

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Miguel Acosta	4-5714
	COMM. COURT: MARCH 8, 2022	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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: 4-5714

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

Upon the application of:

Name: Miguel Acosta

Address: 6209 E Ingle Rd
Edinburg TX, 78542

Phone: 956 451 0541

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>M. Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>Existing Septic</u>
Date Approved:	<u>/ /</u>	<u>2/18/22</u>

Water Supplier: North Alamo Supply

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

Account/ESI No.: 10000 448 14
 Temporary Pole Permanent Service

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

Santa Cruz Gardens #2 Lot 2 - 10 Ac.
Blk 11 9.457 Ac Net Ingle Rd to Terry Rd

[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 March 8, 2022, 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

Application No: 4-5714

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

Miguel Acosta

TXID Known to me [or proved to me in the oath of _____ 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 Garden #2 lot 2 - 10 AC Bk 11 9.45 ac net
Trule & Temp.

[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."

Miguel Acosta (Signature)

SUBSCRIBED AND SWORN TO before me on FEB 19 2022 to certify which, witnesses my hand and seal of office.



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



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.: Permit 4-5714
Receipt No.: 022350
S1700-02-011-0002-00

ACOSTA MIGUEL
6209 E INGLE RD
EDINBURG, TX 78542
(956) 457-0541
(956) 877-1444

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1040Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 LOT 2 - 10. AC.
BLK 11 9.451 AC NET
- [6] Location: INGLE RD AND TERRY RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$48000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 60', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS
Description: Permit 4-5714
Price: \$30.00

Total Amount.....\$30.00

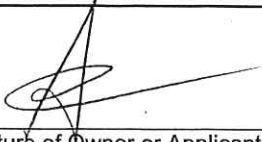
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: heather.segura
Inspector: peter.hernandez
Receipt: heather.segura


Cashier

2/18/22
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

2/18/2022
Date

~~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: April 7, 2017

Grantor: Judith A. Geil, a single person

Grantor's Mailing Address:

1215 Chris Circle, Apt. B
Edinburg, Texas 78539
Hidalgo County

Grantee: Miguel Acosta, a single person

Grantee's Mailing Address:

6209 E. Ingle Rd.
Edinburg, Texas 78542
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor, in the principal amount of TWENTY FOUR THOUSAND SIX HUNDRED SIX AND 31/100THS DOLLARS (\$24,606.31). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a deed of trust of even date from Grantee to Sandra G. Falcon, Trustee.

Property (including any improvements):

Lot 2, Block 11, **SANTA CRUZ GARDENS UNIT 2**, Hidalgo County, Texas, according to the amended Plat or Map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right of way easement granted to North Alamo Water Supply Corporation, by Falcon Realty Sales Company, dated April 26, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1411, Page 459, Deed Records Hidalgo County, Texas.
- B. Right of way easement granted to State of Texas, by August Spacek and wife, Rose Spacek, dated April 25, 1969, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1231, Page 332, Deed Records Hidalgo County, Texas.
- C. Right of way easement granted to North Alamo Water Supply Corporation, by Glenn M. Geil and wife, Judith A. Geil, dated September 8, 1989, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2815, Page 550, Official Records Hidalgo County, Texas.

- D. Road easement along the North and South lines of the subject land according to the amended Map or Plat thereof, filed for record in Volume 8, Pages 28 and 29, Map Records Hidalgo County, Texas.
- E. Easements and Conditions as shown on the amended Map or Plat thereof, filed for record in Volume 8, Pages 28 and 29, Map Records Hidalgo County, Texas.
- F. Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.
- G. Easements or claims of easements which are not a part of the public record.
- H. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Texas Plantations, Inc., a Texas Corporation to Glenn M. Geil and wife, Judith A. Geil, dated March 18, 1985, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2110, Page 338, Official Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.
- I. Any claim or allegation that the land described herein, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
- J. 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.

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

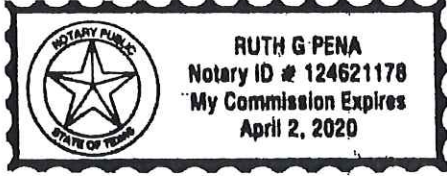


Judith A. Geil

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 12th, 2017, by Judith A. Geil.



Ruth G. Pena
 Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF# 201620 YL
 WINGATE LAW OFFICES, PLLC.
 7000 NORTH 10TH STREET
 2ND FLOOR, STE C5
 McALLEN, TEXAS 78504
 (TITLEDOCS\201620-WDVL\gg)

AFTER RECORDING RETURN TO:

Miguel Acosta
 6209 E. Ingle Rd.
 Edinburg, Texas 78542

