

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Dalia Lippold	4-15660
	COMM. COURT: July 26, 2016	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15660
07-00-16

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

Upon the application of:

Name: Dalia Gonzalez ^{Lippold D.L.}

Address: 6501 Mt. Tower Rd.
Edinburg, TX.

Phone: 838-9165

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Existing OSSF</u>
Date Approved:	<u>1 / 1</u>	<u>7 / 2016</u>

Water Supplier: Alamo Water Supply

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

Account/ESI No.: 307354-061
 Temporary Pole Permanent Service

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

Dalia Gonzalez ^{Lippold D.L. 2.50 acres}
10811812 lot # Block 99
subdivision Santa Cruz Gardens #2

[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

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-15660

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

Dalia Gonzalez ^{Lippold D.L.} ^{user # 21116556} ⁰¹⁷⁻¹⁵⁴⁻⁹⁰² ^{D.L.}

Known to me [or proved to me in the oath of _____ or through President Card (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:

6501 N Tower Rd lots 10, 11, 12 Block 29 Edinburg, TX ."
2.50 acres
Wentacruz Garden #2

[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."

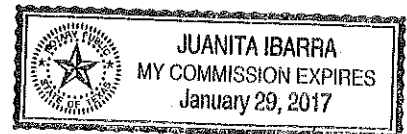
-OR-

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."

Dalia Gonzalez ^{D.L.}
Dalia Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on July 19, 2016, to certify which, witnesses my hand and seal of office.

Juanita Ibarra
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:
4-15660
Jun. 6, 2016

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

S1700-02-029-0010-15

[1] OWNER: LIPPOLD, DALIA

1112 E MCINTYRE ST
EDINBURG, TX 78541-3770

Telephone No. 383-5827

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 S 172.85
N518.55'-LTS 10 & 11 & S 172.8
-N518.55'-E90'LT12 BLK 29

LOCATION: 0 TOWER & RAMSEYER

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,000

[5] SIZE OF STRUCTURE: 480 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:15' SIDES:6'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00


Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix: _____

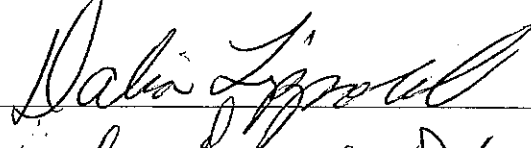
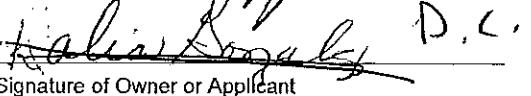
Community No.: 0325D

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.


Prepared by _____ Date 6/6/16

Aaron Hndz.
Approved by _____ Date 4/11/16



Signature of Owner or Applicant _____ Date 6-6/16

[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.

Quitclaim Deed

Date: September 26, 2014

Grantor's name and address: Martha Elena Olivares Guillen, not married, of 705 Nannette Drive Pharr, Texas 78577

Grantee's name: Dalia Lippold, not married, of 2301 Victoria Hidalgo, Texas 78557

Martha Elena Olivares Guillen, not married, of 705 Nannette Drive Pharr, Texas 78577, (the "Grantor"), for and in consideration of the sum of \$10 paid by Dalia Lippold, not married, of 2301 Victoria Hidalgo, Texas 78557, (the "Grantee") named in this deed, the receipt of which is hereby acknowledged, has quitclaimed, and by this instrument does quitclaim, to the Grantee, all right, title and interest in and to the real property situated in Hidalgo County, Texas, and described as:

Lots 10, 11 and 12 Block 29 Santa Cruz Gardens Unit No. 2 Edinburg, Texas Hidalgo County.

Previously referenced as follows: Book/Volume 8, Page 28 29 of the Recorder of Hidalgo County.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

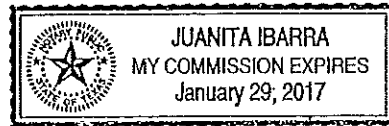
Grantor Acknowledgement

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on 26th day of September, 2014, by Martha Elena Olivares Guillen.

