

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	EDUARDO OCHOA	3-14543
2.		
3.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUGUST 12, 2014	



PLANNING DEPARTMENT

Rev. 02-19-11

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

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

Precinct 1 2/3 4

Application No: 3-14543
3110114

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

Upon the application of:

Name: Eduardo Dehag

Address: 706 Melo's
Lane

Mission, TX 78574

Phone: (956) 648-7048

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Chris Ran</u> Authorized Signature
Inspection/Permit No:		<u>49789</u>
Date Approved:	<u>1 1</u>	<u>7 12 9 11</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894
[] Temporary Pole [] Permanent Service

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

Lot 7, Dina's Sub.

[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.~~

Sandra Cantu 7/29/14
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Precinct 1 2 3 4

Application No:

3-14543

3/10/14

**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

Eduardo Ochoa

Known to me [or proved to me in the oath of Texas Driver License or through TDL # 21024839 (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:

Dina's Sub. lot 7"

[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]

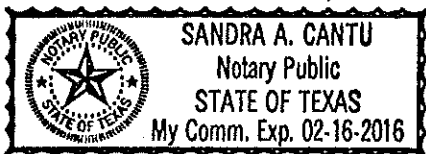
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 29, 2014, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

132425855

YUR

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.

General Warranty Deed

Date: DECEMBER 13, 2013

Grantor: ADRIANA C. CHAVEZ

Grantor's Mailing Address: 1208 E. MAURER ST.
PHARR, TEXAS 78577
HIDALGO COUNTY

Grantee: EDUARDO OCHOA and SONIA MARIE OCHOA

Grantee's Mailing Address: 4315 N. MOOREFIELD RD.
MISSION, TEXAS 78574
HIDALGO COUNTY

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

Property (including any improvements):

Lot Seven (7), DINA'S SUBDIVISION, an addition to the City of Palmview, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 25, Page 61B, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 25, Page 61B, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 25, Page 61B, Map Records, Hidalgo County, Texas.
- f. Right of way easement granted to La Joya Water Supply Corporation, recorded in Volume 1432, Page 392 and refiled in Volume 1470, Page 199, Deed Records, Hidalgo County, Texas.
- g. Right of way easement granted to Central Power and Light Company, recorded in Volume 2339, Page 835, Official Records, Hidalgo County, Texas.
- h. Contract, Easement and Use Restriction entered into by and between Central Power and Light Company and Jose Ismael Ochoa, recorded in Volume 2514, Page 461, Official

Chapter 232 Texas LGC Application

APPLICATION NO:
3-14543
Mar. 10, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

D5300-00-000-0007-00

[1] OWNER: OCHOA, EDUARDO

[7] LEGAL DESC./NAME OF SUBDIVISION
DINA'S LOT 7

706 MELO'S LANE
PALMVIEW, TX. 78574

Telephone No. 648-7048

LOCATION: 0 BUS. 83 AND GOODWIN

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$120,000

[5] SIZE OF STRUCTURE: 3,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements.
FRONT 30' BACK 15' SIDES 5'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 04100C Pct: 3

Community No.: 080334

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.

