

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	AURORA MARTINEZ RIOS GONZALEZ	3-6974
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: JANUARY 28, 2025	



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: 36974
12/12/24

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

Upon the application of:

Name: Aurora Martinez
Rios De Gonzalez
Address: 3600 Esther St.
Mission, Tx
78574
Phone: (956) 391-6217

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>55-709</u>
Date Approved:	<u>/ /</u>	<u>1/10/25</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

Basham #34 Lot 4

[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 [Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

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

Date: April 17, 2019

Grantor: BLANCA I. GONZALEZ AND HUSBAND NOE CRUZ BANUELOS

Grantor's Mailing Address (including county): 7408 Robert Michaels Street
Mission, TX 78574
Hidalgo County, Texas

Grantees: AURORA MARTINEZ RIOS AND HUSBAND ALEXIS URIEL GONZALEZ

Grantee's Mailing Address (including county): 4502 Ryan Andrews Ct.
Mission, TX 78574
Hidalgo County, Texas

Consideration: (\$10.00) TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

LOT FOUR (4), BASHAM SUBDIVISION #34 HIDALGO COUNTY, TEXAS, BEING A RESUBDIVISION OF THE NORTH ½ OF LOT 201 AND THE SOUTH 5.83 ACRES OF LOT 203.

BENSTEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP OF RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations from Conveyance:

SUBJECT TO all oil, gas and mineral reservation of record;

SUBJECT TO all oil, gas and mineral leases of record;

SUBJECT TO easements, rights, rules and regulation in favor of Hidalgo County Irrigation District No. 6, and easements and restrictions as shown on the recorded map of the above described subdivision;

SUBJECT TO Highway easement in favor of Hidalgo County;

SUBJECT TO any and all current and future City, County, State building ordinances and/or zoning

Taxes and assessments by any taxing authority for the year 2019 and subsequent years, which

Grantee assumes and agrees to pay.

Exemptions to Conveyance and Warranty:

All of Record.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantees' the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' 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 Grantees and Grantees' 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.

As a material part of the Consideration for this deed and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with express understanding and stipulation that there are no express or implied warranties.

No title or tax examination was requested in connection with the preparation of this document, nor was any made. This document was prepared based on the information provided by the parties. The preparer expresses no opinion on the title of this property.

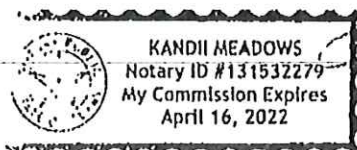
When the context requires, singular nouns and pronouns include the plural.

BY: Blanca I. Gonzalez
BLANCA I. GONZALEZ

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on APRIL 17, 2019, by BLANCA I. GONZALEZ.



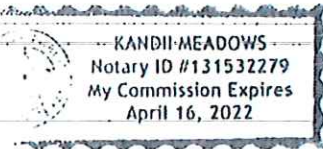
Kandii Meadows
Notary Public, State of Texas

BY: Noe Cruz
NOE CRUZ BANUELOS

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on APRIL 17, 2019, by NOE CRUZ BANUELOS.



Kandii Meadows
Notary Public, State of Texas

3600 Estner St, Mission, Tx 78574



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-6974

Receipt No.: 038142

B1900-34-000-0004-00

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

MARTINEZ RIOS AURORA & ALEXIS URIEL GONZALEZ
 3600 ESTHER STREET
 MISSION, TX 78574
 (956) 391-6217
 (956) 638-0036

[1] Contractor: SELF
 [2] Water System: Sharyland WSC
 [3] Class of Work: 25 Residential, new, Single Family Dwelling
 [4] Size of Structure: 2558Sq.Ft.
 [5] Legal Description: BASHAM NO. 34 LOT 4
 [6] Location: BETSON PALM AND 4 1/2 MILE
 [7] Sewage: N/A
 [8] Construction Type: Block
 [9] Est. Cost of Construction: \$191850
 [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
 Precinct: 3
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 10', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK
 AND REGULATIONS
 Description: Permit 3-6974
 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

Roy Cantu

 Cashier

12/12/2024

 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.

