

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Edward Rippistine III	4-14057
	COMM. COURT: February 4, 2015	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-14057

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

Upon the application of:

Name: Edward Rippistine III

Address: 2114 Sandra Lane  
Edinburg, TX 78541

Phone: 956-624-6819

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	_____
Inspection/Permit No:	<u>N/A</u>	_____
Date Approved:	<u>1 / 27 / 15</u>	<u> / /</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: 291666-001  
 Temporary Pole      Permanent Service

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

Acacia Subdivision, Lot # 8

[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



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

Precinct 1 2 3 4

Application No: 4-14057

### 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

Edward Rippistine III

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
US Passport CO2327061 (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:

Acacia Subdivision, Lot # 8

[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-

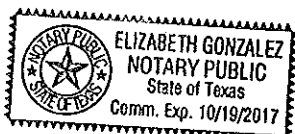
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Edward Rippistine III (Signature)

SUBSCRIBED AND SWORN TO before me on 27th January, 2015, to certify which, witnesses my hand and seal of office.

Elizabeth Gonzalez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Elizabeth Gonzalez



Chapter 232 Texas LGC Application

APPLICATION NO:

4-14057

Jan. 26, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

A0300-00-000-0008-00

[ 1 ] OWNER: RIPPISTINE, EDWARD III

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ACACIA LOT 8

2114 SANDIA LN.,  
EDINBURG, TX. 78541

Telephone No. 624-6819

LOCATION: 0 OWASSA & SUGAR RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$160,000

[ 5 ] SIZE OF STRUCTURE: 3,202 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425 C Pct: 4

Community No.: 490334

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.

Edward Castillo  
Prepared by

1-20-15  
Date

Rudolph Rio  
Approved by

1-21-15  
Date

Edward Castillo  
Signature of Owner or Applicant

1/26/15  
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.

**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**  
Conforms to State Bar of Texas Form

Date: September 20, 2013

Grantor: JESUS GUZMAN and spouse, GLORIA G. GUZMAN

Grantor's Mailing Address: 1201 W. Truman  
Pharr, Texas 78577  
Hidalgo County, Texas

Grantee: EDWARD RIPPISTINE, III

Grantee's Mailing Address: 2114 Sandia Lane  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Eight (8), ACACIA SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 19, Page 154, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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 context requires, singular nouns and pronouns include the plural.

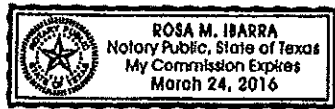
  
JESUS GUZMAN

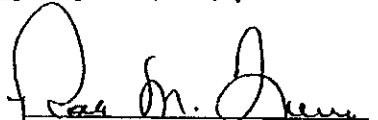
  
GLORIA G. GUZMAN

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 20<sup>th</sup> of September, 2013, by Jesus Guzman.

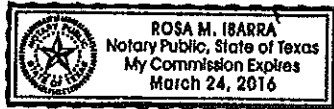


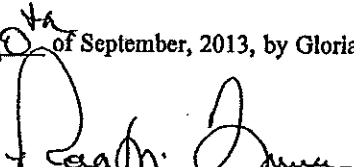
  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

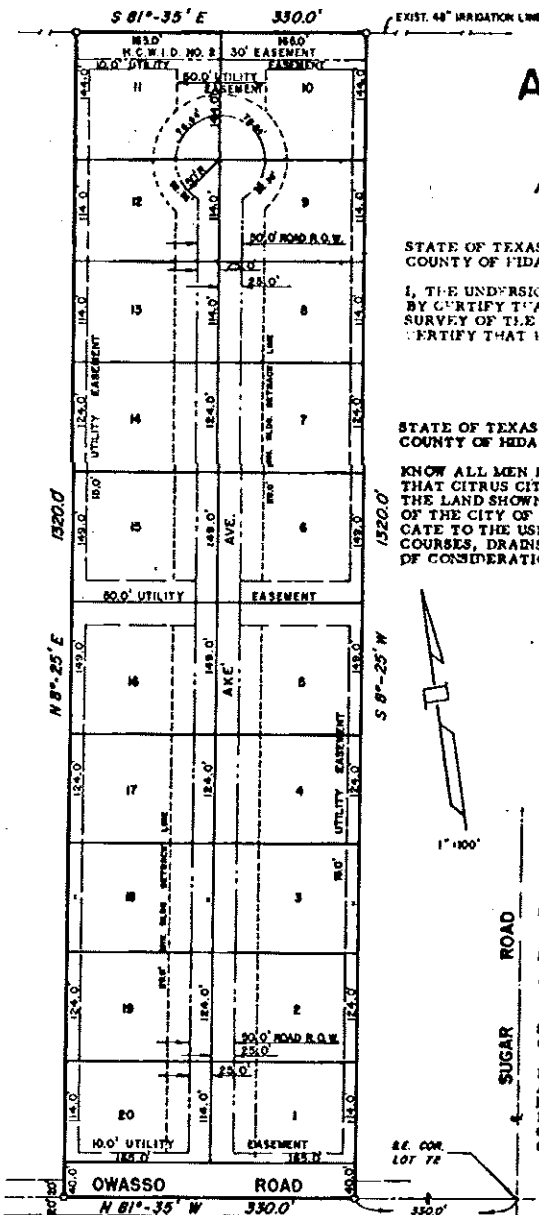
This instrument was acknowledged before me on the 20<sup>th</sup> of September, 2013, by Gloria G. Guzman.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
EDWARD RIPPSTINE, III  
2114 Sandia Lane  
Edinburg, Texas 78541

PREPARED BY:  
Lesslie L. Eanes  
Attorney at Law  
315 E. McIntyre  
Edinburg, Texas 78541  
File/GF Number: 054329



106 MAP OF  
**ACACIA SUBDIVISION**

HIDALGO CO., TEXAS

BEING A RESUBDIVISION OF 10.0 ACRES,  
 AND BEING THE WEST 1/2 OF THE EAST 1/2 OF LOT 72  
 NEELY-PHARR SUBDIVISION,  
 HIDALGO COUNTY, TEXAS

FILED FOR RECORD THIS DATE  
 11-18-76  
 JAN 3 1977  
 SANTI SALDANA  
 COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF HIDALGO

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 ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



CHRIS L. MELTON  
 REGISTERED PUBLIC SURVEYOR  
 EDINBURG, TEXAS  
 AUGUST 17, 1976 JOB NO. 760550

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACACIA SUBDIVISION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

CITRUS CITY LAKE DEVELOPMENT CORP.

STATE OF TEXAS  
 COUNTY OF HIDALGO

W. T. ELLIS, CHAIRMAN OF THE BOARD

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. T. ELLIS, CHAIRMAN OF THE BOARD OF CITRUS CITY LAKE DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF September, A. D. 1976

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: THAT I, HERBERT D. GIESE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACACIA SUBDIVISION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

HERBERT D. GIESE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERT D. GIESE, 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 THE 27 DAY OF August, A. D. 1976

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR  
 HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, ON THIS THE 17th DAY OF August, 1976

ATTEST:  
 RONALD CASE, MAYOR  
 CITY SECRETARY

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2, ON THIS THE 22nd DAY OF August, A. D., 1976

ATTEST:  
 SECRETARY

PRESIDENT

APPROVED FOR RECORDING  
 Hidalgo Co. Registrar's Dept.  
 Date 11-30-76

APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS COURT  
 THIS 30th DAY OF July 1977  
 SAUL OSBORN, County Clerk  
 Hidalgo County, Texas  
 Dr. Alicia Lopez