PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JUANITA ESPARZA	1-2869
2.	JUSTIN GUILLEN	1-2882
	COMM. COURT: MARCH 24, 2020	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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: 1-2869

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

Approved by Environmental Health:	Temporary Service	Final Service
		UR Ramirez
	Authorized Signature	Authorized Signature
Inspection/Permit No:		existing septic
Date Approved:	/ /	08/6/2020

Upon the application of:

Name: ~~Juan~~ + Juanita Esparza

Address: PO Box 1915
Weslaco, Texas 78599

Phone: 956-472-1658

Water Supplier: North Alamo Water 281010 acct. #

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

Account/ESI No.: 16975-007

[✓] Temporary Pole [✓] Permanent Service

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

De ~~N/A~~ West + Adams 2.27 AC Lot 12 Blk 116
2.12 AC Net ,

[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**

PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-2869

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 Juanita Esparza,

Known to me [*or* proved to me in the oath of Personally ***or* through** Texas DL (*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:**

   West + Adams 2.27 AC Lot 12 BLK 116 2.12 AC NET."

   [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."

Juanita Esparza **(Signature)**

SUBSCRIBED AND SWORN TO before me on March 13th, 2020, **to certify which, witnesses my hand and seal of office.**

Sylvia Rodriguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SYLVIA RODRIGUEZ
ID# 1228205-0
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-22-2021

CHARGE SIERRA TITLE
STG/CEB GF# 31951
Atty

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: January 19, 2006 1576847

Grantor: PATRICIA E. FLANERY AND ALLEN WILLIAM STASKUS, SR.

Grantor's Mailing Address (including county):
PATRICIA E. FLANERY
6929 E. JACKSON ROAD
WALKERVILLE, MI 49459
OCEANA COUNTY

ALLEN WILLIAM STASKUS, SR.
7765 GOULD ROAD
NASHVILLE, MI 49073
BARRY COUNTY

Grantee: JUAN ESPARZA AND WIFE, JUANITA S. ESPARZA

Grantee's Mailing Address (including county):
JUAN ESPARZA AND JUANITA S. ESPARZA
P.O. BOX 1915
WESLACO, TX 78599-1915
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):
A tract of land out of Farm Tract 1055, THE WEST AND ADAM TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 12, Block 116;

THENCE, South with the West line of Lot 12, a distance of 686.4 feet to a corner;

THENCE, North 36 degrees East 285.6 feet to a corner;

THENCE, North 31 degrees East 207.9 feet to a corner;

THENCE, North 45 degrees 0 minutes West a distance of 396.6 feet to the place of beginning, containing 2.27 acres, more or less and being the identical property conveyed by Hidalgo and Cameron Counties Water Control & Improvement District No. 9 to W.K. Swift under Deed dated April 17, 1945, and recorded in Volume 571, Page 76, Deed Records, Hidalgo County, Texas.

SAVE AND EXCEPT a 0.153 acre tract being conveyed to the State of Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1) **Standby fees and taxes and assessments by any taxing authority for the year 2006 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, TEXAS TAX CODE, or because of improvements not assessed for a previous tax year.**

2) **Right of Way Easement in favor of Hidalgo County, Texas, as shown by instrument dated April 27, 1955, recorded in Volume 828, Page 157, Deed Records of Hidalgo County, Texas.**

3) **Easements and conditions as shown on plat recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas.**

4) **Easements, Rights, Rules, and Regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**

5) **Easements, or claims of easements, which are not of public record.**

4) **Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is 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. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

Patricia E. Flanery
PATRICIA E. FLANERY

Allen William Staskus Sr.
by Patricia E. Flanery
ALLEN WILLIAM STASKUS, SR.
BY: PATRICIA E. FLANERY, As his Attorney-In-Fact

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th day of JANUARY, 2006, by PATRICIA E. FLANERY.

BELIA N. SAENZ
MY COMMISSION EXPIRES
June 15, 2009

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th day of JANUARY, 2006, by PATRICIA E. FLANERY on behalf of ALLEN WILLIAM STASKUS, SR., as his Attorney-in-Fact.

