

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ROSA I. GONZALEZ	3-538
2.		
3.		
4.		
5.		
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8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: June 19, 2018	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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: 3-538  
5/18/18

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

Upon the application of:

Name: Rosa I. Gonzalez

Address: 4208 Canadiana

LN  
Mission, TX 78572

Phone: 956-599-2387

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Cortez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3300</u>
		<u>6/1/18</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:

Canadiana Estates Lot 5

[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  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# 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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-538  
5118/18

### 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

Rosa I. Gonzalez

Known to me [or proved to me in the oath of Texas Driver License or through TDL# 22937501 (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:

Canadiana Estates Lot 5."

[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-

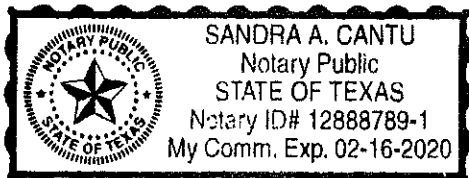
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Rosa I. Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on June 11, 2018, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**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: NOVEMBER 7, 2014

Grantor: ENEDELIA DE LA GARZA and husband, RENE DE LA GARZA; and MARIA G. DE LA GARZA

Grantor's Mailing Address:

ENEDELIA DE LA GARZA and husband, RENE DE LA GARZA 116 W. 42 ½ STREET MISSION, TEXAS HIDALGO COUNTY	MARIA G. DE LA GARZA 6202 ROXBURY DR., APT. #10104 SAN ANTONIO, TEXAS 78238 BEXAR COUNTY
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Grantee: ARTURO GONZALEZ and wife, ROSA I. GONZALEZ

Grantee's Mailing Address: 4213 CANADIANA LANE  
MISSION, TEXAS 78572  
HIDALGO COUNTY

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

Property (including any improvements):

Lot Five (5), CANADIANA ESTATES, Hidalgo County, Texas, according to the amended map or plat thereof recorded in Volume 21, Page 110, 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 1674, Page 224, Deed Records, Document NO. 310116, Document No. 340257, Document N. 351245 and Document No. 429657, Official Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2015, 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. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 21, Page 110, Map Records, Hidalgo County, Texas.
- e. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 21, 1981, recorded in Volume 410, Page 467, Oil and Gas Records, and amended by instrument dated November 21, 1983, recorded in Volume 1922, Page 840, Official County, Texas.
- f. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated September 21, 1945, recorded in Volume 572, Page 211,

Deed Records, Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".

- g. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- h. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.
- i. Zoning and building ordinances in favor of the County of Hidalgo.

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.

EneDelia De La Garza  
ENEDELIA DE LA GARZA

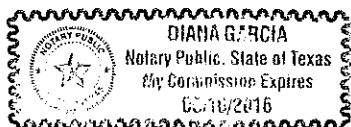
Rene De la Garza  
RENE DE LA GARZA

Maria G. De La Garza  
MARIA G. DE LA GARZA

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
  §  
COUNTY OF HIDALGO §

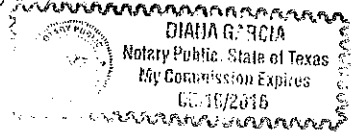
This instrument was acknowledged before me on the 1<sup>st</sup> day of December 2014, by ENEDELIA DE LA GARZA.



Diana Garcia  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1<sup>st</sup> day of December 2014, by RENE DE LA GARZA.

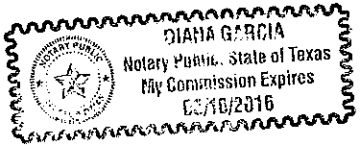


Diana Garcia  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS     §  
                                  §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1<sup>st</sup> day of December  
2014, by MARIA DE LA GARZA.

