

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JESUS DANIEL CERROBLANCO	3-1517
2.		
3.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: AUGUST 6, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-1517  
7/26/19

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

Upon the application of:

Name: Jesus Daniel  
Cerroblanco

Address: 400 Tangerine  
Dr.

Mission, TX 78573

Phone: (956) 607-7931

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>3892</u>
Date Approved:	<u>1 / 1</u>	<u>7/29/19</u>

Water Supplier:

Sharyland

Utility Provider:

M.V.E.C.     AEP

Account/ESI No.:

158970-002

Temporary Pole

Permanent Service

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

Tangerine Estates Lot 21

[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.

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Application No:

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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

Jesus Daniel Cerroblanco

Known to me [or proved to me in the oath of Texas Driver License or through DL# 060831842 (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:

Tangerine Estates Lot 21."

[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]

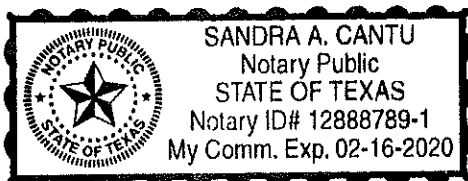
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 July 26, 2019, to certify which, witnesses my hand and seal of office.



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

WARRANTY DEED

2075893

Date: February 05, 2010

Grantor: **Jose De Jesus Ponce**  
Grantor's Mailing Address: 1210 Frio Lane, Garland, TX 75040

Grantee: **Jesus Daniel Cerroblanco**  
Grantee's Mailing Address: 401 Tangerine Dr., Mission, TX 78572

Consideration: Ten and no/100<sup>th</sup> Dollars, and other good and valuable consideration.

Property (including any improvements):

**All of Lot Twenty-One(21), TANGERINE ESTATES, Hidalgo County, Texas, according to the map recorder in Volume 20, page 34, Map records, in the Office of County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and exceptions to conveyance and warranty:

- SAVE AND EXCEPT All oil, gas, and other minerals;**
- SUBJECT TO Easement, rules, regulations and rights in favor of United Irrigation District;**
- SUBJECT TO Building restrictions and Conditions or record;**
- SUBJECT TO Easement for Irrigation line across the East 15 feet of lots 1 & 36, and South feet of lots 34, 35 & 36 as set forth in instrument dated June 23, 1977 recorded in Volume 1542, page 209, Deed record of Hidalgo County, Texas, as shown on the map of Tangerine Estates, recorded in Volume 20, page 34, map records;**
- SUBJECT TO Easement for utility purpose across said lots, as shown on the map of Tangerine Estates recorded in Volume 20, page 34 map records;**
- SUBJECT TO Water Service Agreement recorded in Volume 1637, page 142, Deed Records;**
- SUBJECT TO Easement of record;**
- SUBJECT TO Oil, gas and mineral leases of record;**
- SUBJECT TO Texas for the year 1997 and all subsequent years.**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all singular the rights and appearance there to in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns against every person whom so ever lawfully claiming the same or any part thereof, except as to reservations from and exceptions to conveyance and warranty.

When the context require, singular nouns and pronouns include the plural.  
No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

No title examination or tax verification was requested in connection with the preparation of this document nor was any made.  
The preparer expresses no opinion as the title to this property.

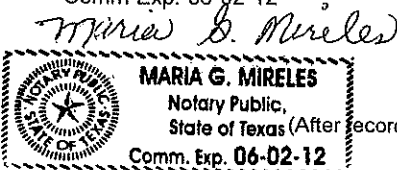
STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledge before me this 05<sup>th</sup> day of February 2010, by Jose De Jesus Ponce

Grantor: Jose De Jesus Ponce  
Jose De Jesus Ponce

Grantee: Jesus Daniel Cerroblanco  
Jesus Daniel Cerroblanco

Notary Public, State of Texas  
Comm Exp. 06-02-12





Chapter 232, Texas Local Government Code

7/26/2019 10:20:23 AM

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	Westaco, 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 3-1517  
Receipt No.: 008443  
T0800-00-000-0021-00

CERROBLANCO JESUS DANIEL  
401 TANGERINE DR  
MISSION, TX 78573  
(956) 607-7931  
(956) 607-7931

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: TANGERINE ESTATES LOT 21
- [6] Location: MAYBERRY ROAD AND 3 MILE
- [7] Sewage: City of Mission
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$18000
- [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 WITH ALL REGULATIONS AND COUNTY SETBACKS**  
Description: Permit 3-1517  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu

Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 7/26/19  
Cashier Date

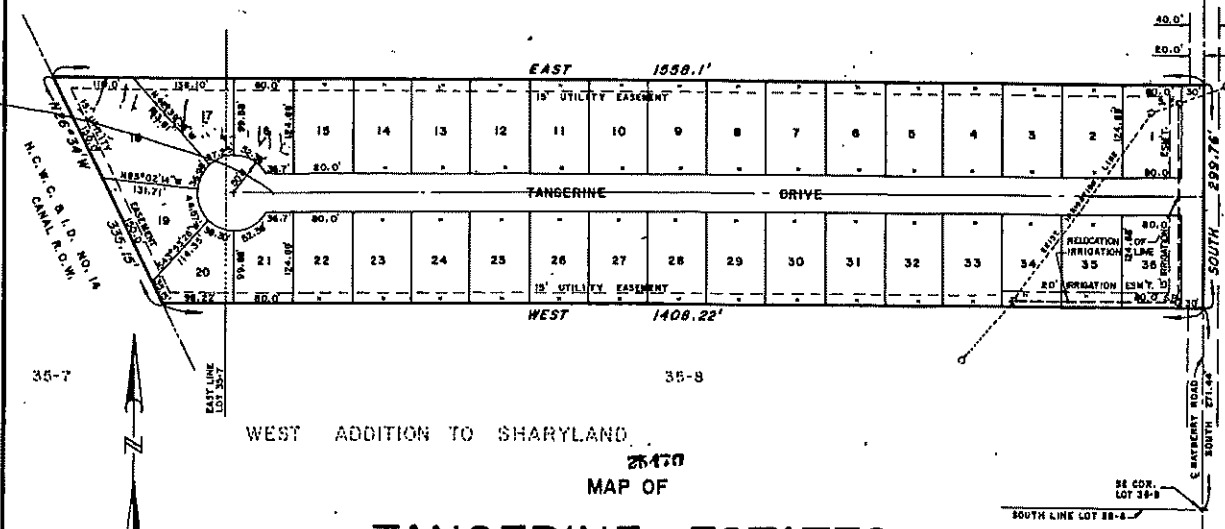
[NOTICE]

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.

*Jesús D. Cerroblanco*  
Signature of Owner or Applicant

7-26-19  
Date

Jesús D. Cerroblanco



# TANGERINE ESTATES

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 10.31 ACRES,  
BEING 1.33 ACRES OUT OF LOT 35-7 AND 9.0 ACRES OUT OF LOT 35-8  
WEST ADDITION TO SHARYLAND  
HIDALGO COUNTY, TEXAS

**APPROVED FOR RECORDING**  
Hidalgo Co. Right of Way Dept.  
By H. D. P. [Signature]  
Date 8-22-77

I, CHARLES L. MELDEN, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden  
REGISTERED PROFESSIONAL SURVEYOR  
EDENBURG, TEXAS  
APRIL 11, 1977

SURVEYED: MARCH 31, 1977  
T158-P7-11  
JOB NO. 770167

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, LOUIS E. HAVELKA, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TANGERINE ESTATES" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS E. HAVELKA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Louis E. Havelka  
LOUIS E. HAVELKA, OWNER



Spivey & Brown  
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

7/4/77  
DATE  
[Signature]  
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, ON THIS THE 9<sup>th</sup> DAY OF May, A. D., 1977.

ATTEST:  
[Signature]  
CITY SECRETARY

[Signature]  
MAYOR

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE FACILITIES FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS THE 28 DAY OF July, 1977, A. D.

ATTEST:  
[Signature]  
SECRETARY

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14  
BY [Signature]

Recorded to Book 22 Page 34  
of the map records of Hidalgo County, Texas  
Charles L. Melden  
County Surveyor

FILED FOR RECORDING  
[Signature]  
AUG 22 1977  
[Signature]

APPROVED FOR RECORDING  
BY  
COMMISSIONER OF COMMISSIONERS  
SANTOS SANCHEZ, County Clerk  
Hidalgo County, Texas  
By [Signature] Deputy

8/22/1977