BELIA N. SAENZ
MY COMMISSION EXPIRES
June 15, 2009

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE:
PHIL HARRIS
Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-3066

AFTER RECORDING RETURN TO:
PHIL HARRIS
Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-3066
Our File #06-

Filed for Record in:
Hidalgo County
by Eddy Trevino
County Clerk

On: Feb 09,2006 at 10:29A

As a Recording

Document Number: 1576847
Total Fees : 24.00

Receipt Number - 740999
By,
Imelda Leal, Deputy

150—WARRANTY DEED TEXAS STANDARD FORM

The State of Texas, } 11694
County of HIDALGO } **Know All Men by These Presents:**

That WE, ROBERT B. FOREMAN and wife, BOK I. FOREMAN

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 ($10.00) ----------

---------- DOLLARS

and other valuable consideration
to us paid, and secured to be paid, by WILLIAM STASKUS and wife, ARLENE STASKUS

as follows:

in cash, the receipt of which is hereby acknowledged

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

WILLIAM STASKUS and wife, ARLENE STASKUS

of the County of Hidalgo State of Texas all that certain lot, tract or pracel of real estate located in Hidalgo County, Texas, described as follows:

A tract of 2.27 acres, more or less, out of the Northwest portion of Farm Tract 1055, Adams Tract Subdivision of lands in the Llano Grande Grant, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 12, Block 116; THENCE, South with the West line of Lot 12, a distance of 686.4 feet to a corner; THENCE, North 36 deg. East 285.6 feet to a corner; THENCE North 31 deg. East 207.9 feet to a corner; THENCE, North 45 deg. 0' West a distance of 396.6 feet to the place of beginning, containing 2.27 acres, more or less and being the identical property conveyed by Hidalgo & Cameron Counties Water Control & Improvement District No. 9 to W. K. Swift under deed dated April 17, 1945 and recorded in Vol. 571, p. 76, Deed Records, Hidalgo County, Texas

SUBJECT TO:

(1) Right of Way Easement to Hidalgo County recorded in Vol. 828, p. 157, Deed Records, Hidalgo County, Texas;
(2) Rules, regulations, rights of way and easements in favor of Hidalgo & Cameron Counties Water Control & Improvement District No. 9;
(3) Easements for roadways, canals and drain ditches, etc. as shown on the recorded map and dedication of the subdivision and all visible easements.

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 we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantees, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

~~EXCEPT AS TO EXPRESSLY RESERVED AND CONVEYED ONLY UNDER VENDOR'S LIEN IS CONTAINED AGAINST THE above described property, together with the above described rights and appurtenances, until the above described note, bearing even date herewith, shall be fully paid according to the tenor, effect and reading hereof this deed shall become absolute.~~

WITNESS our hand at Edinburg, Texas

this 31st day of March 19 78

Robert B. Foreman
ROBERT B. FOREMAN

Witness at request of Grantor:

Bok Ine Foreman
BOK I. FOREMAN

252

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HIDALGO }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT B. FOREMAN and wife, BOK I. FOREMAN known to me to be the person s whose name s are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 31st day of March A. D. 19 78

(L. S.)

SHELLY C. TAPIA
Notary Public, in and for
Hidalgo County, Texas

Shelly C. Tapia

Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, }
COUNTY OF }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.) County Clerk County, Texas

By..... , Deputy.

11694

150

Warranty Deed

/VENDOR'S LIEN/

FROM

.....

.....

TO

.....

.....

FILED FOR RECORD

This..... FILED FOR RECORD THIS DATE D. 19.....

at..... At 2:15 o'clock ..... M.

..... APR 5 1978 ..... County Clerk

By..... SANTOS SALDANA ..... Deputy

County Clerk, Hidalgo County, Texas

By ..... RECORDED IN ..... Deputy

....., 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.

Return: William Stasburg
Rte. 1. Box 59
Mercedes, TX 78570

THE ODEE COMPANY, PUBLISHERS, DALLAS

Chg - Transamerica

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

3/13/2020 9:51:40 AM

Permit No.: Permit 1-2869
Receipt No.: 011284
W2500-00-116-0012-00

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

ESPARZA JUAN & JUANITA
PO BOX 1915
WESLACO, TX 78599
(956) 472-6658
(956) 472-6658

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 0Sq.Ft.
[5] Legal Description: WEST & ADAMS 2.27AC LOT 12 BLK 116 2.12AC NET
[6] Location: FM 1015 & MILE 10 N.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: $150000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-2869
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $30.00
Change Due: $0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

3/13/20
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

3-13-2020
Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

Precinct No.3 Substation
2401 N. Moorefield Rd.
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956-205-7045
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T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-2882

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

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sewer Service
Date Approved:	/ /	3 / 16 / 2020

Upon the application of:

Name: Justin Guillen

Address: 8352 Mateo Escobar St.
Monte Alto, Tx
78538

Phone: 956) 562-0075

Water Supplier: North Alamo

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:

Justin Guillen
Richardson Heights Lot 12 Blk 10 ,

[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**

PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2882

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

Justin Guillen,

Known to me [*or* proved to me in the oath of TX DLH **_____ *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:**

   Richardson Heights Lot 12 BLK 10 ."