*Diana Garcia*  
NOTARY PUBLIC, STATE OF TEXAS



PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, F-3  
McALLEN, TEXAS 78504  
GF#142427509  
AFTER RECORDING, RETURN TO:

ARTURO GONZALEZ and wife, ROSA I. GONZALEZ  
4213 CANADIANA LANE  
MISSION, TEXAS 78572



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit-No.: Permit 3-538  
Receipt No.: 002869  
C0900-00-000-0005-00

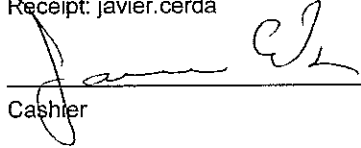
GONZALEZ ARTURO & ROSA I  
4213 CANADIANA LN  
MISSION, TX 78572  
(956) 599-2387  
(956) 599-2387

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2895Sq.Ft.
- [5] Legal Description: CANADIANA ESTATES LOT 5
- [6] Location: OLD 83 AND BENRSEN PALM
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-538  
Price: \$30.00

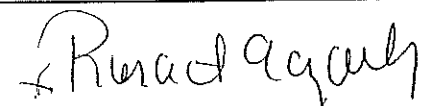
**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: roy.cantu  
Inspector: roy.cantu  
Receipt: javier.cerda

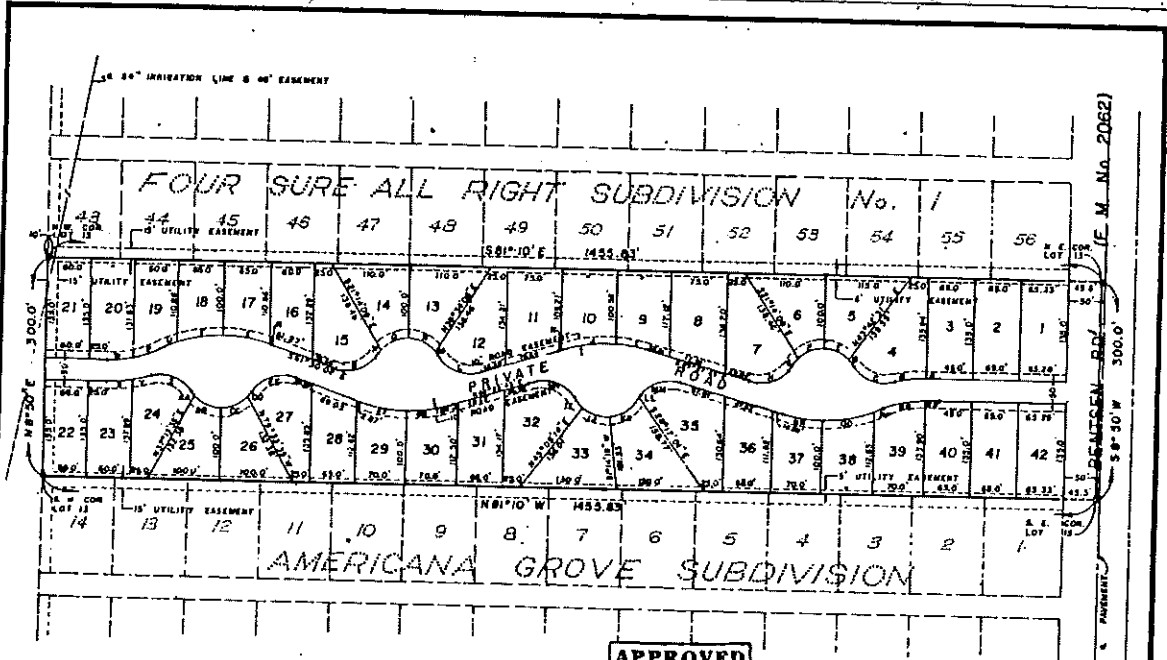
  
Casher

5-18-18  
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  
Rosa I. Gonzalez