Juanita Ibarra
Notary Public



My commission expires: January 29, 2017

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

Prepared by: Juanita Ibarra, 2305 Victoria Hidalgo, Texas 78557

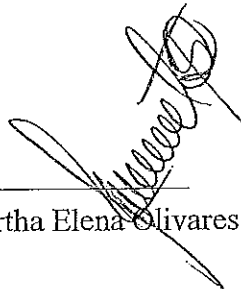
After recording return to: Dalia Lippold, 2301 Victoria Hidalgo, Texas 78557

Signed, Sealed and Delivered

In the Presence of:

Sign: Juanita Ibarra

Name: Juanita Ibarra



Martha Elena Olivares Guillen

ATTACHMENT TO QUITCLAIM DEED

A 2.50 acre tract of land out of lots 10,11, and 12, block 29 SANTA CRUZ GARDENS, UNIT NO. 2, HIDALGO, COUNTY TEXAS, according to the amended map 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, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a set 60d nail on the East line of said Lot 10, for the Northeast corner of the following described tract of land. Said point in 60.0 foot county road and located South 08 degrees, 23 minutes West, 345.70 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line Lots 10,11, and 12, North 81 degrees, 37 minutes West, at 30.0 feet pass the division between Lots 10,11, and 540 feet pass the division line between Lots 11 and 12, and at 630.0 feet to a set 1/2' iron rod on the West line of the East 3.0 acres of lot 12, Northwest corner hereof;

THENCE, with the west line 3.0 acres of lot 12, south 08 degrees, 23 minutes West 172.85 feet to a set 1/2" iron rod for the Southwest corner hereof;

THENCE, parallel to the North line Lots 12,11, and 10, south 81 degrees, 37 minutes East, at 90.0 feet pass the division line between, Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, 630.0 feet a set 1/2' iron rod on the West line of 60.0 foot county road and at 630.0 foot a set 60d nail on the East line of Lot 10, for the Southeast corner hereof;

Thence, with the East line of Lot 10, county road, North 08 degrees, 23 minutes East, 172.85 feet to the PLACE OF BEGINNING of which the East 30.0 feet, comprising 0.10 acre, lies in county road right-of-way

NOTICE OF CONFIDENTIALITY: 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.

GENERAL WARRANTY DEED

Date: December 22, 2009

Grantor: RUBEN SALAZAR

Grantor's Mailing Address:

1112 EAST McINTYRE STREET
EDINBURG, TEXAS 78539

Grantee: MARTHA ELENA OLIVARES GUILLEN

Grantee's Mailing Address:

705 NANNETTE DRIVE
PHARR, TEXAS 78577

Consideration: Cash and other good and valuable consideration.

Property (including and improvements):

A 2.50 acre tract of land out of Lots 10, 11, and 12, Block 29, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to the amended map 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, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a set 60d nail on the East line of said Lot 10, for the Northeast corner of the following described tract of land. Said point in 60.0 foot county road and located South 08 degrees, 23 minutes West, 345.70 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lots 10, 11 and 12, North 81 degrees, 37 minutes West, at 30.0 feet pass a set 1/2" iron rod on the West line of county road, at 240.0 feet pass the division line between Lots 10 and 11, at 540 feet pass the division line between Lots 11 and 12, and at 630.0 feet to a set 1/2" iron rod on the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line 3.0 acres of Lot 12, South 08 degrees, 23 minutes

West 172.85 feet to a set ½" iron rod for the Southwest corner hereof;

THENCE, parallel to the North line of Lots 12, 11 and 10, South 81 degrees, 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 600.0 feet pass a set ½" iron rod on the West line of 60.0 foot county road and at 630.0 feet a set 60d nail on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, county road, North 08 degrees, 23 minutes East, 172.85 feet to the PLACE OF BEGINNING of which the East 30.0 feet, comprising 0.10 acre, lies in county road right-of-way.