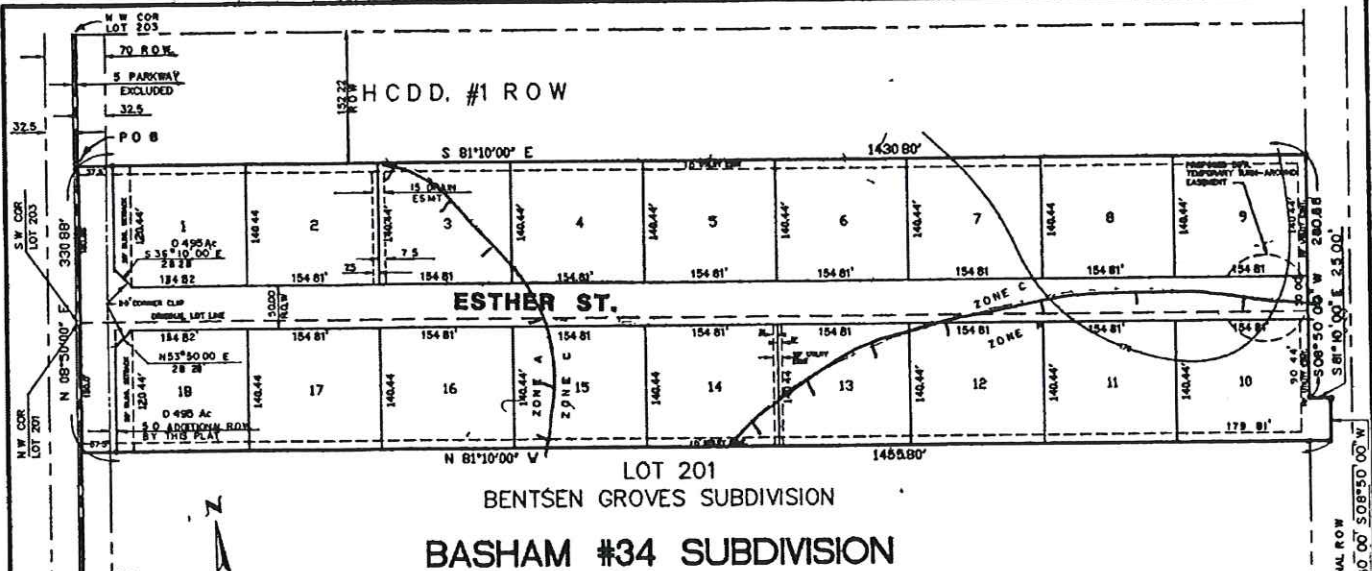
J. Martinez

 Signature of Owner or Applicant

Jose J. Martinez

12/12/24

 Date



LOT 201
BENTSEN GROVES SUBDIVISION
BASHAM #34 SUBDIVISION

A 1081 AC TRACT OF LAND BEING THE SOUTH 5941 AC OF LOT 203A AND THE NORTH 4 956 AC OF LOT 201 OF THE BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY TEXAS (D.R. VOL. 7 P. 68 C.M.R. 1)

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
This the 22nd day of May 1994
WILLIAM BILLY LEO, County Clerk
Hidalgo County, Texas

LEGEND
● SET 1/2" IRON ROD
○ FOUND 3/4" IRON ROD



STATE OF TEXAS
COUNTY OF HIDALGO
By Fred L. Kurth Deputy
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

Fred L. Kurth 9/14/94
FRED L. KURTH, R.P.E. # 54151 R.P.L.S. # 4750
DATE SURVEYED: 2-17-94
DATE PREPARED: 2-22-94
JOB NO 93193



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS BASHAM #34 SUBDIVISION TO THE COUNTY OF HIDALGO TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS ALLEYS, PARKS WATER COURSES DRAINAGE EASEMENTS AND PUBLIC PLACES AND SUCH OTHER USES AS THE COUNTY DESIRES TO MAKE OF SAID PROPERTY THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

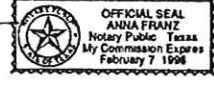
Bill Basham
BILL BASHAM
RT #6 BOX CL 20
MISSION TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill Basham KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF May 1994

421884
FILED
NOV 7 1994
HIDALGO COUNTY TEXAS

Anna Franz
NOTARY PUBLIC, HIDALGO COUNTY TEXAS
MY COMMISSION EXPIRES:



THIS PLAN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE 19th DAY OF May 1994

ATTEST:
Thomas H. Thayer
SECRETARY

ORDERED FOR DRAINAGE:
FABIAN, HELDON & WELLS, INC.
10-6-94

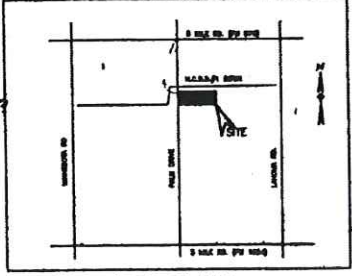
APPROVED
Hidalgo County Health Dept.

THIS PLAN APPROVED BY THE CITY OF MISSION PLANNING AND ZONING BOARD ON THIS THE 23 DAY OF March 1994

THIS PLAN APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION, TEXAS ON THE THE 11 DAY OF April 1994

ATTEST:
Mona Martinez
CITY SECRETARY

- NOTES
1. ZONE "A" & ZONE "C"
AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. INSURANCE RATE MAP COMPLANET NO. 460345-03008. AREAS OF MINIMAL FLOODING. INSURANCE RATE MAP COMPLANET NO. 460345-03008. MAP REVISED 11-10-1982.
 2. SETBACKS ARE AS FOLLOWS FRONT 25' REAR 10' SIDE 10' EXCEPT LOTS 1 & 18 TO BE 20'
 3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS THE ABOVE NATURAL GROUND OR ELEV. 1775' WHICH EVER IS HIGHER.
 4. CURBWAYS ARE REQUIRED ON ALL DRIVEWAYS.
 5. BENCH MARK RELAY 175.105 90 CUT NORTH END OF W. CALVERTY ROAD - EAST OF PALM DRIVE 1/2 MILE LINE
ONLY ONE RESIDENCE PER LOT
 7. NO WATER WELLS WITHIN 150' OF THIS SUBDIVISION
 8. NO STRUCTURES OVER ANY EASEMENTS
 9. NO LOT ACCESS ON OR FROM PALM DRIVE TO LOTS 1 & 18
 10. EACH LOT SHALL BE REQUIRED TO RETAIN .85% CF
 11. NO SIDEWALKS REQUIRED
 12. 6" BUFFER FENCE REQUIRED ALONG NORTH SIDE OF LOTS 1-8



APPROVED FOR RECORDING
HIDALGO COUNTY CLERK
DATE: 11-22-94



Recorded in Volume 29 Page 171A
of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors