7/26/19
Date

NW CORNER OF LOT 2, BLK. 100

COUNTY HILL PARK



LOCATION MAP SCALE 1" = 1000'

VOL. 23 PAGE 49



Recorded in Book 12, Page 49 of the map records of Hidalgo County, Texas. Medina and Hunt, Inc. County Surveyors

FILED MAR 8 1983

N635

APPROVED FOR RECORDING Hidalgo Co. Dept of Hwy Dept. by Donna Walker On March 7, 1983

PLAT OF LA MESA SUBDIVISION SCALE 1" = 100'

BEING A 36.08 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK 100 CAMERONAS ADDITION TO THE CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS.

OWNER'S STATEMENT AND DECLARATION

The undersigned owner of the land shown on this plat as LA MESA SUBDIVISION, and being all, except a certain 3.96 acre tract, of Lot 2, Block 100, Camerunas Addition to the Capisallo District Subdivision out of the Llano Grande Grant of Lands in Hidalgo County, Texas does hereby make subdivision of said land into the 64 lots shown herein, which subdivision shall forever be known as

LA MESA SUBDIVISION

Mesa Circle, Lomita Drive, Montaña Drive and Sierra Drive, all 50 feet wide, are hereby dedicated to Hidalgo County for public roads. A five foot wide strip adjacent to the West 1/2 West Road is hereby dedicated to Hidalgo County for public road purposes.

The 10 foot wide utility easements centered on common lot lines common to the rear of lots as shown on this plat are granted to the County of Hidalgo for utility purposes for electric power, sewage collection, telecommunications and gas distribution. Likewise, the 10 foot wide easement on the eastern perimeter of LA MESA SUBDIVISION, the 10 foot wide easement centered on the line common to lots 40 and 41, and common to lots 48 and 49, together with the 15 foot wide easement along the southern perimeter to this subdivision are granted to the County of Hidalgo for utility purposes, for electric power, sewage collection, telecommunications, and gas distribution.

Potable water, utility mains and service shall be placed within the street right-of-way.

The 15 foot wide irrigation district and drainage easement as shown along the eastern perimeter of this subdivision and the 10 foot wide easement along the eastern perimeter of this subdivision is hereby granted to the Hidalgo and Cameron Counties Water Improvement District No. 9 and to the County of Hidalgo for irrigation and drainage purposes. The 10 foot wide easements centered on the line common to lots 48 and 49 and on the line common to lots 40 and 41 are hereby granted to the County of Hidalgo for drainage purposes.

Signed and said this 2nd day of February, 1983.

Castino Chapo, owner

STATE OF TEXAS; COUNTY OF HIDALGO;

Before me, the undersigned authority, on this day personally appeared Castino Chapo, 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 stated.

Notary Public in and for the State of Texas, My commission expires 2-1-86

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT

MERCEDRES, TEXAS February 8, 1983

Mr. George E. Stourton, Delta Systems Service, P.O. Box 1073, Elia, Texas 78543

Dear Mr. Stourton:

I have inspected the plat for the proposed La Mesa Subdivision, a resubdivision of 36.08 acres out of Lot 2, Block 100, Camerunas Addition to the Capisallo District Subdivision, Hidalgo County, Texas.

I find that proper easements have been provided for District Irrigation and drainage facilities. Therefore, this District has no objection to the proposed subdivision as platted.

EXAMINER'S CERTIFICATION

This is to certify that I, George E. Stourton, P.E., a Public Surveyor of the State of Texas, have surveyed and plotted the subdivision shown herein from an actual survey on the ground, and all corners are properly marked with No. 6 Rebar as shown on this plat. This plat correctly represents that survey made under my direction. Situations are in feet, angularities bearings.

George E. Stourton, Public Surveyor No. 3111 February 1, 1983

ENGINEER'S CERTIFICATION

This is to certify that I, George E. Stourton, P.E., have investigated the existing topography and drainage characteristics of this subdivision, the subdivision lies in what is commonly known as Area B. In accordance with the Hidalgo County, National Flood Insurance Program, Area B is described as areas between limits of the 100-year flood and 500-year flood or certain areas subject to 100-year flooding with average depth less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

A benchmark has been established for this subdivision and is located and described on the right hand side of the plat drawing. The lowest floor elevation of any dwelling shall be at least 28 inches (2.33 feet or 0.73 meters) above the crown of the street in front of said dwelling. The road construction shall be done in accordance with the typical cross-sections submitted to the County of Hidalgo concurrent with this plat. A report pertaining to percolation rates for this subdivision was submitted to the County of Hidalgo concurrent with this subdivision.

George E. Stourton, Professional Engineer No. 40004 February 1, 1983

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

This plat is hereby approved by the Hidalgo and Cameron Counties Irrigation District No. 9 subject to the condition that the above owner and his successors in title (subdividers) will provide the domestic water system that will distribute potable water. This district will provide non-potable irrigation water where distributing facilities are constructed and maintained at the expense of the owner and consisting of pipelines, valves, check gates to be connected to the nearest district facility.

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

APPROVED FOR RECORDING BY COMMISSIONERS COURT This the 7th day of February, 1983

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