Reservations From and Exceptions to Conveyance and Warranty:

SUBJECT TO ANY easements, reservations and restrictions of record, if any 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 thereof in any way belonging, to have and to hold 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.

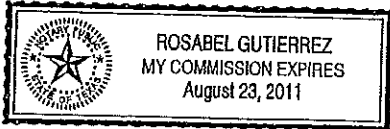
When the context requires, singular nouns and pronouns include the plural.


RUBEN SALAZAR

STATE OF TEXAS &

COUNTY OF HIDALGO &

This instrument was acknowledged before me on this the 22nd day of December, 2009, by RUBEN SALAZAR.



Rosabel Gutierrez
Notary Public, State of Texas

My Commission expires: Aug 23, 2011

PREPARED IN THE OFFICE OF:

FLORES & TORRES, L.L.P.
118E. CANO STREET
EDINBURG, TEXAS 78539
(956) 287-9191
(956) 287-9190-Fax

AFTER RECORDING RETURN ORIGINAL TO:

MARTHA ELENA OLIVARES GUILLEN
705 NANNETTE DRIVE
PHARR, TEXAS 78577

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.

OWNERS POLICY & SURVEY REJECTION

PROPERTY:

A 2.50 acre tract of land out of Lots 10, 11, and 12, Block 29, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to the amended map 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, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a set 60d nail on the East line of said Lot 10, for the Northeast corner of the following described tract of land. Said point in 60.0 foot county road and located South 08 degrees, 23 minutes West, 345.70 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lots 10, 11 and 12, North 81 degrees, 37 minutes West, at 30.0 feet pass a set 1/2" iron rod on the West line of county road, at 240.0 feet pass the division line between Lots 10 and 11, at 540 feet pass the division line between Lots 11 and 12, and at 630.0 feet to a set 1/2" iron rod on the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line 3.0 acres of Lot 12, South 08 degrees, 23 minutes West 172.85 feet to a set 1/2" iron rod for the Southwest corner hereof;

THENCE, parallel to the North line of Lots 12, 11 and 10, South 81 degrees, 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 600.0 feet pass a set 1/2" iron rod on the West line of 60.0 foot county road and at 630.0 feet a set 60d nail on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, county road, North 08 degrees, 23 minutes East, 172.85 feet to the PLACE OF BEGINNING of which the East 30.0 feet, comprising 0.10 acre, lies in county road right-of-way.

On December 22, 2009, the undersigned has been advised by Flores & Torres, L.L.P. as to the importance and necessity of purchasing an Owner's Title Policy and a Survey at the time of accepting the above described property. The undersigned understands that the title and the real property taxes to the above described property have not been checked and Flores & Torres, L.L.P. makes no representations as to the status of the title to said property. The undersigned further understands that without a survey, Flores & Torres, L.L.P. can make no representation as to possible encroachments or problems with the boundaries to

the property being purchased. That said attorneys will not check taxes on the said property and that the undersigned assumes payment of taxes for the current year.

The undersigned hereby reject(s) the issuance of said Owner's Policy and the procurement of a survey and the checking of ad valorem taxes.

GRANTEE:



MARTHA ELENA OLIVARES GULLEN

GRANTOR:



RUBEN SALAZAR

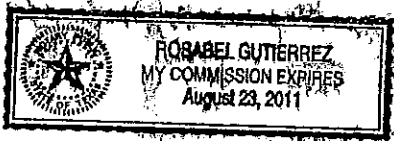
STATE OF TEXAS

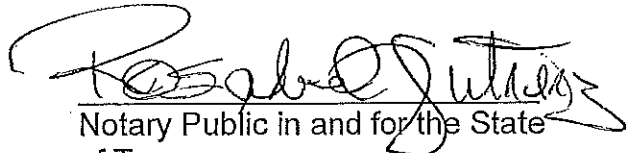
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ACKNOWLEDGEMENT

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 22ND day of December, 2009, by RUBEN SALAZAR.