[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)**

SUBSCRIBED AND SWORN TO before me on March 16TH**, 20**20**, to certify which, witnesses my hand and seal of office.**

Leonel Najera
Notary Public
STATE OF TEXAS
Notary ID# 12888787-3
My Comm. Exp. 04-26-2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Special Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 30, 2020

Grantor: Harold Foraker

Grantor's Mailing Address: PO Box 4487 McAllen, Texas 78502 - Hidalgo County, Texas

Grantees: Justin Guillen

Grantee's Mailing Address: 8352 Mateo Escobar St., Montee Alto, Texas 78538

Consideration: Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): LOT 12, BLOCK 10, RICHARDSON HEIGHTS NO. 2, AN ADDITION TO THE CITY OF MONTE ALTO, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE 31951-8923, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;

2. Rights of parties in possession;

3. Validly existing easements, rights-of-way, restrictions, set-back lines, or prescriptive rights, whether of record or not; all easements, rights-of-way, restrictions, set-back lines, or other matters recorded in the Map Records of Hidalgo County, Texas;

4. All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property;

5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or bound-ary lines; any encroachments or overlapping of improvements;

6. All rights, obligations, and other matters arising from and existing by reason of the Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority; and

7. Taxes for the current year and subsequent years, 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/but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Conveyance:

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 and Exceptions to Conveyance and Warranty.

Vendor's Lien:

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

Harold Foraker

Harold Foraker

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30th day of Jan 2020, by Harold Foraker.

ALBERTO ALEJANDRO OUTON
Notary Public, State of Texas
Comm. Expires 02-14-2022
Notary ID 125585106

Notary Public, State of Texas

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

3/16/2020 8:13:54 AM

Permit No.: Permit 1-2882
Receipt No.: 011311
R3825-00-010-0012-00

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

GUILLEN JUSTIN
8352 MATEO ESCOBAR ST
MONTE ALTO , TX 78538
(956) 562-0075
(956) 562-0075

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 20 Mobile Homes
[4] Size of Structure: 840Sq.Ft.
[5] Legal Description: RICHARDSON HEIGHTS LOT 12 BLK 10
[6] Location: FM 88 & FM 22 1/2 N.
[7] Sewage: North Alamo WSC
[8] Construction Type: Metal
[9] Est. Cost of Construction: $5500
[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 1-2882
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: gilbert.pecina
Receipt: alyssa.ulloa

Cashier

Date 3/16/20

[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

Date 03-16-2020

N. LINE LOT 13 BLOCK 59 1320.0' S.80° 54' E

ASH STREET

BLUEBONNET AVENUE

OLEANDER AVENUE

11 12 13 14 15

20 19 18 17 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

30 29 28 27 26 25 24 23 22 21 20 19 18 17 16

1 2 3 4 5 6 7 8

30 29 28 27 26 25 24 23

20' EASEMENT FOR UTILITIES

20' EASEMENT FOR UTILITIES

EBONY STREET

N 80° 54' W. 1320.0'

-d, owner of the north 10 acres of Lot 13
e Mo. Tex. Land & Irr. Co. Subdivision of the
GRANT, acting for myself, acknowledge that this
m an actual survey and dedicate to the use of
ts, alleys, easements and public places thereon
poses and consideration therein expressed.

Scott Ford

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority, this day personally appeared SCOTT FORD, an individual, known to me to be the person whose name is subscribed hereto and acknowledged to me that he executed the same for the purposes and consideration therein expressed

Scott Ford

Witness my hand and seal of office this 15th day of December, A.D. 1946.

Dick Turner (Dick Turner)
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS.

SURVEYORS ACKNOWLEDGEMENT:

I, hereby certify that this p
actual survey made on the g
of lot 13 block 59 of Mo. Te

Sworn to c
day of Dece

RICHARDSON HEIGHT

MONTE ALTO, HID

Scale 1"

Filed April 22, 1948 8:40 A.M.