

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JORGE OCHOA	4-1024
	COMM. COURT: AUGUST 14, 2018	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1024

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

Upon the application of:

Name: JORGE OCHOA

Address: 311 N LOS CERRITOS  
EDINBURG TX 78541

Phone: 956-207-4900

Approved by Environmental Health:	Temporary Service <u>R Ric</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>INSTALL</u>	Authorized Signature
Date Approved:	<u>08 10 11</u>	<u>  /  /  </u>

Water Supplier: CITY OF EDINBURG

Utility Provider:  J.M.V.E.C.  J.A.E.P.

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

LOT 9 ; LOS CERRITOS TRILE UNIT 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



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T.J. Arredondo, CFM  
Director of Planning

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### 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

Serg Achoa

Known to me [or proved to me in the oath of TX DL 26555546 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:

LOT 7, LOS CERBITOS SUBDIVISION, UNIT 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]

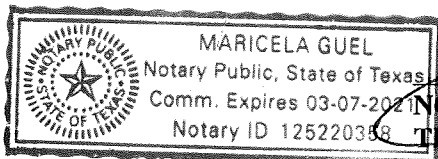
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Aug 16, 2018 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

CLOSER

3V

GF#

202858

\*\*Correction\*\*

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 WITH VENDOR'S LIEN

Date: August 14, 2017

Grantor: Emigdio Martinez and wife, Adela Martinez

Grantor's Mailing Address:

1045 Mark-St.  
South Elgin, Illinois 60177  
Kane County

Grantee: Jorge Ochoa, a single person

Grantee's Mailing Address:

10227 Lipsey Drive  
Edinburg, Texas 78542  
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Security Service Federal Union, in the principal amount of TWENTY SIX THOUSAND ONE HUNDRED AND NO/100THS DOLLARS (\$26,100.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Security Service Federal Union and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (including any improvements):

Lot 7, LOS CERRITOS SUBDIVISION, UNIT 2, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 30, Page 21, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted to State of Texas, by instrument dated February 7, 1935, recorded in Volume 397, Page 511, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted to State of Texas, by instrument dated October 13, 1953, recorded in Volume 783, Page 329, Deed Records of Hidalgo County, Texas.
- C. Right-of-Way Easement granted to Southwestern Bell Telephone Co., by instrument dated December 4, 1942, recorded in Volume 502, Page 263, Deed Records of Hidalgo County, Texas.

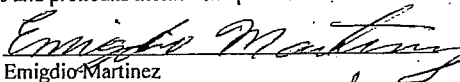
- D. Right-of-Way Easement granted to North Alamo Water Supply Co., by instrument dated January 4, 1973, recorded in Volume 1411, Page 339, Deed Records of Hidalgo County, Texas, and conveyed to the City of Edinburg by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 9, 1995, under Clerk's File No. 440106.
- E. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 30, Page 21, Map Records Hidalgo County, Texas.
- F. Easements, or claims of easements, which are not of public record.
- G. A thirty foot (30') Minimum Setback Line along the front of said property as shown on the map of said Subdivision, recorded in Volume 30, Page 21, Map Records of Hidalgo County, Texas.
- H. A ten foot (10') Minimum Setback Line along the sides of said property as shown on the map of said Subdivision, recorded in Volume 30, Page 21, Map Records of Hidalgo County, Texas.
- I. A twenty five foot (25') Minimum Setback Line along the rear of said property as shown on the map of said Subdivision, recorded in Volume 30, Page 21, Map Records of Hidalgo County, Texas.
- J. Oil and Gas Lease dated March 18, 1946, recorded in Volume 60, Page 573, and Volume 189, Page 164, Oil and Gas Lease Records of Hidalgo County, Texas.
- K. All oil, gas, and other minerals reserved in Deeds recorded in Volume 604, Page 528, Deed Records of Hidalgo County, Texas, and recorded in Volume 2175, Page 679, Official Records of Hidalgo County, Texas.
- L. Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years.


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 thereto in any way belonging, to have and to hold it 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Security Service Federal Union, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Security Service Federal Union and are transferred to Security Service Federal Union without recourse against Grantor.

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

✓   
Emigdio Martinez

✓   
Adela Martinez

STATE OF Illinois )

COUNTY OF Kane )

This instrument was acknowledged before me on August 22<sup>nd</sup>, 2017, by Emigdio Martinez.

✓ Evelia Figueroa  
Notary Public, State of Illinois

STATE OF Illinois )

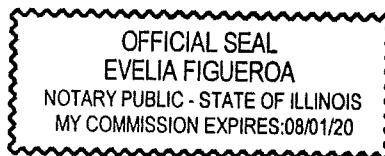
COUNTY OF Kane )

This instrument was acknowledged before me on August 22<sup>nd</sup>, 2017, by Adela Martinez.

✓ Evelia Figueroa  
Notary Public, State of Illinois

**PREPARED IN THE OFFICE OF:**

GF#202852 BV  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TITLEDOCS202852-WDVL.vg)



**AFTER RECORDING RETURN TO:**

Jorge Ochoa  
10227 Lipsey Drive  
Edinburg, Texas 78542



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

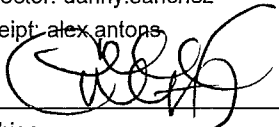
Permit No.: 4-1024  
Receipt No.: 003861  
L5827-02-000-0007-00

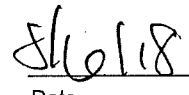
- OCHOA JORGE
- 10227 LIPSEY DR
- EDINBURG , TX 78542
- (956) 207-4900
- (956) 207-4900
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 896Sq.Ft.
- [5] Legal Description: LOS CERRITOS UT 2 LOT 7
- [6] Location: 490 and s. 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$7900
- [10] Flood Zone: No

Community Panel Number: 4803340225B  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 30', Rear 25', Side 10', Side 10', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-1024  
 Price: \$30.00

**Total Amount.....\$30.00**

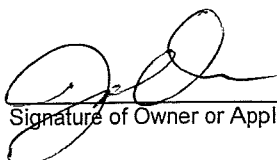
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: danny.sanchez  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

  
 \_\_\_\_\_  
 Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
 \_\_\_\_\_  
 Signature of Owner or Applicant

8-6-18  
 \_\_\_\_\_  
 Date

