

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILIBTY		
	APPLICANT	APPLICATION NO.
1.	HECTOR GALAVIZ JR	3-1557
2.		
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10.		
11.		
12.		
13.		
	COMM. COURT: SEPTEMBER 10, 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:

3-1557
8/14/19

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

Upon the application of:

Name: Hector Galaviz Jr.

Address: 7512 Camelot Ct

Mission, TX 78572

Phone: (956) 212-1428
Marisol Galaviz

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	9 / 13 / 19

Water Supplier: NA

Utility Provider: [] M.V.E.C. [x] AEP

Account/ESI No.: 100327894-
[] Temporary Pole [x] Permanent Service

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

Squire Estates Lot 84

[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.~~

Sandra Ontiveros 9/13/19
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Director of Planning

Precinct 1 2 3 4

Application No:

3-1557
8/14/19

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

Hector Galaviz Jr.

Known to me [or proved to me in the oath of TDL# 03286289 or through Texas Drivers 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: Squire Estates
Lot 84, 7512 Camelot Ct. Mission TX 78572."

[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-

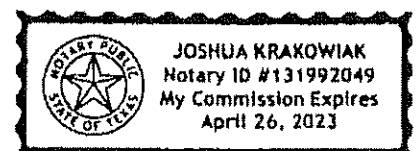
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Ht Gal

(Signature)

SUBSCRIBED AND SWORN TO before me on August 23, 2019, to certify which, witnesses my hand and seal of office.

Joshua Krakowiak
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

For good consideration of \$10 (TEN dollars and no/00) on APRIL 13, 2018, GLADIS G ROBLES & JACOB I ROBLES of 4739 BELLAIRE AVE, GROVES, TX, 77619 hereby bargain, deed and convey to HECTOR GALAVIZ, JR of 7510 CAMELOT COURT, MISSION, TX 78572, the following described land in HIDALGO county, free and clear with WARRANTY COVENANTS; to wit:

LOT 84 SQUIRE ESTATES SUBDIVISION, BEING A SUBDIVISION OF A 22.44 ACRE TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO County, Texas, accordingly to the map or plat OF SAID SQUIRE ESTATES SUBDIVISION, thereof in Map records of HIDALGO County, Texas


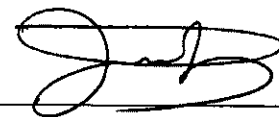
Reservations for conveyance: As herein contains; otherwise, none.

Exceptions to conveyance and warranty: This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the county clerk of HIDALGO County, Texas.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.


As a material part of the Consideration for this deed, Grantor and Grantees agree that Grantees are taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the property has a particular financial value or is fit for a particular purpose. Grantees acknowledge and stipulate that Grantees are not relying on any representation, statement, or other assertion with respect to the Property condition but are relying on Grantees' examination of the Property. Grantees take the Property with the express understanding and stipulation that there are no express or implied warranties.

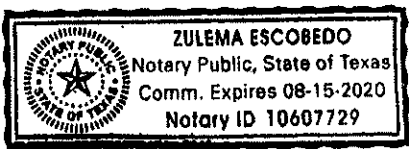
The Grantee has paid the Grantor in full, no money is owed to Grantor.

 _____	 _____
GRANTOR, GLADIS G ROBLES	GRANTOR, JACOB I ROBLES

STATE OF Texas
COUNTY OF Jackson

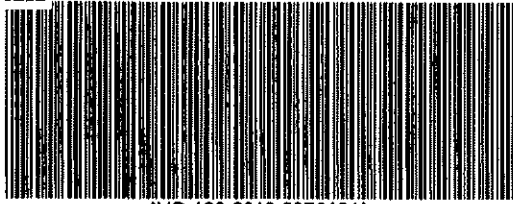
On 4/13/18 before me, (NOTARY NAME: Zulema Escobedo) personally appeared GLADIS G ROBLES & JACOB I ROBLES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature 
Affiant Known Unknown ID Produced TXDL



PLEASE MAIL BACK TO: HECTOR GALAVIZ, JR, 7510 CAMELOT COURT, MISSION, TX 78572

RECORDERS MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



VG-120-2019-2976181

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2976181

Billable Pages: 1

Recorded On: January 02, 2019 01:26 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

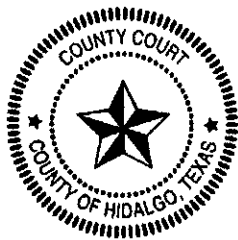
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2976181
Receipt No: 20190102000244
Recorded On: January 02, 2019 01:26 PM
Deputy Clerk: Elaine Acuna
Station: Mcallen-CC-K24

Record and Return To:

Hector Galaviz Jr
7510 Camelot Ct
Original Returned to Customer
Mission TX 78572



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas



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

8/14/2019 9:25:08 AM

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

Permit No.: Permit 3-1557
 Receipt No.: 008687
 S5520-00-000-0084-00

Galaviz, Hector
 7512 Camelot Court
 MISSION, TX 78572
 (956) 491-9837
 (956) 491-9837

- [1] Contractor: self
- [2] Water System: M.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2600Sq.Ft.
- [5] Legal Description: SQUIRE ESTATES LOT 84
- [6] Location: old 83 & showers rd
- [7] Sewage: M.U.D.
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340275B
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: must comply w/ all set back
 Description: Permit 3-1557
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40.00
 Change Due: \$10.00
 Application: sandra.cantu

Inspector: beto.garza
 Receipt: sandra.cantu

Sandra Cantu 8/14/19
 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.

on site one copy

Signature of Owner or Applicant

8/14/19
 Date

JUAN Muniz

