





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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

1-7060

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-7060

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

Upon the application of:

Name: ROEL GARCIA

Address: 7806 W. VALVERDE RD.

DOMINA TX 78537

(956) 279-6872

Phone: (956) 464-9175

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>  /  /  </u>	<u>  /  /  </u>

Water Supplier: N.A.W.S.

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:

1.0 ACRES OUT OF BLOCK 9 LA BLANCA AGRIC. CO. SUBD. "B"  
Hidalgo County TX.

[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 02-07-2023, 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.

Heather Lopez  
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: 1-7060

### 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

Roel Cantu

Known to me [or proved to me in the oath of Roel Cantu 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:

1.0 ACRE OUT OF Block 9 AGRICULTURAL SUB. COUNTY TX

[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]

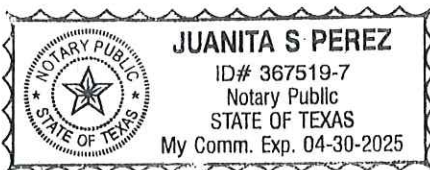
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 FEB. 2, 2023, to certify which, witnesses my hand and seal of office.



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

Charge To: VLTC

GF# 167813

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: July 10, 2020

Grantor: ELENA PEREZ GOMEZ, a single woman.

Grantor's Mailing Address:

ELENA PEREZ GOMEZ  
7243 Val Verde Rd.  
Donna, TX 78537

Grantee: ROEL CANTU and JOANN CANTU, a married couple

Grantee's Mailing Address:

ROEL CANTU and JOANN CANTU  
7806 N. Val Verde Rd.  
Donna, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A Tract of land containing 1.0 acres out of Block Nine (9), LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", Hidalgo County, Texas, according to the map recorded in Volume 1, Page 33, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Block Nine, North 81 degrees 21 minutes East 715.4 feet from the Northwest corner of said Block Nine (9);

THENCE with and along the North line of Block Nine (9), North 81 degrees 21 minutes East 133.0 feet;

THENCE South 19 degrees 11 minutes East a distance of 259.0 feet;

THENCE South 88 degrees 00 minutes West 181.2 feet;

THENCE North 8 degrees 39 minutes West 233.6 feet to the corner of beginning, the tract containing 1.0 acres more or less.


**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

- 1) Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo. County No. 1.
- 2) Roadways, easements and reservations as shown on the map of La Blanca Agricultural Subdivision "B", recorded in Volume Y, Pages 469-471, Deed Records of Hidalgo County, Texas.
- 3) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 1958, by and between Jose Gomez and wife, Maria De Leon Gomez, as Lessor, and Charles C. Almy, as Lessee, recorded in Volume 212, Page 443, Oil and Gas Records of Hidalgo County, Texas.
- 4) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 1958, by and between Lema King, heir of Horace B. King, as Lessor, and Charles C. Almy, as Lessee, recorded in Volume 212, Page 517, Oil and Gas Records of Hidalgo County, Texas.
- 5) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 27, 1967, by and between Lema King, widow of Horace B. King, as Lessor, and Kent Ridley, Jr., as Lessee, recorded in Volume 315, Page 133, Oil and Gas Records of Hidalgo County, Texas.
- 6) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 1967, by and between Jose Gomez and wife, Maria De Leon Gomez and Angel Gomez, as Lessor, and Kent Ridley, Jr., as Lessee, recorded in Volume 315, Page 137, Oil and Gas Records of Hidalgo County, Texas.
- 7) Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years are assumed by Grantees.

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.

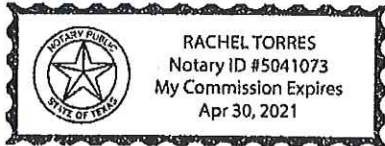
When the context requires, singular nouns and pronouns include the plural.

  
ELENA PEREZ GOMEZ

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 10, 2020, by  
ELENA PEREZ GOMEZ.



Rachel Torres  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard  
Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089



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PLANNING DEPARTMENT

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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 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-7060  
Receipt No.: 027792  
L0450-00-009-0000-01

CANTU ROEL & JOANN  
7806 N. VAL VERDE RD  
DONNA, TX 78537  
(956) 464-9175  
(956) 279-6872

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3487Sq.Ft.
- [5] Legal Description: LA BLANCA 'B' BLK 9 NW 1AC OF 9
- [6] Location: GOOLIE & SIOUX RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$240000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-7060  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50.00  
Change Due: \$20.00  
Application: sonia.vazquez  
Inspector: gilbert.pecina  
Receipt: sonia.vazquez

Cashier *Sonia Vazquez* Date 2/1/23

[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.

*Paul Cantu*  
Signature of Owner or Applicant

02-01-2023  
Date