

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ARTURO GONZALEZ	3-6780
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: SEPTEMBER 17, 2024	



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 3-0780  
9/10/24

### 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>Arturo Gonzalez</u>	_____	<u>Rud R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Arturo Gonzalez

Address: 7723 Villa Rama  
South St.

Water Supplier: Mud #1

Mission, TX 78572

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

Phone: (956) 458-0857

Account/ESI No.: 100327894-

[ ] Temporary Pole [ ] Permanent Service

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

Villa-Rama Ph4 lot 52

*[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 9/10/24  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No:

3-6780  
9/10/24

### 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

Arturo Gonzalez

Known to me [or proved to me in the oath of Texas Driver 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:

Villa-Rama Ph 4 Lot 52"

[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 September 10, 2024, to certify which, witnesses my hand and seal of office.



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

Capital Title  
GF# 24-809115-ED

## General Warranty Deed

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.

Date: July 12, 2024

Grantor: Julio C. Davila and spouse, Sonia P. Davila

Grantor's Mailing Address: 7729 Villa Rama South Street, Mission, Texas 78572

Grantee: Arturo Gonzalez and Andrea Figueroa Gonzalez

Grantee's Mailing Address: 7811 Villa Rama South Street, Mission, Texas 78572

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 52, VILLA-RAMA PHASE IV, an addition to the City of Mission, according to the map or plat thereof recorded in Volume 29, Page 74A, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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.

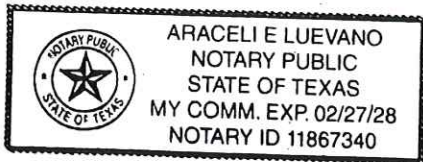
EXECUTED this 15 day of July, 2024.

Julio C Davila  
Julio C. Davila

Sonia P. Davila  
Sonia P. Davila

THE STATE OF Texas §  
COUNTY OF Hidalgo §

Before me, a Notary Public, the foregoing instrument was acknowledged on 15<sup>th</sup> day of July, 2024 by Julio C. Davila and Sonia P. Davila who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Araceli E Luevano  
NOTARY PUBLIC, STATE OF  
TEXAS

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

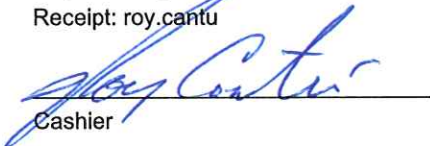
Permit No.: Permit 3-6780  
Receipt No.: 036752  
V3450-04-000-0052-00

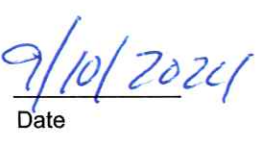
GONZALEZ ARTURO & ANDREA FIGUEROA GONZALEZ  
7723 VILLA RAMA SOUTH ST  
MISSION, TX 78572  
(956) 458-0857  
(956) 458-0857

[1] Contractor: SELF  
[2] Water System: M.U.D.  
[3] Class of Work: 01 Residential, new, Single Family Dwelling  
[4] Size of Structure: 1400Sq.Ft.  
[5] Legal Description: VILLA-RAMA PH 4 LOT 52  
[6] Location: SHOWER RD AND BUS 83  
[7] Sewage: M.U.D.  
[8] Construction Type: Brick  
[9] Est. Cost of Construction: \$100000  
[10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 10', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-6780  
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: roy.cantu

  
Cashier

  
Date

[NOTICE]

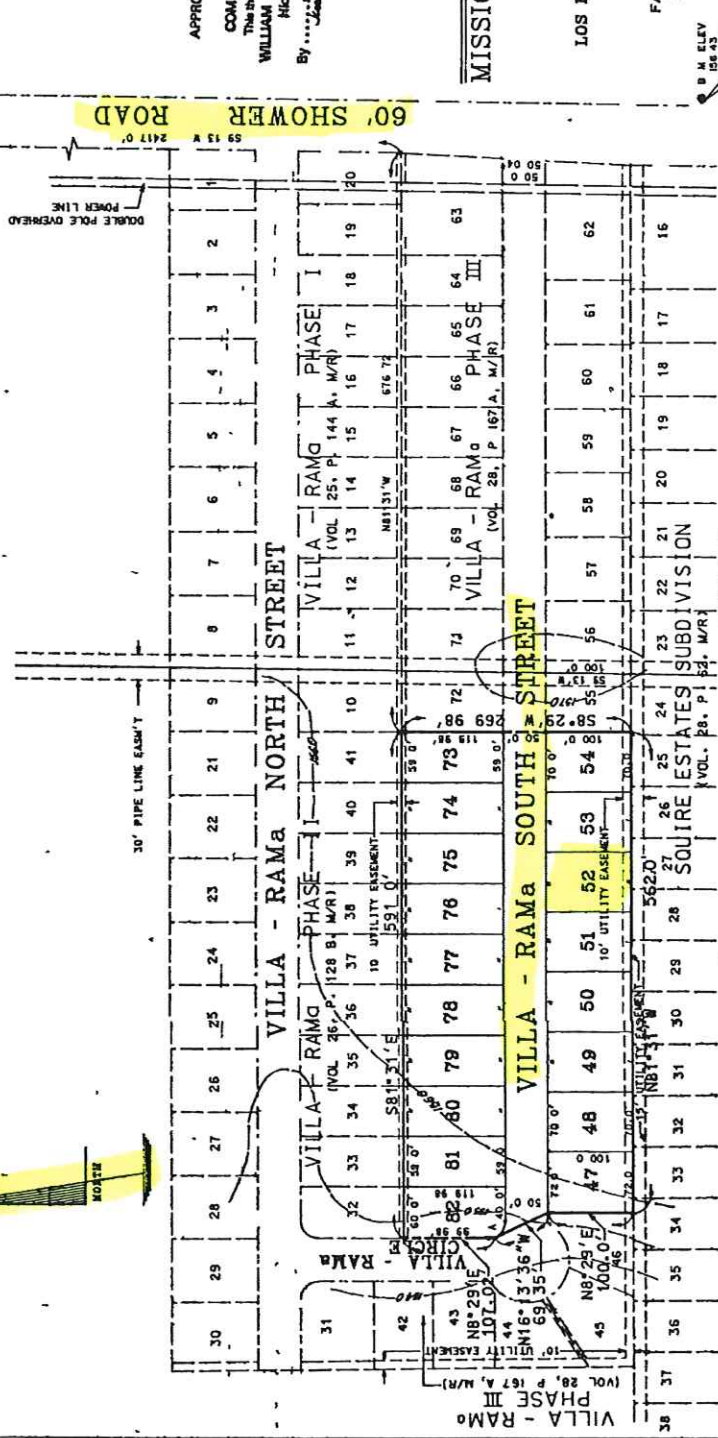
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

  
Signature of Owner or Applicant

9-10-24  
Date

U. S. No. 83 EXPRESSWAY

CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	30.0'	31.42'	28.28'	90°00'00"



APPROVED FOR RECORDING  
 BY  
 COMMISSIONERS' COURT  
 This the 30th day of May 1984  
 WILLIAM TULLY, LEO, County Clerk  
 Hidalgo County, Texas  
 By \_\_\_\_\_, Deputy

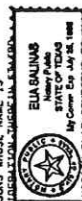
MAP OF  
**VILLA - RAMA  
 PHASE IV**  
 TEXAS

BEING A SUBDIVISION  
 OF 3.57 ACRES OF LAND  
 OUT OF TRACT 384,  
 LOS EJIDOS DE REYNOSA VIEJO GRANT,  
 HIDALGO COUNTY, TEXAS

PREPARED BY  
 FABIAN, NELSON & MEDINA, INC.  
 1100 N. GARDNER, SUITE 100  
 MISSION, TEXAS 78149  
 SCALE: 1" = 100'  
 DATE: 2-8-84

B. M. ELEV  
 154.53

Recorded in Volume 29 Page 74A  
 County, Texas  
 County Surveyors



APPROVED FOR RECORDING  
 HIDALGO CO. PLANNING DEPT  
 DATE 5-31-84



PLINIO C. MEDINA  
 REGISTERED SURVEYOR  
 MOULLEN, TEXAS

CHECKED FOR DRAWING  
 BY [Signature]

5/8/84

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, (HE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "VILLA - RAMA PHASE IV," SUBDIVISION TO HIDALGO COUNTY TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSONS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF APRIL, 1984.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN AN APPROVAL IS REQUIRED

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT 4-27-84

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT 4-27-84

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, JACK MARTIN, MANAGER

NOTES:  
 1. ANTICIPATED HIGH WATER CREATED BY A SUBDIVISION IN THE "C" ZONE ON THE FLOOD INSURANCE RATE MAP HIDALGO COUNTY, TEXAS, PANEL # 490031-0400. FRONT = 20 FT.  
 2. SIDE = 5 FT., CORNER SIDE - 10 FT.  
 3. ONE SINGLE FAMILY DWELLING PER LOT.  
 4. NO BUILDING PERMITTED OVER ANY EASEMENT.  
 5. NO SIDEWALKS REQUIRED ON THIS PLAT.  
 6. FINISHED FLOOR ELEVATION SHALL BE THE HIGHEST POINT OF THE CENTER OF GRAVITY OF THE LOT.  
 7. BENCH MARK TOP GROUND ROD @ POWER POLE CORNER OF LOT 82, VILLA-RAMA, PHASE III, ELEV 148.43

THIS PLAT APPROVED BY THE HIDALGO MUNICIPAL DISTRICT NO. 1 ON THIS 20th DAY OF APRIL, 1984 A.D.

JACK MARTIN, MANAGER

SECRETARY

COMMISSIONERS

CITY OF MISSION

APPROVED

DATE

1984

APPROVED

DATE

1984