

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Norma Idalia Velasquez	4-14015
	COMM. COURT: June 2, 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

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 4-14015

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

Upon the application of:

Name: Norma Idalia Velasquez

Address: 7802 Alberto Rd  
Edinburg, Tx 78542

Phone: (956) 313-0090

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>5 / 13 / 15</u>

Water Supplier: N/A

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

Account/ESI No.: #10032789403953697  
[ ] Temporary Pole [x] Permanent Service

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

Santa Cruz Gardens NO. 2 LOT# 5 Block #20  
Wayle & Albert

[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] 5/18/15  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 02-19-10

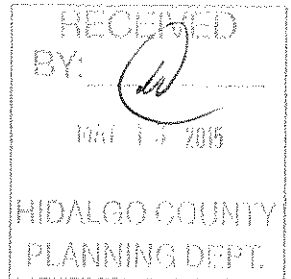
## County of Hidalgo

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
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T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4  
Application No: 4-14015

### 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

Norma Idalia Velasquez

Known to me [or proved to me in the oath of TDL# 33870461 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:

Santa Cruz Gardens NO. 2 Lot #5  
Block # 20

[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]

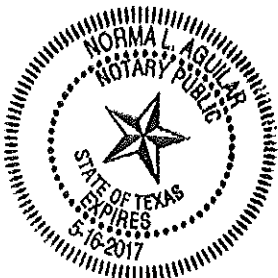
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

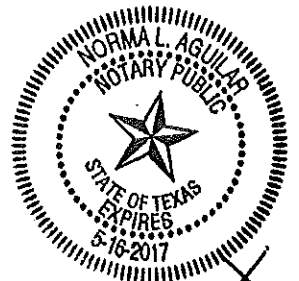
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Norma I. Velasquez (Signature)

SUBSCRIBED AND SWORN TO before me on May 13<sup>th</sup>, 2015, to certify which, witnesses my hand and seal of office.



Norma L. Aguilar  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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

DATE: July 10, 2014

GRANTOR: Ofelia Centeno

GRANTOR'S MAILING ADDRESS (including County):

95 beamer st  
Woodlan, CA 95695

GRANTEE: Norma Idalia Velasquez  
613 Banyan Avenue  
Pharr, TX 78577

Consideration: That Norma Idalia Velasquez, of the County of Hidalgo, State of Texas, for and in consideration of the sum of \$20,000 paid to Ofelia Centeno in hand paid by Norma Idalia Velasquez, in consideration for:

PROPERTY DESCRIPTION (INCLUDING ANY IMPROVEMENTS)

THE SOUTH 80.00 feet of the north 972.0 feet of the East one-half of lot 5, and the south 80.00 feet of the North 972.0 feet of the West 30.0 feet of lot 6, block 20, SANTA CRUZ Hidalgo County, Texas, according to the amended map thereof recorded in Volume 8, pages 28 and 29, Map Records in the office of the County Clerk of Hidalgo County, Texas Reference to which is here made for all purposes.

SAVE AND EXCEPT all oil, gas, and other minerals previously reserved here from. This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county of State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

PROPERTY INCLUDING ANY IMPROVEMENTS:

THE SOUTH 80.0 FEET OF THE NORTH 972.0 FEET OF THE EAST one-half of a lot 5, and the South 80.0 feet of the North 972.0 feet of the West 30.0 feet of Lot 6, Block 20, SANTA CRUZ GARDENS, UNIT NO 2 HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 8,

PAGES 28 AND 29, MAP RECORDS IN THE OFFICE OF THE COUNTY OF HIDALGO, STATE OF TEXAS, reference to which is here made for all purposes.

SAVE AND EXCEPT ALL oil, gas and other minerals previously reserved here from. Reservation from and Exceptions to Conveyance Warranty;

This conveyance is made and accepted subject to the following matters to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

AND EXCEPTIONS TO WARRANTY, GRANTS SELL AND CONVEYS TO grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantor binds Grantor and Grantors heirs, grantee's successors or assigns forever, Grantor binds Grantor and Grantor's heirs, and successors, and assignee's.