Roy Contreras
Prepared by

3/10/14
Date

Roy Contreras
Approved by

3/7/14
Date

Eduardo Ochoa
Signature of Owner or Applicant

3-10-2014
Date

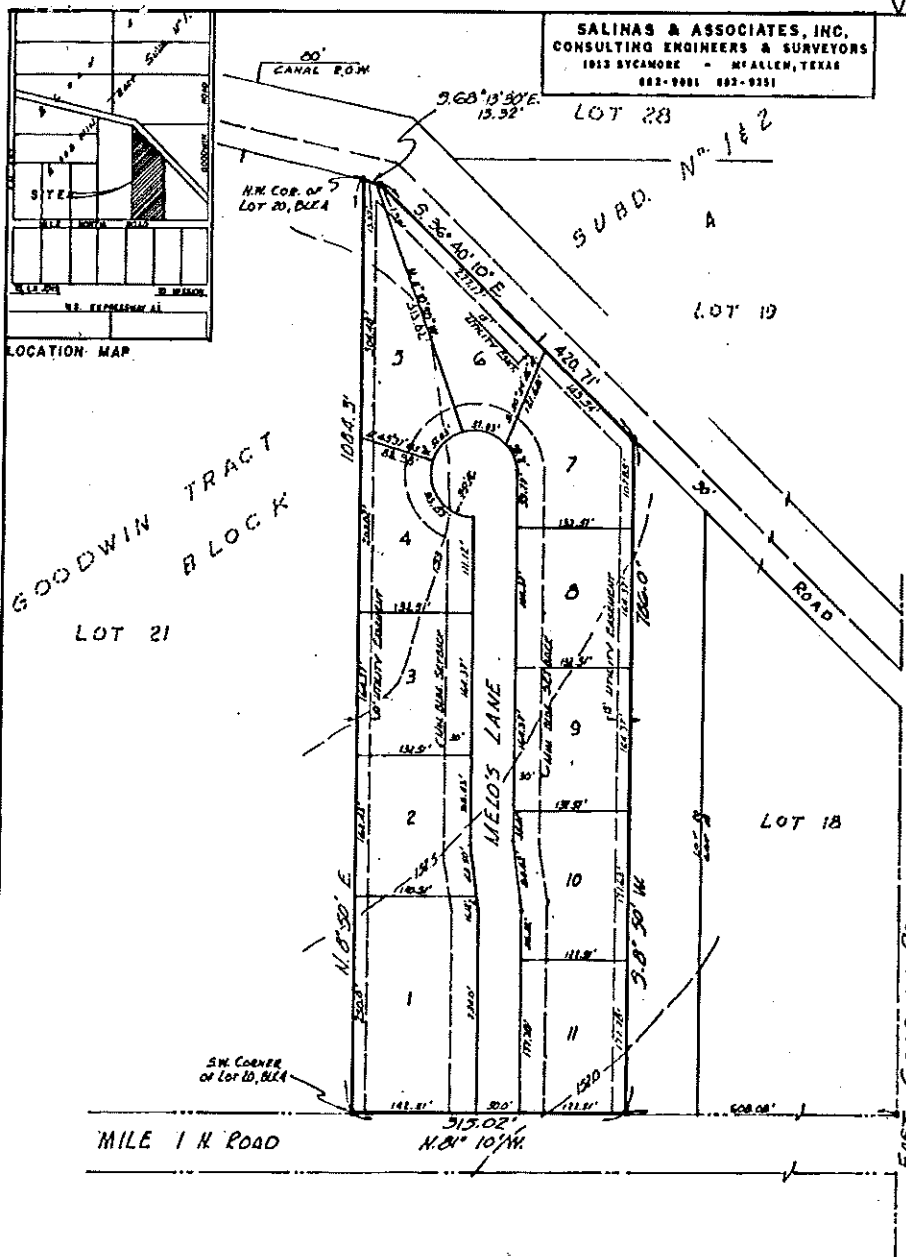
[NOTICE]

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.

SALINAS & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 1913 SYCAMORE - MT ALLEN, TEXAS
 882-9981 882-9321

SCALE
1" = 100'



NOTES AND BOUNDARY DESCRIPTION:

A TRACT OF LAND CONTAINING 6.80 ACRES, MORE OR LESS BEING THE WEST 315.02 FEET OF LOT 20, BLOCK 4, GOODWIN TRACT SUBDIVISION NO. 1 AND 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 8, PAGE 2, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, SAID 6.80 ACRES ARE BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 4, OF SAID SUBDIVISION, THIS CORNER ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF GOODWIN EAST ROAD AND THE NORTH RIGHT OF WAY ON 1 MILE NORTH ROAD THENCE, NORTH 81 DEG. 10' WEST ALONG THE NORTH RIGHT OF WAY OF 1 MILE NORTH ROAD, FOR A DISTANCE OF 458.08 TO A SET 1\"/>