5-18-2018  
Date



CURVE	RADIUS	LENGTH	CHORD	ANGLE
AA	50.0'	8.35'	8.35'	9° 34' 22"
BB	50.0'	41.74'	40.34'	47° 30' 08"
CC	50.0'	41.74'	40.34'	47° 30' 08"
DD	50.0'	8.35'	8.35'	10° 41' 23"
EE	50.0'	87.43'	82.75'	77° 41' 31"
FF	500.0'	86.48'	88.31'	18° 31' 38"
GG	500.0'	84.32'	84.08'	18° 28' 17"
HH	50.0'	87.31'	82.30'	77° 07' 23"
II	50.0'	16.24'	16.41'	21° 02' 04"
JJ	50.0'	38.24'	37.14'	43° 02' 51"
KA	50.0'	44.44'	43.11'	51° 02' 17"
LL	50.0'	1.48'	1.46'	17° 40' 07"
MM	50.0'	64.87'	60.50'	74° 47' 03"
NN	500.0'	14.41'	14.44'	15° 42' 03"
OO	500.0'	7.51'	7.43'	20° 29' 14"
PP	500.0'	14.83'	14.82'	4° 11' 28"
QQ	181.21'	39.87'	38.87'	18° 17' 40"
RR	181.21'	39.87'	38.87'	18° 17' 40"

NOTE: MAP OF CANADIANA ESTATES RECORDED IN BOOK 10 PAGE 78

Recorded in Book 10 Page 78

of 1949

San Antonio, Texas

County Survey

APPROVED FOR RECORDING

Hidalgo Co. Dept. of Hwy Dept.

by *[Signature]*

Date 7-14-80

AMENDED MAP OF CANADIANA ESTATES BEING A SUBDIVISION OF LOT 13, BENTSEN GROVES ADDITION "E", HIDALGO COUNTY, TEXAS

PREPARED BY FABIAN, NELSON & MEDINA INC. WALKER, TEXAS

CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	512.21'	106.0'	106.0'	1° 22' 37"
B	219.31'	48.20'	48.14'	16° 20' 30"
C	50.0'	44.88'	40.87'	70° 06' 01"
D	50.0'	11.87'	11.06'	18° 41' 23"
E	50.0'	38.05'	38.07'	42° 43' 06"
F	50.0'	49.17'	43.60'	51° 41' 33"
G	50.0'	38.05'	38.06'	30° 30' 57"
H	50.0'	44.44'	43.60'	74° 07' 23"
I	200.0'	38.78'	39.73'	11° 24' 01"
J	200.0'	75.33'	75.30'	21° 42' 51"
K	200.0'	3.42'	3.42'	0° 28' 10"
L	50.0'	47.31'	42.34'	77° 07' 24"
M	50.0'	6.10'	6.10'	8° 50' 28"
N	36.0'	46.11'	43.40'	51° 41' 33"
O	50.0'	45.71'	43.40'	51° 41' 33"
P	50.0'	3.88'	3.89'	8° 21' 41"
Q	50.0'	47.33'	42.73'	77° 43' 31"
R	200.0'	1.41'	1.41'	0° 42' 51"
S	500.0'	84.20'	82.80'	18° 17' 40"
T	500.0'	84.20'	82.80'	18° 17' 40"
U	200.0'	18.84'	18.83'	5° 42' 18"
V	181.21'	42.70'	42.88'	12° 39' 58"
W	181.21'	33.27'	33.16'	11° 04' 48"
X	212.21'	38.16'	38.14'	8° 28' 14"
Y	212.21'	38.16'	38.14'	8° 28' 14"
Z	50.0'	8.68'	8.67'	74° 08' 01"

STATE OF TEXAS: COUNTY OF HIDALGO: WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "CANADIANA ESTATES", AMENDED, NAME IS SUBSCRIBED HERETO, HEREBY REVEALS THE SURFACE USE OF THE STREETS AND EASEMENTS THEREON SHOWN FOR THE USE AND BENEFIT OF THE OWNERS AND UTILITY COMPANIES SERVING PROPERTIES OF THE OWNERS OF THIS SUBDIVISION.

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, BEING IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT

FILED FOR RECORD

APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 5 ON THE 3rd DAY OF July 1980

APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 5 ON THE 3rd DAY OF July 1980

File 18-66