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATIONS FROM gives every person whom sober lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, gives, conveys, assigns and delivers to Grantee, without Covent or warranty express or implied (whether under Section 5.023 of the Texas property code or otherwise), all right, interest, if any, of grantor, as owner of the property but not as owner of any other properties in and to (i) strips or gores, if any between the property and abutting properties (except to the existent, if any, land lying in or gores about or provide access to the properties owned by Grantor), (ii) any land lying in or under any street, alley, road or right of way opened or proposed, abutting or adjacent to the property.

Grantor, for the consideration indicated above, and subject to the reservation from, and exceptions to conveyance and warranty tainted in this instrument, grants, gives and conveys to Grantee the Property, together with all and singular the rights and appurtenances there to in any wise belonging, to have and to hold the property to Grantee, Grantee's heirs executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs executors, administrators, successor and assigns against every person whom so every lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exception to conveyance and Warranty herein contained.

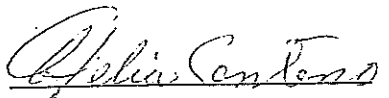
GRANTOR GIVES AND CONVEYS THE PROPERTY TO Grantee as Grantee's property:

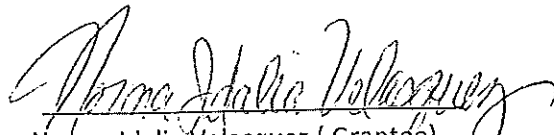
By the acceptance of this Deed, Grantee is taking the property's AS IS, WHERE IS, and WITH ALL FAULTS and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee.

NOTE TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPERATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR AS TO ANY TAXES DUE ON THE PROPERTY.

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATIONS FRM AND EXCEPTIONS TO CONVEYNACE AND WARRANTY, GRANTS, SELL 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 whomever lawfully claiming or to claim the same or any part thereof, except as to the reservation from and exception to conveyance warranty.

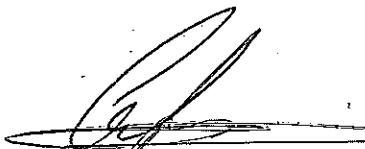
When the Context requires, singular nouns and pronouns include the plural.

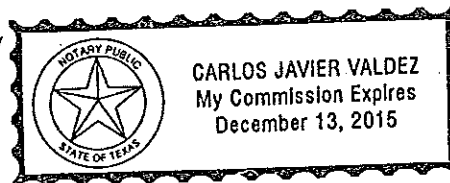
  
Ofelia Centeno ( Grantor)

  
Norma Idalia Velasquez ( Grantee)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me by Ofelia Centeno and Norma Idalia Velasquez on the 10<sup>th</sup> day of July, 2014.

  
Carlos Javier Valdez, Notary Public



# THE CITY OF EDINBURG

## PLANNING & ZONING DEPARTMENT CERTIFICATE OF COMPLIANCE

No: 2015-01-06  
Date: January 6, 2015  
NAME OF PROPERTY OWNER: Norma Idalia Velasquez

LEGAL DESCRIPTION OF PROPERTY: The South 80.00 Feet of the North 972.0 feet of the East one-half of Lot 5, and the south 80.00 feet of the North 972.0 feet of the West 30. Feet of Lot 6, Block 20, Santa Cruz Subdivision

LOCATION OF PROPERTY: 7802 Alberto Road, Edinburg, Texas 78542

The property described herein or in the attached legal description is in compliance with the City's Subdivision Regulations. Permits may be issued for the construction of residential and non-residential building(s). Utility services may be extended to the property to be by the public utilities holding a certificate of convenience and necessity in such area. Compliance with the City of Edinburg's Subdivision Regulations is based on: (mark appropriate line)

- (a) The property was subdivided prior to it being in the City's extraterritorial jurisdiction;
- (b) The property was subdivided as a result of a family partition;
- (c) Where the last recorded conveyance of such lot or tract prior to March 9, 1987 was by metes and bounds;
- (d) Where a building was in existence on said lot prior to March 9, 1987; or where such subdivision, whether by recorded plat or by actual occupancy and use was in existence prior to March 9, 1987.
- (e) The property was subdivided after March 9, 1987 and the property owner has complied with the City's Subdivision Ordinance.
- (f) Where such division of land is used for agricultural purposes in parcels or tracts of 5 acres or more and not involving any new street, alley, or easement of access.

PROPERTY IS SUBJECT TO REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, AND POTABLE WATER SUPPLY, ETC.

COMMENTS: This property is located outside City of Edinburg. The City is authorizes the connection of one (1) water service through North Alamo Water Supply. Any further division of the property for any purpose will be subject to compliance with the City's and County Subdivision Review Process.

  
PLANNING & ZONING DEPARTMENT STAFF

1-6-15  
Date



415 West University Drive • P. O. Box 1079 • Edinburg, Tx. 78540  
Phone (956) 388-8202 • Fax (956) 292-2080



# WARRANTY DEED

**\*\*GIFT DEED\*\***

**DOC# 362328**

Date: March 5, 1992

Grantor: JULIA LEDESMA, A Single Woman

Grantor's Mailing Address (including county):

One Olive Way  
Woodland, Yolo County, California 95695

Grantee: OFELIA CENTENO

Grantee's Mailing Address (including county):

One Olive Way  
Woodland, Yolo County, California 95695

Consideration:

For and in consideration of the LOVE AND AFFECTION had by Grantor herein for the said OFELIA CENTENO, the Grantee herein named.

Property (including any improvements):

The South 80.0 feet of the North 972.0 feet of the East one-half of Lot 5, and the South 80.0 feet of the North 972.0 feet of the West 30.0 feet of Lot 6, Block 20, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to the amended map thereof recorded in Volume 8, Pages 28 and 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT all oil, gas and other minerals previously reserved herefrom.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes for the year 1992 and subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

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 conveyance and warranty.

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

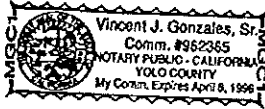
No title examination was requested in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion on title to this property.

*Julia Ledesma*  
JULIA LEDESMA

(Acknowledgment)

STATE OF ~~TEXAS~~ CALIF  
COUNTY OF ~~HIDALGO~~ YOLO

This instrument was acknowledged before me on the 4th day of December, 1992, by JULIA LEDESMA.



*Vincent J. Gonzales, Sr.*  
Notary Public, State of ~~Texas~~ CALIFORNIA  
Notary's name (printed): VINCENT J. GONZALES, SR.  
Notary's commission expires: April 6, 1996

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

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

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

OFELIA CENTENO  
One Olive Way  
Woodland, California 95695

PREPARED IN THE LAW OFFICE OF:

FLORES, CASSO & ASSOCIATES  
Attorneys at Law  
321 South 12th/P. O. Box 2128  
McAllen, Texas 78502  
RHF:law

FILED FOR RECORD  
DOC# 362328 \$11  
01-04-1994 01:32:36  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

Chapter 232 Texas LGC Application

APPLICATION NO: 4-14015 Jan. 8, 2015

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

S1700-02-020-0005-21

[ 1 ] OWNER: VELASQUEZ, NORMA IDALIA 8/15/14NA/E 613 BANYAN AVE. PHARR, TX. 78577 Telephone No. 313-0090

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION SANTA CRUZ GARDENS #2 S80'-N97 -E150'-LOT 5 & S80'- N972'-W30 LOT 6 BLK 20 0.33 ASSR'S T

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 INGLE & ALBERTO

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI ✓

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING 05- RESIDENTIAL MOVE-IN/RELO. BUILD

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 960 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$37,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO ✓

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 25' SIDE'S 6' REAR 15'

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] 1/8/15 Date

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] 1/8/15 Date

Light [X] Water [X] Flood Zone: NO 0325D Panel No. /Suffix: Pct: 4

Signature of Owner or Applicant [Signature] 1-8-15 Date

Community No.: 1183321 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.

[ 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.