

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Krystle Avendano	4-2130
2.	Samuel Montoya	2-100
COMM. COURT: OCTOBER 8, 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: 4-2130

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

Upon the application of:

Name: Krystle Avendanu

Address: 6418 Gwin Rd.
Edinburg, TX

Mailing: 1404 W. Eisenhower Pharr, TX 78577

Phone: 956 784 1617
956 293 4591

Table with 3 columns: Approved by Environmental Health, Temporary Service, Final Service. Includes inspection/permit no, date approved, and authorized signatures.

Water Supplier: Alamo Water Supply

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

Account/ESI No.: ESI: 10032789459579981
[] Temporary Pole [X] Permanent Service

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

6418 Gwin Rd. Edinburg, TX 78542 A 2 acre tract of land
lots 16, 17, 18 Block 34 Santa Cruz Gardens Unit #2

[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 07/20/07, 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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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:

4-2130

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

Knyshe Arredano

Known to me [or, proved to me in the oath of _____ or through
DL-TX ID Card (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:
A. 2 acre tract of land w/ of Lot 16, 17, 18 Block 34 Santa Cruz Gardens (6418 Gwin Rd. Edinburg TX)

[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."

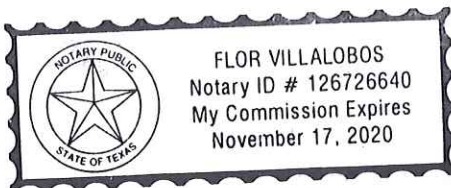
-OR-

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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on September 26, 2019, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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 4-2130
Receipt No.: 008413
S1700-02-034-0016-10

AVENDANO KRISTLE MARI & QUINTANA ERIC ADAN
1404 W EISENHOWER
PHARR, TX 78577
(956) 784-1617
(956) 342-6015

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 5', Corner'
Special Conditions: MUST COMPLY WITH ALL COUTNY
SETBACKS & REGUALTIONS
Description: Permit 4-2130
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2674Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 W60'-S145.2'-N435.6' LOT 16 S145.2'-N435.6' LOTS 17 & 18 BLK 34 2AC GR 1.90AC NET
- [6] Location: GWIN & RAMSEYER
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$186500
- [10] Flood Zone: Zone X

Total Amount.....\$30.00
Method of Payment: Check
Check/M.O.#: 1318
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier

7/24/19
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

7-24-19
Date

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 21, 2019

Grantor: ANNA C. CANTU and husband, ABEL R. CANTU,
and MARIA E. CAMPOS and husband, ROEL CAMPOS

Grantor's Mailing Address (including county): P. O. Box 3040
Edinburg, Texas 78540
Hidalgo County, Texas

Grantee: KRYSTLE MARI AVENDANO and husband, ERIC ADAN QUINTANA

Grantee's Mailing Address (including county): 1404 West Eisenhower Street
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWO HUNDRED EIGHTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$218,250.00), of which the sum of \$43,875.00 represents a portion of the purchase price of the within described property.

The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

A 2.00-acre tract of land, more or less, out of Lots 16, 17 and 18, Block 34, SANTA CRUZ GARDENS, UNIT 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, said 2.00-acre tract of land more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said Lot 18, Block 34, for the Southwest corner of the following described tract of land, said point being in 60.00-foot county road and located North 08 degrees 23 minutes East 1,016.40 feet from the Southwest corner of said Lot 18, Block 34;

THENCE, parallel to the South line of Lots 16, 17 and 18, Block 34, South 81 degrees 37 minutes East, at 30.00 feet pass the East line of a county road, at 240.00 feet pass the division line between said Lots 17 and 18, Block 34, at 540.00 feet pass the division line between said

Lots 16 and 17, Block 34, and at 600.00 feet an iron rod on the East line of the West 2.00 acres of said Lot 16, Block 34, for the Southeast corner hereof;

THENCE, with the East line of the West 2.00 acres of said Lot 16, Block 34, North 08 degrees 23 minutes East 145.20 feet to an iron rod for the Northeast corner hereof;

THENCE, parallel to the South line of said Lots 16, 17 and 18, Block 34, North 81 degrees 37 minutes West, at 60.00 feet pass the division line between said Lots 16 and 17, Block 34, at 360.00 feet pass the division line between said Lots 17 and 18, Block 34, at 570.00 feet an iron rod on the East line of a 60.00-foot county road and at 600.00 feet a point on the West line of said Lot 18, Block 34, for the Northwest corner hereof;

THENCE, with the West line of said Lot 18, Block 34, in a county road, South 08 degrees 23 minutes West 145.20 feet to the POINT OF BEGINNING, containing 2.00 acres of land, more or less, of which the West 30.00 feet, comprising 0.10 acre, more or less, lies in county road right-of-way.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instruments dated January 27, 1953, recorded in Volume 765, Page 532, Deed Records, dated April 6, 1953, recorded in Volume 772, Page 246, Deed Records, and dated July 30, 1971, recorded in Volume 1293, Page 782, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Right of Way Easement dated October 20, 1987, recorded in Volume 2510, Page 500, Official Records, Hidalgo County, Texas.

