

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Yolanda Tijerina	4-12186
	COMM. COURT: April 30, 2013	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 4-12186

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

Upon the application of:


Name: Yolanda Tijerina

Address: 5806 Benito A Ramirez R.d.

Unit 2

Edinburg TX 78542

Phone: 956)292-8733

Approved by Environmental Health:	Temporary Service _____	Final Service 
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing OSSF</u>
Date Approved:	<u>1 1</u>	<u>4 12 13</u>

Water Supplier: MAWS

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

Account/ESI No.: 10032789402857159

Temporary Pole Permanent Service

(7 Pinkston mdws trailer)

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

owner

Santa Cruz Gardens #2 lot # 07 Block # 30

[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 April, 2013, 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

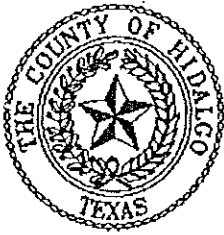
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-12186

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

Yolanda Tijerina Cantú

Known to me [or proved to me in the oath of _____ or through
DL# 17993345 (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:

(7 Pinkston mdws trawl) 5806 Benito A. Ramirez Rd. Unit 2
Edinburg TX 78542

[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]

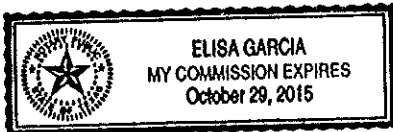
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Yolanda Tijerina Cantú (Signature)

SUBSCRIBED AND SWORN TO before me on April 22, 2013, to certify which, witnesses my hand and seal of office.



Elisa Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12186

Mar. 11, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

S1700-02-030-0007-01

[1] OWNER: CANTU, JUAN
YOLANDA TIJERINA
RR 12 BOX 922
EDINBURG, TX 78541-8517
Telephone No. 578-5130

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 S363'-N7
' LOT 7 BLK 30 2.50AC NET

LOCATION: 0 TERRY & B. RAMIREZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$18,000

[5] SIZE OF STRUCTURE: 1,300 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" NATURAL GROUND.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0325 D. Pct: 4
Panel No. /Suffix: _____

Community No. 1803521

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[Signature] 3/11/13
Prepared by Date

[Signature] 3/8/13
Approved by Date

[Signature] 3-8-13
Signature of Owner or Applicant Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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140118

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

}

KNOW ALL MEN BY THESE PRESENTS:

That I, KARL MUELLER, a single man,

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

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

-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee s herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee(s) herein of one certain promissory note of even date herewith, in the principal sum of \$3,500.00 payable to the order of Karl Mueller, Rt. 3, Box 532H, Mission, Texas 78572 as therein specified and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees;

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to JOHN ROBERT KING Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JUAN CANTU and YOLANDA TIJERINA

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land out of Lot 7, Block 30, Santa Cruz Gardens, Unit No. 2, Hidalgo County, Texas, according to Amended Map thereof recorded in Volume 8, Pages 28 and 29 of the Map Records, Hidalgo County, Texas; and being more particularly described by metes and bounds as follows:

tract, said iron rod being on the east line of Lot 7, Block 30, Santa Cruz Gardens #2 and bears S 08° 23' W, 363.0 feet from the northeast corner of said Lot 7, Block 30; THENCE, S 08° 23' W, 363.0 feet to a 1/2 inch iron rod found for the southeast corner of this tract; THENCE, N 81° 37' W, at 285.0 feet pass the east line of a 30.0 foot permanent ingress egress easement and continuing a total distance of 300.0 feet to a 1/2 inch iron rod set for the southwest corner of this tract, said iron rod also being in the center of said permanent ingress egress easement and also being on the west line of said Lot 7; THENCE, N 08° 23' E, along the west line of said Lot 7, the center of permanent ingress egress easement 363.0 feet to a 1/2 inch iron rod set for the northwest corner of this tract; THENCE, S 81° 37' E, at 15.0 feet pass the east line of said permanent ingress egress easement and continuing a total distance of 300.0 feet to the PLACE OF BEGINNING and containing 2.5 acres of land more or less.

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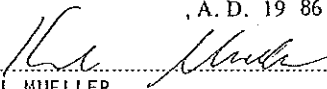
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Oil and Gas Lease dated 3-15-44 from Santa Cruz Farms Company to Magnolia Petroleum Company, recorded in Volume 54, Page 93, Oil and Gas Lease Records.
2. Save and Except all oil, gas, and other minerals underlying said land.
3. Fifteen (15) foot road easement along the West side of said tract as reflected on survey dated 12-13-85 by Allen E. Chelf, Registered Public Surveyor; Hidalgo County, Texas.
4. Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15 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 grantee s, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 7th day of January, A. D. 19 86


.....
KARL MUELLER
.....
.....

Mailing address of each grantee:

Name: JUAN CANTU and YOLANDA TIJERINA
Address: 3917 Rodriguez
Edinburg, TX 78539

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 9th day of January, 1986, by KARL MUELLER



Jeanine M. Crumpler
Notary Public, State of Texas
Notary's name (printed): JEANINE M. CRUMPLER

Notary's commission expires: 3-11-89

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

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

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

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

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHARGE: Stewart Title Company
AFTER RECORDING RETURN TO:

Juan Cantu & Yolanda Tijerina
3917 Rodriguez
Edinburg, TX 78539

PREPARED IN THE LAW OFFICE OF:

KING & PUENTE
3409 N. 10th, Suite 100
McAllen, Texas 78501