

MAY 2025

SUBMITTAL										
DATE	FOR APPROVAL BY							ROUTING	RETURNED	RECEIVED BY
05/07/25	C.COURT ON 05/13/25							DATE	DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	STAFF	BY C.COURT		
4/25/2025	URSULA GONZALEZ	SANTA CRUZ GARDENS NO. 2	2	20	4-9238	LIGHT	AA			
5/1/2025	CAMELOT DESIGN & CON	TEX MEX SURVEY	31 &32	229	4-9480	UTILITIES	AA			



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: 4-9238

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

Upon the application of:

Name: Ursula Gonzalez

Address: 1802 E Ingle Rd
Edinburg, TX 78542

Phone: 956-330-8555

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Jewer</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 25 / 25</u>

Water Supplier: NA

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

Account/ESI No.: 10032789417877464
[] Temporary Pole [] Permanent Service

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

owner of land

Santa Cruz Gardens UT No 2 W 100' - E 250 Lot 2 blk 201 OAC GR 0.93AC Net.

[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.~~

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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9238

**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

Ursula A. 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:

Santa Cruz Gardens UT No 2 W100°-E20 Lot 2 blk 20 1.0 AC GRO-93 AC
net

[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 April 25, 2025, to certify which, witnesses my hand and seal of office



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



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

Permit No.: Permit 4-9238
Receipt No.: 038494
S1700-02-020-0002-02

GONZALEZ ABEL & URSULA
1712 E INGLE RD
EDINBURG, TX 78542
(956) 974-1715
(956) 974-1715

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1456Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2 W100'-E250' LOT 2 BLK 20 1.0AC GR 0.93AC NET
- [6] Location: INGLE RD & JASMIN RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180528
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-9238
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez 1/9/25
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]
Signature of Owner or Applicant

1-9-25
Date

CASH WARRANTY DEED

703709

Date: April 20, 1994

Grantor: ROEL A. RODRIGUEZ, SAM DIAZ and RICHARD A. GARZA

Grantor's Mailing Address (including county):

ROEL A. RODRIGUEZ P.O. Box 2 Edinburg, Texas 78540 Hidalgo County	SAM DIAZ P.O. Box 2 Edinburg, Texas 78540 Hidalgo County	RICHARD A. GARZA P.O. Box 2 Edinburg, Texas 78540 Hidalgo County
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Grantee: ABEL GONZALEZ and wife, URSULA GONZALEZ

Grantee's Mailing Address (including County):

ABEL GONZALEZ Rt. 3, Box 40V-4 Edinburg, Texas 78539 Hidalgo County	URSULA GONZALEZ Rt. 3, Box 40V-4 Edinburg, Texas 78539 Hidalgo County
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CONSIDERATION: A cash consideration paid pursuant to a contract for deed between Grantor as seller and Grantee as buyer dated December 23, 1986.

PROPERTY (including any improvements):

A 1.00 Acre Tract of land out of Lot 1 and Lot 2, Block 20, Santa Cruz Gardens Unit #2 as recorded in Volume 8, Page 18 of the Plat Records in Hidalgo County, Texas, said 1.00 Acre Tract being more particularly described by metes and bounds as follows:

Beginning at a point for the Northwest corner of this Tract, said point bears West, 250.00 feet to the Northwest corner of Lot 1, Block 20, Santa Cruz Gardens Unit #2;

Thence, East, 100.00 feet along Ingle Road center line to a point for the Northeast corner of this Tract;

Thence, South, first passing a 1/2 inch iron set at 30.00 feet on the South line of Ingle Road, a total distance of 435.60 feet to a 1/2 inch iron rod set for the Southeast corner of this Tract;

Thence, West, 100.00 Feet to a 1/2 inch iron rod set for the Southwest corner of this Tract;

Thence, North, first passing a 1/2 inch iron rod set at 405.60 feet on the South Right-of-Way line of Ingle Road, a total distance of 435.60 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of which 0.07 Acre lies within a Road Right-of-Way.


RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

SAVE AND EXCEPT all oil, gas and other minerals. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Improvement District in which the property is located, if any;

taxes for the year 1986, the payment of which Grantee assumes and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes and all title exceptions, defects and other things created, happened, occurred, permitted or suffered on and after December 23, 1986.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


ROEL A. RODRIGUEZ

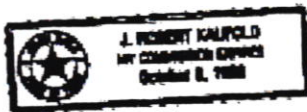

RICHARD A. GARCIA

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 15, 1994, by ROEL A. RODRIGUEZ.