Right of Way Easement dated October 15, 1987, recorded in Volume 2512, Page 715, Official Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right-of-way.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2019 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all

and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$43,875.00, being a part of the above described TWO HUNDRED EIGHTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$218,250.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK, without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

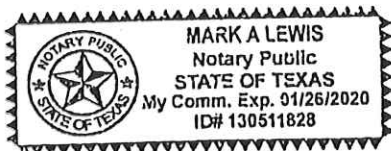
Anna C. Cantu
ANNA C. CANTU

Abel R. Cantu
ABEL R. CANTU

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 21 of June, 2019 by ANNA C. CANTU and husband, ABEL R. CANTU.



Mark A. Lewis
Notary Public, State of Texas

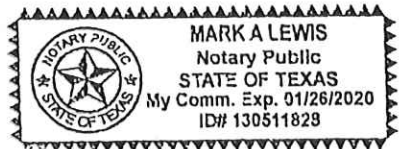

MARIA E. CAMPOS


ROEL CAMPOS

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 21 of June, 2019,
by MARIA E. CAMPOS and husband, ROEL CAMPOS




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ERIC QUINTANA and wife, KRISTLE AVENDANO
1404 West Eisenhower Street
Pharr, Texas 78577

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 922825; ML:bc

The State of Texas,

Know All Men by These Presents:

County of HIDALGO

DOC# 361152

That I, Robert Jinks, the premises herein described not being my homestead, either residence or business, of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and no/100 ***** DOLLARS

to me in hand paid by grantees herein as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Anna C. Cantu and her sister, Maria E. Campos, whose mailing address is P.O. Box 3040, Edinburg, Texas 78540 of the County of Hidalgo State of Texas all that certain

tract of land out of Hidalgo County, Texas to-wit: 2.0 acres of land out of Lots Sixteen (16), Seventeen (17), and Eighteen (18), Block 34, Santa Cruz Gardens, Unit #2, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made subject to any good, valid and effective reservations, restrictions, easements and oil and gas leases, if any and geothermal energy.

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 grantees, their

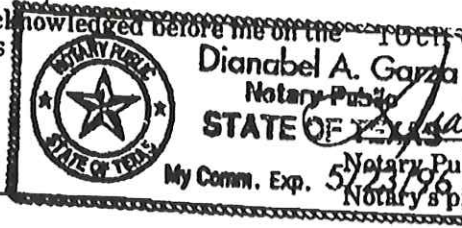
heirs and assigns forever and I do hereby bind myself, my

STATE OF TEXAS
COUNTY OF Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 10th day of December, 1993
by Robert L. Jinks

My commission expires:
05-23-96



Dianabel A. Garza
Notary Public
STATE OF TEXAS
My Comm. Exp. 5/23/96
Notary's printed name: Dianabel A. Garza

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

126

Warranty Deed

FROM

TO

FILED FOR RECORD

This _____ day of _____, A.D. 19____
at _____ o'clock _____ M.

County Clerk.

By _____ Deputy

RECORDED

_____ A.D. 19____

In _____ County Records

In Book _____, on Page _____

County Clerk.

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the
County Clerk for record.

WHEN RECORDED RETURN TO

Winters Realty
6500 Wilshire Ave
The Odessa Company, Dallas - 78234

The Odessa Company, Dallas, TX 75238

TRACT #3

September 1, 1983

DESCRIPTION OF 2.0 ACRES OF LAND OUT OF LOTS 16, 17 AND 18, BLOCK
34; SANTA CRUZ GARDENS, UNIT #2, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of said Lot 18; for
the Southwest corner of the following described tract of land. Said
point being in 60.0 foot county road and located North 8° 23' East,
1016.4 feet from the Southwest corner of Lot 18.

THENCE, parallel to the South line of Lots 16, 17, & 18;
South 81° 37' East, at 30.0 feet pass the East line of county road;
at 240.0 feet pass the division line between Lots 17 & 18, at 540.0
feet pass the division line between Lots 16 & 17 and at 600.0 feet an
iron rod on the East line of the West 2.0 acres of Lot 16; for the
Southeast corner hereof.

THENCE, with the East line of the West 2.0 acres of Lot 16;
North 8° 23' East, 145.2 feet to an iron rod, for the Northeast corner
hereof.

THENCE, parallel to the South line of Lots 16, 17 and 18;
North 81° 37' West, at 60.0 feet pass the division line between Lots
16 and 17, at 360.0 feet pass the division line between Lots 17 and 18,
at 570.0 feet an iron rod on the East line of 60.0 foot county road
and at 600.0 feet a point on the West line of Lot 18, for the Northwest
corner hereof.

