

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JOSE CRUZ CASTILLO III	3-3330
2.		
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6.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 11, 2022	



T.J. Arredondo, CFM
Director of Planning

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

Precinct 1 2 3 4

Application No: 3-3330

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

Upon the application of:

Name: Jose Cruz Castillo

Address: 7501 Camelot Dr -
Mission Tx
78572

Phone: 956-862-6961

Approved by Environmental Health:	Temporary Service _____	Final Service <u>W. Ramirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing sewer</u>
Date Approved:	<u>1 / 1</u>	<u>1 / 5 / 22</u>

Water Supplier: MVD

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

Account/ESI No.: 10032789487050712
[] Temporary Pole [] Permanent Service

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

Squire Estates Lot 81

[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 January 11 2022, 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

Rev. 06-03-15

County of Hidalgo

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Precinct 1 204

T.J. Arredondo, CFM
Director of Planning

Application No:

3-3330

**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

Jose Cruz Castillo III

Known to me [or proved to me in the oath of Texas I.D. or through
NA (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 81

[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."

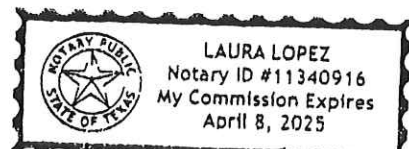
-OR-

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."

Jose Cruz Castillo III (Signature)

SUBSCRIBED AND SWORN TO before me on September 17th, 2021, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Charge to VLTC
GF#158683/MC

WARRANTY DEED

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: September 21, 2018

Grantor: OZIEL MORENO GARZA a/w/a OZIEL GARZA AND WIFE, ALMA YOLANDA GARZA a/w/a ALMA Y. GARZA

Grantor's Mailing Address: 7501 Camelot Drive
Mission, Texas 78572

Grantee: JOSE CRUZ CASTILLO III, a single person

Grantee's Mailing Address: 113 West Mesquite St.
Sullivan City, Texas 78595

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 81, SQUIRE ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 28, Page 62, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated November 10, 1986, recorded in Volume 2365, Page 327 and dated March 18, 1993, filed March 19, 1993 under Document Number 310978, Official Records and Volume 28, Page 62, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo Municipal Utility District No. 1.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Squire Estates Subdivision, recorded in Volume 28, Page 62, Map Records of Hidalgo County, Texas.
4. Electric easement in favor of Central Power and Light Company as shown by instrument dated August 5, 1959, recorded in Volume 957, Page 378, Deed Records of Hidalgo County, Texas.
5. Water Contract as shown by instrument dated January 20, 1944, recorded in Volume 14, Page 446, Miscellaneous Records of Hidalgo County, Texas.
6. Agreement easement in favor of Rick Martin as shown by instrument dated April 2, 1987, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.
7. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated August 20, 1993, filed February 10, 1994, under Document Number 368966, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
8. Right of Way Easement in favor of Future Cable Vision as shown by instrument dated November 10, 2014, filed November 18, 2014 under Document Number 2014-2564837, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Atlantic Richfield Company, as Lessee, dated November 4, 1982, recorded in Volume 424, Page 826 and dated October 20, 1982, recorded in Volume 422, Page 834, Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, Smith Production, Inc., as Lessee, dated July 8, 1999, filed November 16, 1999 under Document Number 823327, Official Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, Smith Production, Inc., as Lessee, filed April 7, 2000 under Document Number 861861; Document Number 861862 and Document Number 861871, all in the Official Records of Hidalgo County, Texas.
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 15, 2000, by and between Oziel Garza and wife, Alma Y. Garza, as Lessor, and Louis Dreyfus Natural Gas Corp., as Lessee, filed August 24, 2000 under Document Number 899836, Official Records of Hidalgo County, Texas.
13. Mineral and/or royalty reservation contained in deed dated February 12, 1970, recorded in Volume 1306, Page 573, Deed Records of Hidalgo County, Texas.
14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
15. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
16. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, 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 in Conveyance and Warranty.

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

[Handwritten signature]
Y

OZIEL MORENO GARZA *a/w/a*
OZIEL GARZA

[Handwritten signature]
ALMA YOLANDA GARZA *a/w/a*
ALMA Y. GARZA

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on SEPTEMBER 25, 2018 by OZIEL MORENO GARZA *a/w/a* OZIEL GARZA.

[Handwritten signature]

NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)



STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on SEPTEMBER 25, 2018 by ALMA YOLANDA GARZA *a/w/a* ALMA Y. GARZA.

[Handwritten signature]

NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:
JOSE CRUZ CASTILLO III
113 West Mesquite St.
Sullivan City, Texas 78595

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 158683



Chapter 232, Texas Local Government Code

5/20/2021 2:44:58 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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.
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Precinct No. 3 Substation
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 3-3330
Receipt No.: 018323
S5520-00-000-0081-00

Handwritten: R519554

CRUZ CASTILLO JOSE
7501 CAMELOT DR
MISSION, TX 78572
(956) 221-2235
(956) 221-2235

- [1] Contractor: SELF
[2] Water System: M.U.D.
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 2193Sq.Ft.
[5] Legal Description: SQUIRE ESTATES LOT 81
[6] Location: SHOWERS ROAD AND LOOP 374
[7] Sewage: M.U.D.
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$196405.00
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 20', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-3330
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

Date

Handwritten: 5-20-21

[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

5/20/2021
Date

Commissioner Court 5-16-2021

