

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	DANIEL GALLEGOS	1-1730
	COMM. COURT: JULY 1, 2019	



# 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1730

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

Upon the application of:

Name: Daniel Ballegos

Address: 2330 F Mile  
1 1/2 North

Phone: 956 472 9192

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>Water only</u> <u>M. Arredondo</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>  /  /  </u>	<u>06/24/19</u>

Water Supplier: North Alamo

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:

West Tract Ft #380

(3.44 acre tract of land, more or less out of the west 14.35 acres.)

[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

Precinct 1 2 3 4

Application No: 1-1730

### 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

Daniel Gallegos

Known to me [or proved to me in the oath of TX 044 34064165 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:

West Tract F+ 380 3.44 acre tract  
(more or less, out of West 14.35 acres)."

[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~~]

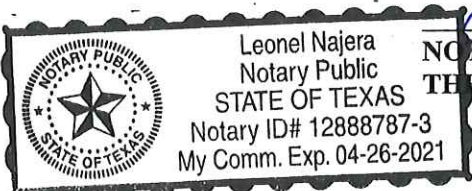
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

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 JUNE 24<sup>TH</sup>, 2019, to certify which, witnesses my hand and seal of office.



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 Gift Deed**

**Date:** April 10, 2018

**Grantor:** ALFREDO GONZALEZ and RITA GONZALEZ, husband and wife.

**Grantor's Mailing Address:**

P. O. Box 2907  
Elsa, TX 78543  
Hidalgo County

**Grantee:** DANIEL GALLEGOS and ALYSSA GONZALEZ, husband and wife.

**Grantee's Mailing Address:**

712 Camelot Drive  
Weslaco, TX 78596  
Hidalgo County

**Consideration:** Love of, and affection for our son-in-law and our daughter.

**Property (including any improvements):**

A 3.44 acre tract of land, more or less, out of the West 14.35 acres of Farm Tract 380 WEST AND ADAMS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod set for the Southwest corner of this tract, said corner bears East 297.63 feet from the Southwest corner of F.T. Tract 380;

THENCE, North, at 575.04 feet pass a 1/2 inch iron rod set at the South right-of-way of Mile 13 1/2 North Road, at 595.04 feet in all to the Northwest corner of this tract;

THENCE, East 252.00 feet with the North boundary line of F.T. 380 to the Northeast corner of this tract;

THENCE, South at 20.0 feet pass a 1/2 inch iron rod set at the South right-of-way of said Mile

13 1/2 North Road, at 595.04 feet in all to a 1/2 inch iron rod set for the Southeast corner of this tract;

THENCE, West 252.00 feet with the South boundary line of F.T. 380 to the PLACE OF BEGINNING.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

SUBJECT TO: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restriction, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS DEED.

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

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

Alfredo Gonzalez  
ALFREDO GONZALEZ

Rita Gonzalez  
RITA GONZALEZ

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 16  
2018, by ALFREDO GONZALEZ and RITA GONZALEZ.



Rachel Torres  
Notary Public, State of Texas

**ACCEPTANCE OF DEED OF GIFT**

We, DANIEL GALLEGOS and ALYSSA GONZALEZ, hereby accept the herein described gift.

EXECUTED this this 16 day of April 2018.

[Signature]  
DANIEL GALLEGOS

[Signature]  
ALYSSA GONZALEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the April 16, 2018, by DANIEL GALLEGOS and ALYSSA GONZALEZ.



