

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JAILENE GONZALEZ	3-7053
2.		
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12.		
13.		
	COMM. COURT: FEBRUARY 18, 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: 3-7053

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

Upon the application of:

Name: Jailene Gonzalez

Address: 7006 Buena Vista Dr.

Mission TX 78572

Phone: (956) 600-2052

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		X <u>[Signature]</u>
Inspection/Permit No:		<u>55734</u>
Date Approved:	<u>/ /</u>	<u>2/6/25</u>

Water Supplier: Mud#1

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

Account/ESI No.: 100327894 37631641  
[ ] Temporary Pole [  ] Permanent Service

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

Prairie View Heights Ph1 Lot 28

[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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**Anthony Uresti**  
Director of Planning

Application No: 3-7053

### 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

Jailene Gonzalez

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

Prairie View Heights Ph1 Lot 28."

[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."

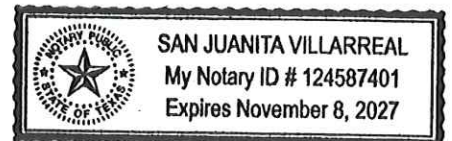
-OR-

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."

Jailene Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on 5th February, 2025, to certify which, witnesses my hand and seal of office.

San Allin  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**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**

Conforms to State Bar of Texas Form

**Date:** August 28, 2021

**Grantor:** IRENE GARCIA, a single person and KRYSTAL ANNETTE GARCIA, also known as KRYSTAL ANNETTE ARNOLD, and spouse, JUSTIN WAYNE ARNOLD

**Grantor's Mailing Address:** 201 Broadmour Drive  
Fredericksburg, Texas 78624  
Gillespie County, Texas

**Grantee:** GERARDO GONZALEZ, a married person and JAILENE GONZALEZ, a married person

**Grantee's Mailing Address:** 610 S. Lalos Dr.  
Mission, Texas 78572  
Hidalgo County, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Six Thousand Seven Hundred Fifty and 00/100 Dollars (\$46,750.00) and is executed by Grantee, payable to the order of LA JOYA AREA FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of LA JOYA AREA FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to John Alaniz, Trustee.

**Property (including any improvements):**

Lot 28, PRAIRIE VIEW HEIGHTS PHASE 1, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Future Cable Vision Franchise Agreement dated April 2, 1987, between Jack Martin and Rick Martin, dba Future Cable Vision, recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.

2. Agreement dated July 12, 1991, from Hidalgo County Municipal Utility District No. 1 to the Public recorded in Volume 3104, Page 480, Official Records of Hidalgo County, Texas.
3. Agreement dated July 12, 1991, between Central Power and Light Company and Leonel Bazan, et al., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30, 1993, under Clerk's File No. 361664.
4. Right of way easement granted to Central Power and Light Company, by The Fordyce Company, a Texas Corporation, dated December 17, 1993, filed for record on March 29, 1994 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 377113.
5. Future Cable Vision (Easement permit) dated November 10, 2014, filed for record on November 18, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2564837.
6. Ten foot (10') Utility Easement along the North and West sides of subject property, according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
7. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
8. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.
9. Easements or claims of easements which are not a part of the public record.
10. Twenty foot (20) Building Setback Line along the front of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
11. Fifteen foot (15') Building Setback Line along the rear of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
12. Six foot (6') Building Setback Line along the sides of the subject land according to the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.
13. Oil and Gas Leases in favor of Atlantic Richfield Company recorded in Volume 422, Page 830, Oil and Gas Lease Records of Hidalgo County, Texas, and Volume 1894, Page 321, Volume 1899, Page 420, Volume 1907, Page 283, and Volume 1902, Page 746, all in the Official Records of Hidalgo County, Texas.

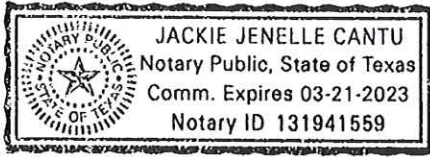


JUSTIN WAYNE ARNOLD

THE STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 3 day of ~~August~~ <sup>September</sup>, 2021, by IRENE GARCIA.



Jackie J. Cantu  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of August, 2021, by KRYSTAL ANNETTE GARCIA, also known as KRYSTAL A. ARNOLD.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of August, 2021, by JUSTIN WAYNE ARNOLD.

\_\_\_\_\_  
Notary Public, State of Texas



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-7053

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Receipt No.: 038619

P8115-01-000-0028-00

GONZALEZ GERARDO & JAILENE  
7006 BUENA VISTA DR  
MISSION, TX 78572  
(956) 522-2036  
(956) 600-2052

- [1] Contractor: JOCOB GONZALEZ
- [2] Water System: M.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 192Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1 LOT 28
- [6] Location: ABRAM RD AND 2 MILE
- [7] Sewage: M.U.D.
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 15', Side W10', Side E6', Corner '  
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS  
Description: Permit 3-7053  
Price: \$200.00

**Total Amount.....\$200.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: peter.hernandez  
Inspector: roy.cantu  
Receipt: peter.hernandez

  
Cashier

1/15/2025  
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

Jan/15/25  
Date