Notary Public in and for the State
of Texas

My Commission expires Aug 23, 2011

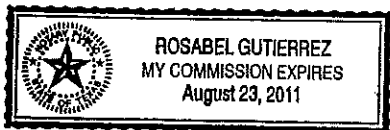
STATE OF TEXAS

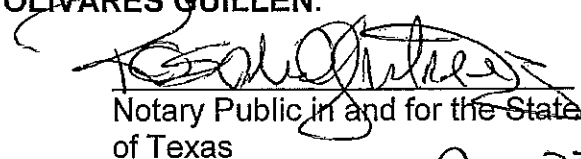
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ACKNOWLEDGEMENT

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 22ND day of December, 2009, by MARTHA ELENA OLIVARES GUILLEN.





Notary Public in and for the State
of Texas

My Commission expires Aug 23, 2011

WARRANTY DEED

CONFORMS TO TEXAS STATE BAR FORM 2151 REV. 10-83

VOL 3413 PAGE 309

Date: February 2, 1993

Grantor: ISIDRO MORENO and wife, NORMA MORENO
27th & Southmost Apt.10 , Brownsville, Texas.
Grantor's Mailing Address (including county):

Grantee: RUBEN SALAZAR, JR.

Grantee's Mailing Address (including county): 1123 E. McIntyre
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvement):

See Exhibit "A" attached.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO All geothermal energy and water rights and rights to water (whether riparian, appropriate or otherwise) presently appended or annexed to said property as reserved in Deed dated July 26, 1983, recorded in Volume 1863, Page 862, Official Records of Hidalgo County, Texas.
SUBJECT TO All oil, gas, and other minerals reserved in Deeds recorded in Volume 576, Page 217, Volume 1091, Page 192, and Volume 1506, Page 55, Deed Records of Hidalgo County, Texas.
SUBJECT TO Oil and Gas Lease dated March 15, 1944, from Santa Cruz Farms Co. to Magnolia Petroleum Company, recorded in Volume 54, Page 93, Oil and Gas Lease Records of Hidalgo County, Texas.
SUBJECT TO All visible easements.
SUBJECT TO Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.
SUBJECT TO A thirty foot (30') Road Easement along the East side of Lot 10 as shown on plat recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.

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.

Isidro Moreno
ISIDRO MORENO

Norma Moreno
NORMA MORENO

(Acknowledgement)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 2nd day of February, 1993, by ISIDRO MORENO and wife, NORMA MORENO.

Estelle D. Ryan
Notary Public, State of Texas
Notary's name (printed):
My commission expires:

AFTER RECORDING RETURN TO:

Mr. Ruben Salazar
1123 E., McIntyre St.,
Edinburg, Texas. 78539

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#55243

A tract of land out of Lots 10, 11 and 12, Block 29, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of said Lot 10, for the Northeast corner of the following described tract of land. Said point being in 50.0 foot county road and located South 8 degrees 23 minutes West, 172.85 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lots 10, 11, and 12, North 81 degrees 37 minutes West, at 25.0 feet pass the West line of county road, at 240.0 feet pass the division line between Lots 10 and 11, at 540.0 feet pass the division line between Lots 11 and 12 and at 630.0 feet the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line of the East 3.0 acres of Lot 12, South 8 degrees 23 minutes West, 172.85 feet to a point, for the Southwest corner hereof;

THENCE, parallel to the North line of Lots 12, 11 and 10, South 81 degrees 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 605.0 feet pass the West line of 50.0 foot county road and at 630.0 feet a point on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, in county road, North 8 degrees 23 minutes East, 172.85 feet to the PLACE OF BEGINNING. Containing 2.50 acres of land, more or less.

FILED FOR RECORD
DOC# 304381 \$10
02-03-1993 11:21:15
WILLIAM (BILLY) LEO
HIDALGO COUNTY