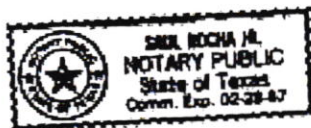

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ~~BERNARD~~ WEBB

This instrument was acknowledged before me on JUNE 21, 1994, by SAN DIAZ.



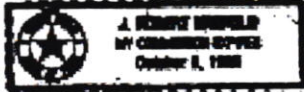

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 15,
1994, by RICHARD A. GARZA.



Jerry Kaufold
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

L. G. "JERRY" CANALES
1238 E. McIntyre
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:

ABEL GONZALES
Rt. 3, Box 40V-4
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Aug 25, 1998 at 10:26A

As a
Recording

Document Number: 703709
Total Fees: 13.00

Receipt Number - 170479
By,
Bea Cruz

CASH WARRANTY DEED

703708

Date: June 15, 1994

Grantor: RICHARD A. GARZA, SAM DIAZ and ROEL A. RODRIGUEZ

Grantor's Mailing Address (Including county):

106 S. 12th
Edinburg, Texas 78539
Hidalgo County

Grantee: ABEL GONZALEZ and wife, URSULA GONZALEZ

Grantee's Mailing Address (Including County):

ABEL GONZALEZ
715 W. Van Week
Edinburg, Texas 78539
Hidalgo County

URSULA GONZALEZ
715 W. Van Week
Edinburg, Texas 78539
Hidalgo County

Consideration: A cash consideration paid over a term of approximately Seven (7) years pursuant to a contract for deed between Grantor as seller and Grantee as buyer dated February 24, 1987.

Property (Including any improvements):

A 1.00 acre tract of land out of Lot 2, Block 20, SANTA CRUZ GARDENS UNIT NO. 2 as recorded in Volume 8, Page 18 of the Plat Records in Hidalgo County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Northwest corner of this Tract, said point bears West, 50.00 feet from the Northwest corner of Lot 2, Block 20, Santa Cruz Gardens Unit #2;

THENCE, East, 100.00 feet along Ingle Road center line to a point for the Northeast corner of this tract;

THENCE, South, First passing a 1/2 inch iron rod set at 30.00 feet on the South line of Ingle Road, a total distance of 435.60 feet to a 1/2 inch iron rod set for the Southeast corner of this tract;

THENCE, West, 100.00 feet to a 1/2 inch iron rod set for the Southwest corner of this Tract;

THENCE, North, first passing a 1/2 inch iron rod set at 405.60 feet on the south Right-of-way line of Ingle Road, a total distance of 435.60 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of which 0.07 Acre lines within a Road Right-of-Way. (Street Address: Ingle Road, Edinburg, Hidalgo County, Texas.)

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals.


Easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect

the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Improvement District, if any, in which the property is located; taxes for 1987 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; all title exceptions, defects and other things created, happened, occurred, permitted or suffered on and after October 17, 1987.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


RICHARD A. GARZA

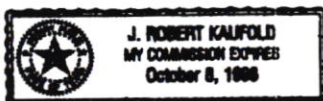

SAM DIAZ


ROEL A. RODRIGUEZ

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on June 16, 1994, by
RICHARD A. GARZA.



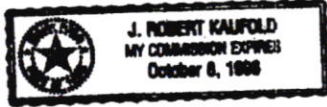

Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: _____

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me on June 16, 1994, by
ROEL A. RODRIGUEZ.



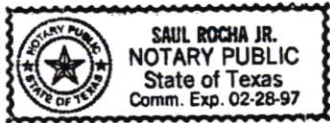
J. Robert Kaufold
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: _____

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**
WEBB

This instrument was acknowledged before me on JUNE 21, 1994, by SAM
DIAZ.



[Signature]
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: Feb 28, 97
PREPARED IN THE OFFICE OF:

L. G. "JERRY" CANALES
123B E. McIntyre
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:

Abel Gonzalez
715 W. Van Week
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Aug 25, 1998 at 10:26A

As a
Recording

Document Number: 703708
Total Fees: 13.00

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By,
Bea Cruz