Rachel Torres  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING, RETURN TO:  
Jones, Galligan, Key & Lozano LLP  
2300 West Pike Boulevard, Suite 300  
Post Office Drawer 1247  
Weslaco, Texas 78599-1247  
Tel: (956) 968-5402  
Fax: (956) 968-6089

WARRANTY DEED

DOC# 443616

THE STATE OF TEXAS

\*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

\*

That I, **FRANCISCA CANO PADILLA**, of Hidalgo County and State of Texas for and in consideration of the love and affection that I have for my son, herein named, the receipt of which is hereby acknowledged, have GRANTED, AND CONVEYED, and by these presents do GRANT, AND CONVEY unto:

**JAVIER C. PADILLA**  
Rt. 1, Box 233  
Weslaco, Texas 78596

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

**TRACT II**

Tract 2, being a 3.44 acre tract of land out of the West 14.35 acres of Farm Tract 380, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, said 3.44 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set for the Southwest corner of this tract, said corner bears East 297.63 feet from the Southwest corner of F.T. Tract 380;

**THENCE** North, at 575.04 feet pass a 1/2 inch iron rod set at the South R.O.W. of Mile 13 1/2 North Road, at 595.04 feet in all to the Northwest corner of this tract;

**THENCE** East 252.00 feet with the North boundary line of F.T. 380 to the Northeast corner of this tract;

**THENCE** South, at 20.0 feet pass a 1/2 inch iron rod set at the South R.O.W. of said Mile 13 1/2 North Road, At 595.04 feet in all to a 1/2 inch iron rod set for the Southeast corner of this tract;

**THENCE** West 252.00 feet with the South boundary line of F.T. 380 to the PLACE OF BEGINNING, containing 3.44 acres, more or less.

**SUBJECT TO THE FOLLOWING:**

- 1) Any prior reservation of any oil, gas, and other minerals;
- 2) Existing Oil and Gas Leases of record;
- 3) Rules, regulations, easements, rights and liens in favor of the Hidalgo and Cameron Counties Water Control and Improvement District No. 9; and to all other existing easements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of June, A.D. 1992.

  
FRANCISCA CANO PADILLA

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 20th day of June, 1992 by FRANCISCA CANO PADILLA.



Irma Rodriguez  
NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME: Irma Rodriguez  
MY COMMISSION EXPIRES: 6/29/96

AFTER RECORDING RETURN TO:

JAVIER C. PADILLA  
RT. 1, BOX 233  
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE OF:

JUAN R. MOLINA  
ATTORNEY AT LAW  
P.O. BOX 190  
WESLACO, TEXAS 78596

FILED FOR RECORD  
DOC# 443616 \$11  
03-28-1995 12:20:16  
JOSE ELOY PULIDO  
HIDALGO COUNTY



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

4/2/2019 12:30:26 PM

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 1-1730  
 Receipt No.: 006847  
 W3800-00-380-0000-12

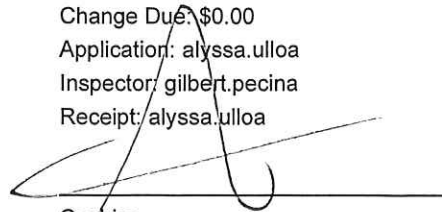
GALLEGOS DANIEL & ALYSSA GONZALEZ  
 712 CAMELOT DR  
 WESLACO, TX 78596  
 (956) 472-9192  
 (956) 472-9192

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2599Sq.Ft.
- [5] Legal Description: WEST TRACT E252'-W543.37'-S595.04' FT  
380 3.44AC GR 3.32AC NET
- [6] Location: MILE 13 1/2 N. & FM 1015
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$210328
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MSUT COMPLY WITH ALL COUNTY  
 SETBACKS & REGULATIONS  
 Description: Permit 1-1730  
 Price: \$30.00

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

Method of Payment: Check  
 Check/M.O.#: 8032  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alyssa.ulloa  
 Inspector: gilbert.pecina  
 Receipt: alyssa.ulloa

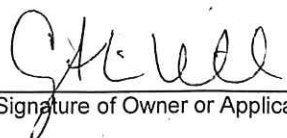
  
 \_\_\_\_\_  
 Cashier

4/2/19  
 \_\_\_\_\_  
 Date

Property ID #500526

[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

4/2/19  
 \_\_\_\_\_  
 Date