

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Efrain Pelayo	4-8193
	COMM. COURT: MARCH 19, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8193

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

Upon the application of:

Name: Efrain Pelayo

Address: 206 Los Cerritos Circle
Edinburg, TX 78541

Phone: 956-289-9656

Approved by	Temporary Service	Final Service
Environmental Health: <i>FOR LIGHT ONLY</i> <i>PENDING SEPTICS.</i>		
Inspection/Permit No:	Authorized Signature <i>FOR LIGHT ONLY</i>	Authorized Signature
Date Approved:	<u>03/11/24</u>	<u>/ /</u>

Water Supplier: City of Edinburg

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

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

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

Los Cerritos UT 2 Lot 35

[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 19, 2024, 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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Anthony Uresti
Director of Planning

Application No: 4-8193

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

Efrain Pelayo

Known to me [or proved to me in the oath of Efrain Pelayo or through CDL (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:

206 Los Cerritos Circle, Edinburg, TX 78541
Los Cerritos UT 2 '10 + 35

[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]

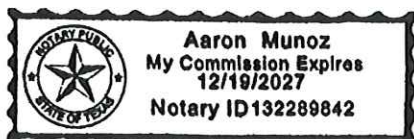
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

x Efrain Pelayo (Signature)

SUBSCRIBED AND SWORN TO before me on February 10th, 2024, to certify which, witnesses my hand and seal of office.



Aaron Munoz
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-8193

Receipt No.: 033485

L5827-02-000-0035-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

- PELAYO EFRAIN
- 206 LOS CERRITOS CIRCLE
- EDINBURG, TX 78541
- (956) 289-9656
- (956) 289-9656
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1368Sq.Ft.
- [5] Legal Description: LOS CERRITOS UT 2 LOT 35
- [6] Location: FM 490 & EXPRESSWAY 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$44000
- [10] Flood Zone: Zone C

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 4-8193
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: israel.lozoya

Receipt: alex.antons

Cashier

Date

2/9/24

[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.

Bryan Nelson
Signature of Owner or Applicant

2-9-24
Date

NOTICE OF CONFIDENTIALITY RIGHTS: 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.

Warranty Deed

Date:: March 28, 2016

Grantee: Efrain Pelayo, Single Individual

**Grantee's Mailing Address: 205 Cerritos Linda
Edinburg, Texas 78541
Hidalgo, County**

Grantor: Leonel Alanis Leal, Single Individual

**Grantor's Mailing Address: 151 Madison Street
Zapata, Texas 78076
Zapata, County**

Consideration: 5,000 (Dollars U.S Currency)

Property (including any improvements):

LOT (35) THIRTY FIVE, LOS CERRITOS SUBDIVISION, UNIT 2 AS SHOWN ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 30, PAGE 21, 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, Page , Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, 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 United Irrigation District, pursuant to applicable sections of the Texas Water Code. (Blanket)
- d. Easements and reservations as shown according to the map of plat thereof recorded in Volume, Page, Map Records, Hidalgo County, Texas.
- e. Proposed setback as per city ordinance as reflected on the map or plate thereof recorded in Volume , Page , Map Records, Hidalgo County, Texas.
- f. Utility easement, fifteen (15') feet in width, along the rear of said property as reflected on the map or plat thereof recorded in Volume, Page, Map Records, Hidalgo County, Texas.
- g. Utility easement, five (5') feet in width, along the East side of said property as reflected on the map or plat thereof recorded in Volume, Page , Map records, Hidalgo County, Texas.
- h. Utility easement, five (5') feet in width, along the North side of said property as reflected on the map or plat thereof recorded in Volume , Page , Map Records, Hidalgo County, Texas.

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.

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

Leonel Alanis Leal, Single Individual

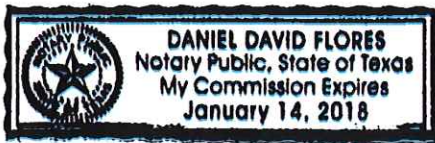
Leonel Alanis Leal
Leonel Alanis Leal

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2nd day of March 2016, by Leonel Alanis Leal.



[Handwritten Signature]
NOTARY PUBLIC, STATE OF TEXAS

LOS CERRITOS SUBDIVISION UNIT NO. 2

Los Cerritos Subdivision Unit No. 2, a 27.01 acre Re-subdivision of Lot 25, Los Cerritos out of Block 6, Baker Subdivision, Cuchiedo Tract of the San Salvador de Tule Creek County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch rebar set at a distance of north 08°57'00" East 1340.40 ft. Southwest corner of said Block 6, Baker Subdivision;

Thence, North 08°57'00" East 730.40 ft. to a 1/2-inch rebar set for the Northwest of this tract of land;

Thence, South 87°03'00" East 1592.05 ft. to a 1/2-inch rebar set for the Northeast of this tract of land;

Thence, South 08°57'00" West 400.40 ft. to a 1/2-inch rebar set for an inside corner of this tract of land;

Thence, South 87°03'00" East 272.25 ft. to a 1/2-inch rebar set for an outside corner of land and lying along the West right-of-way of U.S. Highway 281;

Thence, South 08°57'00" West 50.0 ft. along said West right-of-way line of U.S. Highway 281 to a 1/2-inch rebar set for an outside corner of this tract of land;

Thence, North 87°03'00" West 272.25 ft. to a 1/2-inch rebar set for an inside corner of this tract of land;

Thence, South 08°57'00" West 200.0 ft. to a 1/2-inch rebar set for the Southwest corner of this tract of land;

Thence, North 87°03'00" West 1592.05 ft. to a 1/2-inch rebar set for the Southwest corner of this tract of land, and the point of beginning of this description, and containing 27 more or less.

STATE OF TEXAS
COUNTY OF HODGOU

We, the undersigned, owners of the land shown on this plat and designated herein as "Los Cerritos Subdivision Unit No. 2", do hereby certify that the names are subscribed hereto, approved, assent, and adopt the accompanying map, and subdivision, and hereby dedicate to the use of the public streets, alleys, parks, water courses, and other public places therein shown for the purposes and considerations herein expressed.

Jack Burkholder
Jack Burkholder

1994.
STATE OF TEXAS
COUNTY OF HODGOU

Before me, the undersigned authority, on this day personally appeared JACK BURKHOLDER and *William F. Stone*, known to me to be the persons whose names and addresses are herein stated, and acknowledged to me that he executed the same for the purposes and considerations herein stated.

Given under my hand and seal of office this 24th day of December, 1994.