THENCE, with the West line of Lot 18; in county road; South
8° 23' West, 145.2 feet to the PLACE OF BEGINNING. Containing 2.0
acres of land, more or less, of which the West 30.0 feet, comprising
0.10 acre, lies in county road right-of-way.

FILED FOR RECORD
DOC# 361152 #13
12-28-1993 01:26:44
WILLIAM (BILLY) LEO
HIDALGO COUNTY



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.
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 2-100

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

Upon the application of:

Name: Samuel Montoya

Address: 1509 Cathy Lane
Alamo TX 78516
Southside Village Lot 5

Phone: (956) 261-89-14

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WR</u> Authorized Signature
Inspection/Permit No:		<u>No sewer yet</u>
Date Approved:	<u>1 1</u>	<u>10/01/19</u>

Light only

Water Supplier: Military Highway

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

Account/ESI No.: 100327894183/85142
[] Temporary Pole [] Permanent Service

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

Southside Village Lot # 5

[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



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 2-100

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

Samuel Montoya

Known to me [or proved to me in the oath of TK DL 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:

Southside Village lot #5"

[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-

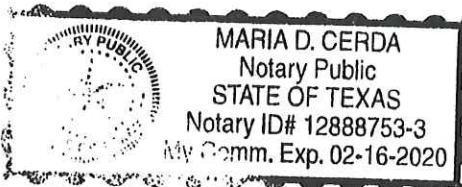
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Samuel Montoya (Signature)

SUBSCRIBED AND SWORN TO before me on 09-19, 2019, to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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

9/19/2019 12:11:26 PM

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 2-100
Receipt No.: 009135
S5070-00-000-0005-00

MONTOYA SAMUEL
1507 CATHY ST
ALAMO, TX 78516
(956) 739-7449
(956) 261-8914

[1] Contractor: self
[2] Water System: Military WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 936Sq.Ft.
[5] Legal Description: SOUTHSIDE VILLAGE LOT 5
[6] Location: ALAMO RD AND RANCHO BLANCO RD
[7] Sewage: Military WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$15000
[10] Flood Zone: Zone B

Community Panel Number: 4803340425C
Precinct: 2
Certification of Elevation Required: No
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 2-100
Price: \$30.00

Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier

09/19/19
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.

Samuel Montoya
Signature of Owner or Applicant

9/19/19
Date

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**

Date: June 26, 2000

Grantor: D. OTTO HOFLAND

Grantor's Mailing Address: 219 South Cage, Ste. 11, Pharr,
(including county) Hidalgo County, Texas 78577

Grantee: SAMUEL MONTOYA

Grantee's Mailing Address: 1507 Cathy Lane, Alamo,
(including county) Hidalgo County, Texas 78516

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eight Thousand Nine Hundred and 00/100 Dollars (\$8,900.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Scott Hofland, Trustee.

Property (including any improvements):

LOT FIVE (5), SOUTHSIDE VILLAGE SUBDIVISION, Hidalgo
County, Texas, according to the map recorded in Volume 22, Page 141 in
the Map Records in the office of the County Clerk of Hidalgo County,
Texas, reference to which is here made for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
 2. Visible and apparent easements on or across the subject property;
 3. Rights of parties in possession;
 4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
 5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
-

6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

Grantor, for the consideration and subject to the reservations from, and 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 wise belonging; to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

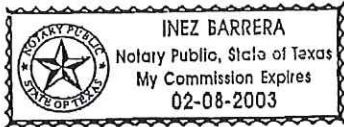
D. OTTO HOFLAND

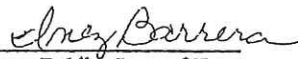
BY: 
D. OTTO HOFLAND

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the
26th day of June 2000, by D. OTTO HOFLAND.




Notary Public, State of Texas
INEZ BARRERA
(Printed Name of Notary)
Commission Expires: 2-8-03

AFTER RECORDING RETURN TO:

D. Otto Hofland
c/o Samuel Montoya
219 South Cage, Ste. 11
Pharr, Texas 78577

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

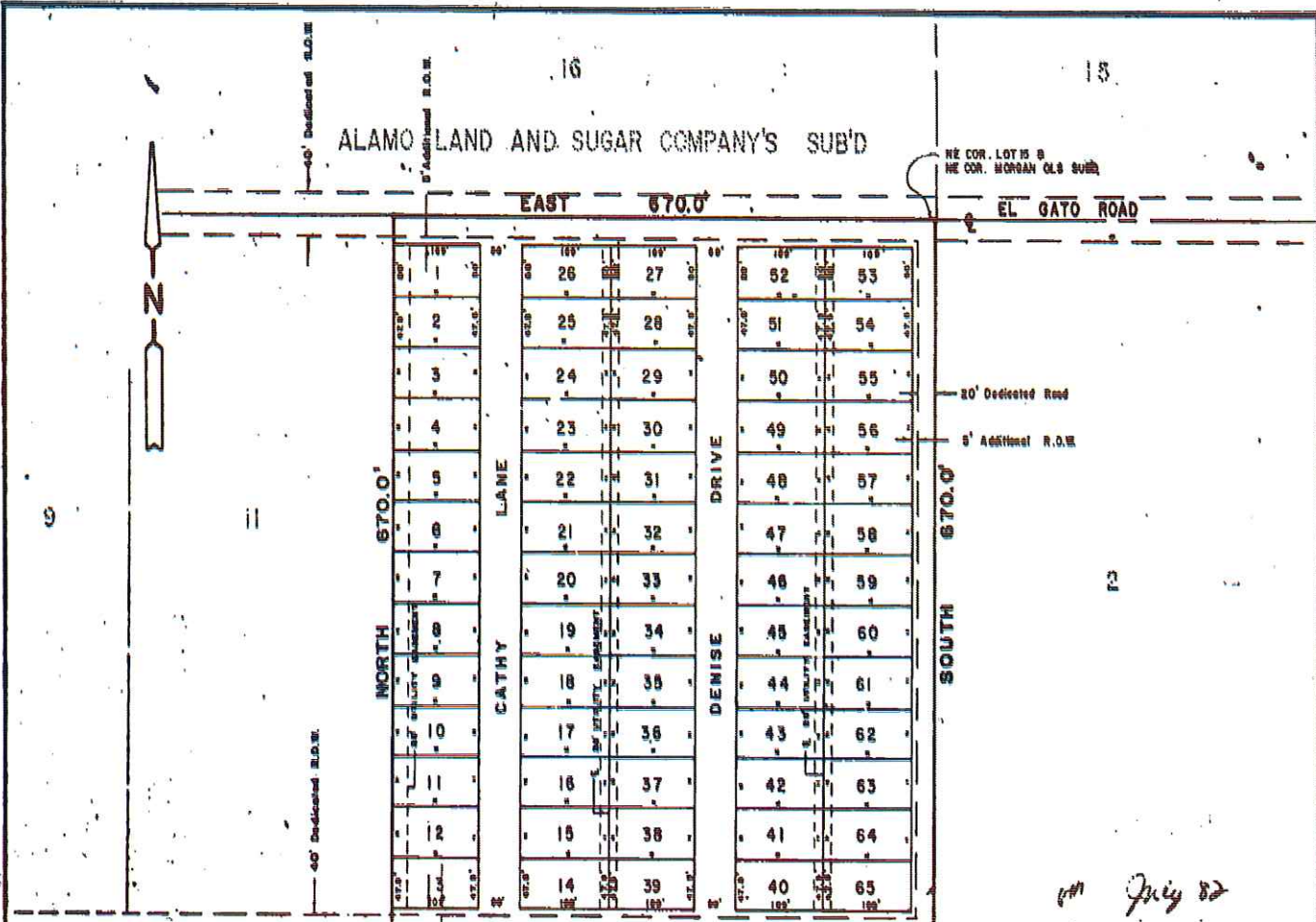
On: Oct 13, 2000 at 10:59A

As a Recording

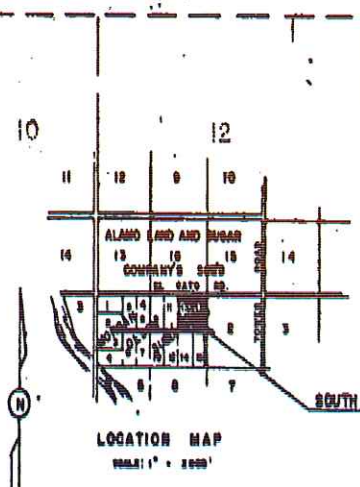
Document Number: 912729
Total Fees : 13.00

Receipt Number - 308291

By,
MANNY CANTU, Deputy



*in July 82
Broughton*



Recorded in Book 22 Page 141
of the map records of Hidalgo
County, Texas
Malden and Hunt, Inc.
County Surveyors

CHECKED FOR DRAINAGE
BY: *Walt O. Gorman*

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
Date: 1-16-82

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENT, THAT BARRHINE MOBILE HOME SALES INC, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SOUTHSIDE VILLAGE SUB'D, A SUBDIVISION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS OF WAY AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

Earl R. Tidwell
EARL R. TIDWELL - TRUSTEE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EARL R. TIDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF March, 1982

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Henry A. Willms
REGISTERED PUBLIC SURVEYOR
REG. NO. 3540
WILLMS ENGINEERS



STATE OF TEXAS
COUNTY OF HIDALGO

I, SANTOS SARDANA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 1981, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 1981.