THENCE, ALONG SAME LINE NORTH 81 DEG. 10' WEST FOR A DISTANCE OF 315.02 FEET TO A SET 1\"/>

THENCE, NORTH 8 DEG. 50' EAST ALONG THE WEST LINE OF LOT 20 FOR A DISTANCE OF 1084.30 FEET TO A SET 1\"/>

THENCE, SOUTH 88 DEG. 13' 30\"/>

THENCE, SOUTH 38 DEG. 40' 10\"/>

THENCE, SOUTH 8 DEG. 50' WEST ALONG THE EAST PROPERTY LINE FOR A DISTANCE OF 786.00 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING, SAID TRACT CONTAINING 6.80 ACRES, MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 30'
 SIDE - 5' (UNLESS OTHERWISE SHOWN)
 REAR - 15'
2. ALL EXTERIOR SUBDIVISION CORNERS ARE MARKED WITH A 1\"/>
3. ALL INTERIOR LOT CORNERS ARE MARKED WITH A 1/2\"/>
4. MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 18\"/>
5. ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE \"C\" ON FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 48088M 0400C NOV. 18, 1982.
6. SOUCH MARK: SET 50-D NAIL IN SOUTH SIDE OF POWER POLE AT SOUTHWEST CORNER OF SUBDIVISION. ELEVATION = 128.00
7. THIS SUBDIVISION IS RESTRICTED TO SINGLE FAMILY RESIDENCES, ONE RESIDENCE PER LOT.
8. ALL RESIDENTIAL DWELLINGS IN THE SUBDIVISION WILL BE OF NEW CONSTRUCTION ON CONCRETE SLAB.
9. NO RESIDENTIAL DWELLING SHALL CONTAIN LESS THAN 1200 SQUARE FEET OF LIVING AREA, EXCLUSIVE OF GARAGES, CARPORTS, AND PORCHES.
10. GENERAL NOTE NO. 9 MAY BE CHANGED TO INCREASE MINIMUM SQUARE FOOTAGE OF LIVING AREA. A DECLARATION OF CHANGING CONDITIONS AND REVISIONS FOR DINA'S SUBDIVISION TO BE FILED WITH THE COUNTY CLERK AND THE CITY OF PALMVIEW.
11. A 12\"/>

FINISH FLOOR ELEVATIONS

LOT #	F.F. ELEV. 1/2\"/>		
1	32	152.75	21,611
2	32	154.00	21,780
3	32	154.25	21,781
4	32	154.50	21,780
5	32	154.75	21,781
6	31	154.50	21,854
7	26	154.25	21,781
8	27	154.00	21,781
9	31	154.00	21,781
10	28	153.75	21,780
11	24	153.50	21,780

DINA'S SUBDIVISION

CITY OF PALMVIEW

BEING A RESUBDIVISION CONTAINING 6.80 ACRES AND BEING KNOWN AS THE WEST 315.02 FEET OF LOT 20, BLOCK 4, GOODWIN TRACT SUBDIVISION No. 1 & No. 2, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Ricardo R. Salinas
 RICARDO R. SALINAS P.E. 22164
 R.P.S. 62909



STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DINA'S SUBDIVISION TO THE CITY OF PALMVIEW TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Jose Ismael Ochoa
 JOSE ISMAEL OCHOA, OWNER

STATE OF TEXAS,
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ISMAEL OCHOA 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 16th DAY OF June, 1987.

Blair R. Selig
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 3-5-91

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

7/21/87
 DATE

H. J. Ochoa
 CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PALMVIEW HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

7/21/87
 DATE

Jose R. Peña
 JOSE R. PEÑA, MAYOR

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. ON THIS DAY OF A.D.,

Thomas M. Thompson
 SECRETARY PRESIDENT

Recorded in Book 25-61B
 of the Map Records of Hidalgo County, Texas
 this 21st day of July, 1987
 County Clerk

TOP OF CURB ELEVATIONS ARE TO BE MEASURED FROM THE TOP OF CURB AT THE FRONT OF THE SOUTH PROPERTY LINE OF EACH LOT.

610687

WILLIAM WELLS COUNTY
 HIDALGO COUNTY, TEXAS

William Wells
 COUNTY CLERK

Blair R. Selig
 NOTARY PUBLIC

APPROVED FOR RECORDING
 BY
 COUNTY CLERK
 WILLIAM WELLS COUNTY, TEXAS
 BY DEPUTY