

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JUAN C. RODRIGUEZ	3-4943
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: NOVEMBER 28, 2023	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 7-24-23

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

Precinct 1 2 3 4

Anthony Uresti
Assistant Director

Application No: 3-4943

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

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>Installos</u>	<u>Installos</u>
Date Approved:	<u>11/9/23</u>	<u>11/9/23</u>

Name: Juan C. Rodriguez

Address: 7801 W BUS Hwy 83
Mission TX 78572

Phone: 956-432-2203
483 9330

Water Supplier: N/A (mud)

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 10032789488794062
[] Temporary Pole [X] Permanent Service

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

Canal Estates PH2 2 Lot 15
7801 W BUS Hwy 83 Mission TX 78572

[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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 7-24-23

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596
Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572

Precinct 1 2 3 4

Anthony Uresti Assistant Director

Application No: 3-4943

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

Juan Carlos Rodriguez

Known to me [or proved to me in the oath of Tx Driver's License 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:

Canal Estates PH 2 Lot 15

[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 10/16, 2023, to certify which, witnesses my hand and seal of office.

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



^z
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.

Warranty Deed with Vendor's Lien

Date: February 5, 2022

Grantor: Dora Celia Aguilera

Grantor's Mailing Address:
PO Box 2090
Mission, Texas 78573
Hidalgo County

Grantee: Juan Carlos Rodriguez

Grantee's Mailing Address:
1710 N Moorefield Rd
Mission, Texas 78572
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first lien.

Property (including any improvements):

LOT FIFTEEN (15), IN CANAL ESTATES II, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY TEXAS REFERENCE TO WHICH IS HERE MADE. (ACCOUNT NO. (C0960-02-000-0015-00)

SUBJECT TO: Easements of records; rights, rules, liens and regulations in favor of the Water District in which said land is located; Oil and gas leases if any; Restrictions, reservations, and liens of records; AND SAVE AND EXCEPT all of the oil, gas, and mineral interest therein.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, 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.

Dora Celia Aguilera
Dora Celia Aguilera

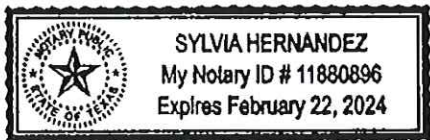
Ricardo Terrazas
Ricardo Terrazas, spouse

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 05, 2022, by Dora Celia Aguilera.



Sylvia Hernandez
Sylvia Hernandez, Notary Public, State of Texas

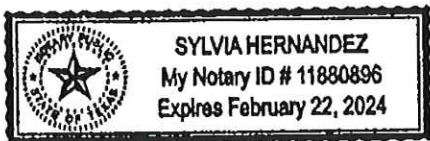
Date Commission Expires: 2/22/2024

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 05, 2022, by Ricardo Terrazas.



Sylvia Hernandez
Sylvia Hernandez, Notary Public, State of Texas

Date Commission Expires: 2/22/2024



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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 3-5374

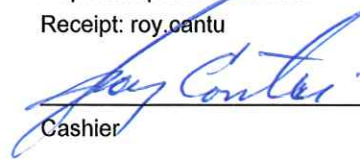
Receipt No.: 028555

C0960-02-000-0015-00

RODRIGUEZ JUAN CARLOS
7801W BUSINESS HIGHWAY 83
MISSION, TX 78572
(956) 432-2203
(956) 638-0036

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2575Sq.Ft.
- [5] Legal Description: CANAL ESTATES PH 2 LOT 15
- [6] Location: BUSINESS 83 AND SHOWERS RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$193125
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 40', Rear 30', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 RULES AND REGULATIONS. 18" ABOVE THE HIGHEST NAT.
 GRND.
 Description: Permit 3-5374
 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: peter.hernandez
 Receipt: roy.cantu




 Cashier

3/16/2023

 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

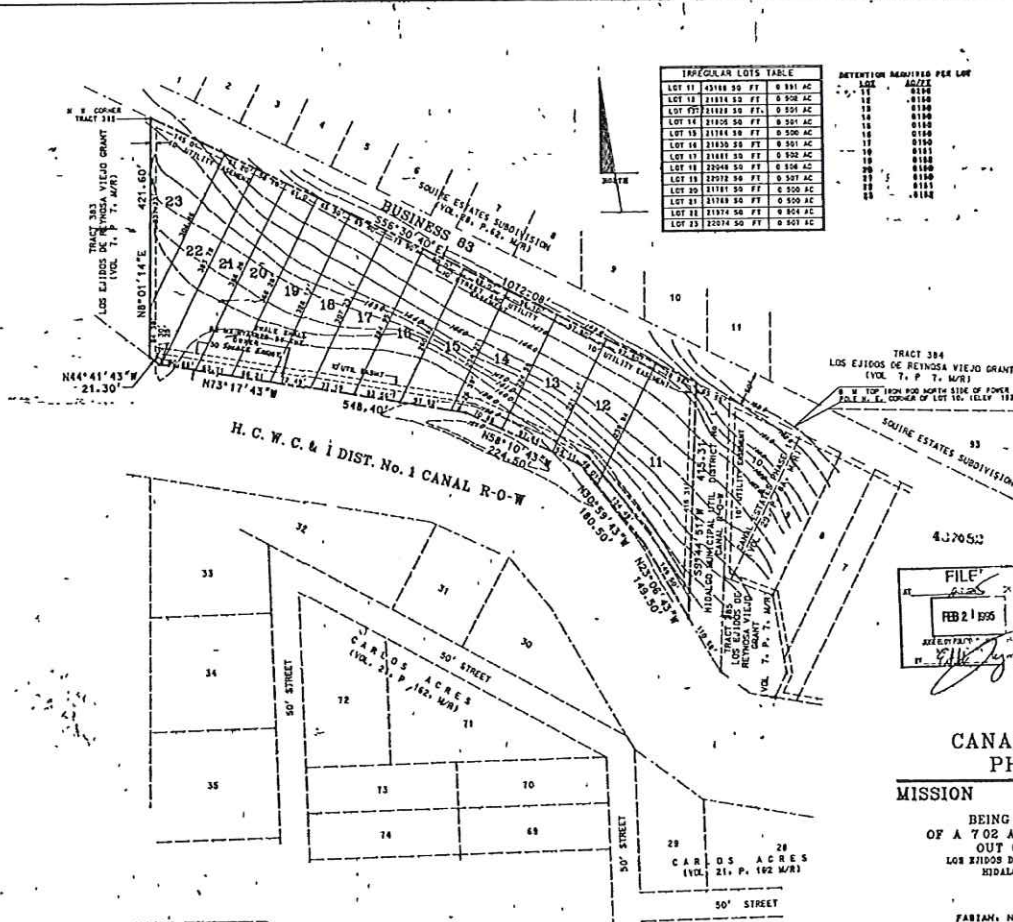
3/16/23

 Date

3/16/23

IRREGULAR LOTS TABLE		
LOT 11	43188 SQ FT	0.981 AC
LOT 12	21814 SQ FT	0.508 AC
LOT 13	21814 SQ FT	0.508 AC
LOT 14	21814 SQ FT	0.508 AC
LOT 15	21814 SQ FT	0.508 AC
LOT 16	21814 SQ FT	0.508 AC
LOT 17	21814 SQ FT	0.508 AC
LOT 18	21814 SQ FT	0.508 AC
LOT 19	21814 SQ FT	0.508 AC
LOT 20	21814 SQ FT	0.508 AC
LOT 21	21814 SQ FT	0.508 AC
LOT 22	21814 SQ FT	0.508 AC
LOT 23	21814 SQ FT	0.508 AC

ATTENTION REQUIRED PER LOT	
LOT 11	42772
LOT 12	8156
LOT 13	8156
LOT 14	8156
LOT 15	8156
LOT 16	8156
LOT 17	8156
LOT 18	8156
LOT 19	8156
LOT 20	8156
LOT 21	8156
LOT 22	8156
LOT 23	8156



FILE
FEB 21 1995
JACK MARTIN

MAP OF CANAL ESTATES PHASE II MISSION TEXAS

BEING A SUBDIVISION OF A 7.02 ACRE TRACT OF LAND OUT OF TRACT 385, LOS EJIDOS DE RETENOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS

PREPARED BY: FABIAN, NELSON & LINDINA, INC. 210 W. 14TH STREET, HOUSTON, TEXAS SCALE: 1" = 100' DATE: 7-6-94

NOTICE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE A MINIMUM ONE (1) ABOVE MEAN HIGH WATER...
THIS PROPERTY FALLS IN SOME OF THE PLANNING AND ZONING DISTRICTS...
STORM WATER DRAINAGE SHALL BE PROVIDED BY THE SUBDIVISION...
THE SUBDIVISION SHALL BE BOUND BY THE FOLLOWING:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CANAL ESTATES, PHASE II, A SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Jack Martin
JACK MARTIN
7409 W. EXPRESSWAY 83
MISSION, TEXAS 78172

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF September, 1994.

Alex J. Perry
ALEX J. PERRY
NOTARY PUBLIC

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

Alex J. Perry
ALEX J. PERRY
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR # 1550 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Kevin C. Hedrick
KEVIN C. HEDRICK
REGISTERED PROFESSIONAL SURVEYOR
MCKALEN, TEXAS

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

Randy
RANDY
MAYOR, CITY OF MISSION

THIS PLAT APPROVED BY THE HIDALGO MUNICIPAL UTILITY DISTRICT NO. 1 ON THIS 21st DAY OF February, 1995, A.D.

Alex J. Perry
ALEX J. PERRY
SECRETARY

Jack Martin
JACK MARTIN, MANAGER

APPROVED FOR RECORDING BY COMMISSIONERS COURT This 2nd day of Feb 1995 JOSE ELOY PULIDO, County Clerk, Hidalgo County, Texas

APPROVED Hidalgo County Health Dept.

STATE OF TEXAS
COUNTY OF HIDALGO
I, STEPHEN SPOON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Stephen Spoon
STEPHEN SPOON
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 58152

Recorded in Volume 307 of the map records of Hidalgo County, Texas, this 21st day of February, 1995.



CHECKED FOR RECORDS BY: [Signature] 2/1/95