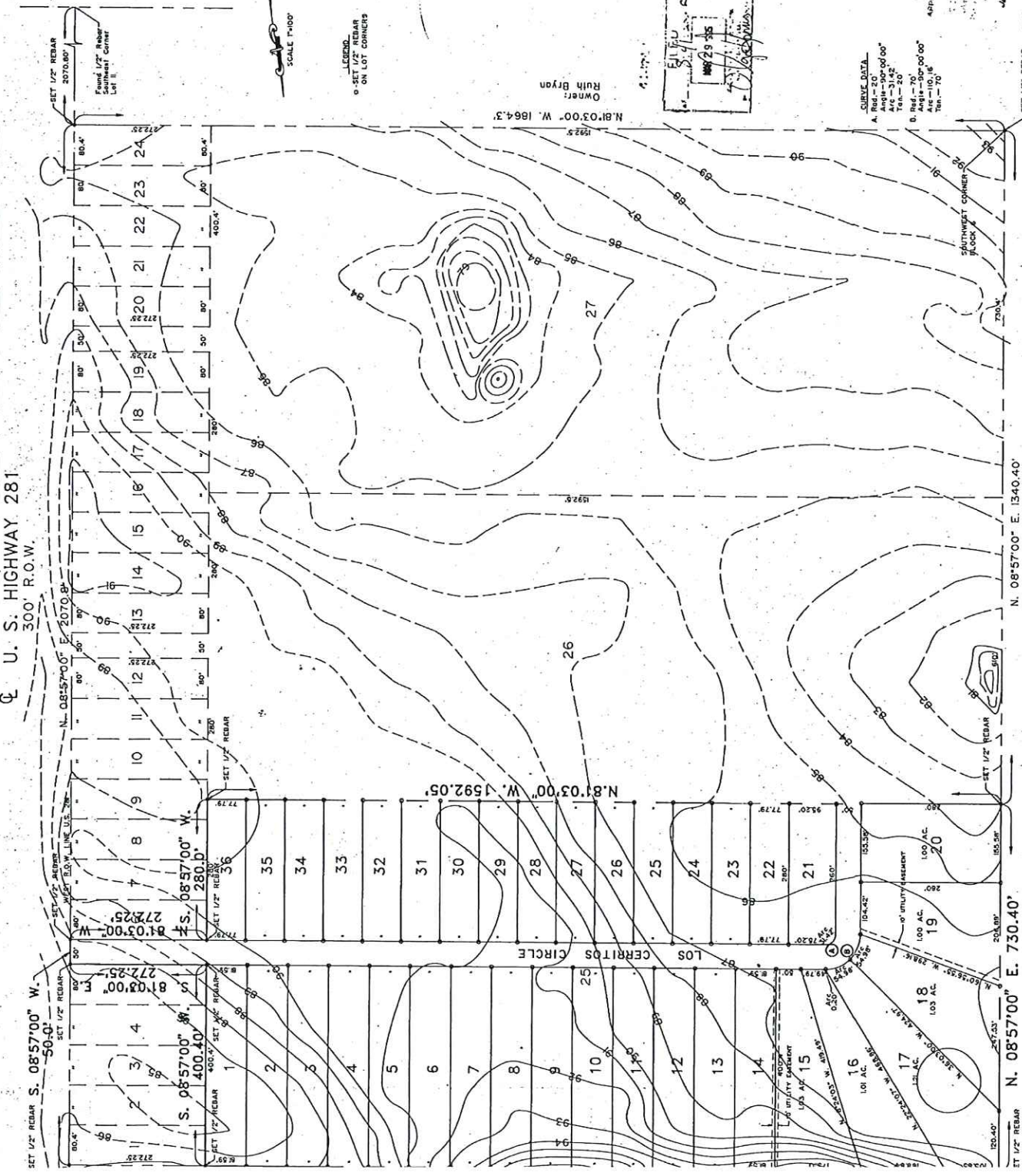
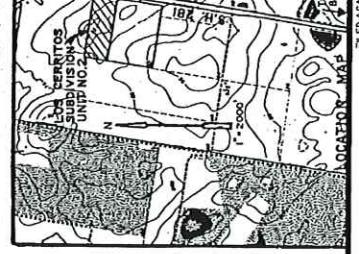
William F. Stone
Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF TEXAS

I, the undersigned, a Registered Public Surveyor and Engineer in the State of Texas, hereby certify that this plat and map were prepared from an actual survey of the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

William F. Stone
Notary Public, Hidalgo County, Texas

I, the undersigned, Judge of the County of Hidalgo, hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of this County wherein my approval is required.



CURVE DATA
A. Rad. = 20'
Angle = 90°00'00"
Tang. = 20'
Tens. = 20'
B. Rad. = 70'
Angle = 30°00'00"
Tang. = 10'
Tens. = 10'

SET 1/2" REBAR 30' RADIUS
30' RADIUS
30' RADIUS

OWNER:
Ruth Bryan

OWNER:
Ruth Bryan

OWNER:
Ruth Bryan

OWNER:
Ruth Bryan

OWNER:
Ruth Bryan

OWNER:
Ruth Bryan

