



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA
COMMISSIONERS COURT AGENDA FOR September 17th, 2024

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>0</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>1</u>

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
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:

Name: Arturo Gonzalez

Address: 7723 Villa Rama
South St.
Mission, TX 78572
Phone: (956)458-0857

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>Rud R</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	<u>sewer</u> _____ / /

Water Supplier: Mud #1

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:

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 Sept 17, 2024, 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 Cant 9/10/24
Planning Department Authorized Signature

Richard F Carter 9/17/24
Hidalgo County Judge Date

ATTEST: Antonio Hernandez Jr. 9/18/24
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/17/24



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: 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]

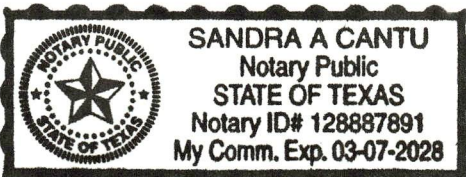
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Arturo Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on September 10, 2024, to certify which, witnesses my hand and seal of office.



Sandra A Cantu
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.



Chapter 232, Texas Local Government Code

9/10/2024 9:24:24 AM

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 3-6780
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

9/10/2024
Date

[NOTICE]

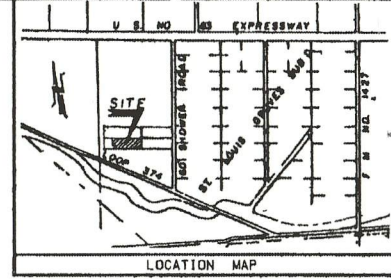
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING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


Signature of Owner or Applicant

9-10-24
Date

U. S. No. 83 EXPRESSWAY

CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	ANGLE
A	20 0'	31 42'	28 28'	90°00'00"



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 31st day of May 1994
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

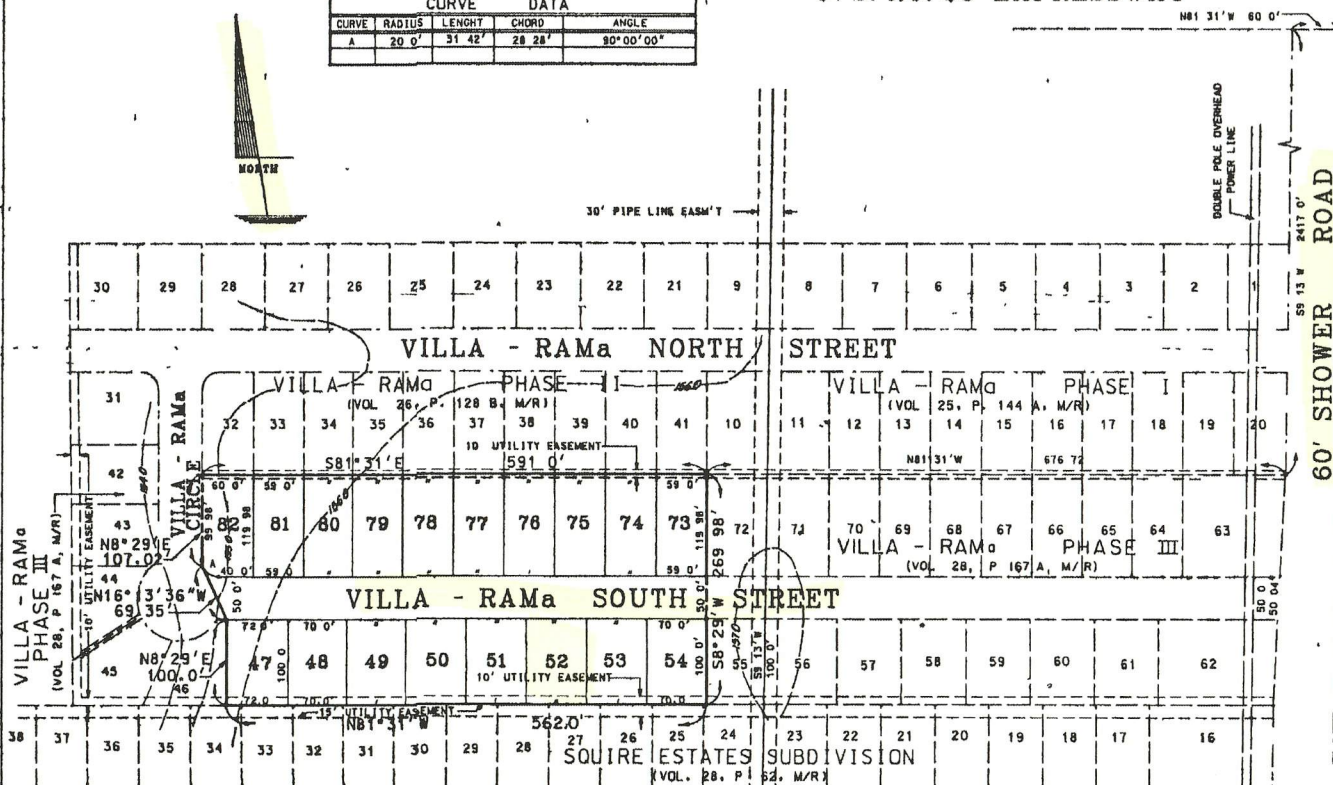
389901

FILED
JUN 2 1994
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS
By *[Signature]* Deputy

MAP OF
VILLA - RAMA PHASE IV
MISSION TEXAS

BEING A SUBDIVISION
OF 357 ACRES OF LAND
OUT OF TRACT 384,
LOS EJIDOS DE REYNOSA VIEJO GRANT,
HIDALGO COUNTY, TEXAS

PREPARED BY
FABIAN NELSON & MEDINA, INC.
320 N 15TH STREET, McALLEN TEXAS
SCALE: 1" = 100' DATE: 2-8-94



NOTES

- ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THE SUBDIVISION IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP HIDALGO COUNTY, TEXAS. PANEL # 480034-04006
- MINIMUM BUILDING SET-BACK LINE FRONT - 20 FT. SIDE - 6 FT., CORNER SIDE - 10 FT. REAR - 10 FT.
- ONE SINGLE FAMILY DWELLING PER LOT
- NO BUILDING PERMITTED OVER ANY EASEMENT
- NO SIDEWALKS REQUIRED ON THIS PLAT
- FINISHED FLOOR ELEVATION SHALL BE THE NUMBER OF INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT AS:
LOTS 53, 54, 73 AND 74 +31'
LOTS 52, 75 AND 76 +32'
LOTS 50, 51, 76, 77 AND 78 +33'
LOTS 48, 49, 79 AND 80 +34'
LOTS 47, 81 AND 82 +35'
- BENCH MARK TOP GROUND ROD @ POWER POLE 85 FT SOUTH AND 72 FT EAST OF SOUTHEAST CORNER OF LOT 82, VILLA-RAMA, PHASE III, ELEV 186.43

#1-4 BEING IN
WELL AND BRINK
A 1/2 ACRE TRACT OF LAND OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS
18618190 as an iron rod on the center line of a 70 foot utility easement and southeast corner of Villa Rama Phase III, for the northeast corner hereof said point located north 81 deg 34 min east 89 9 feet south 88 deg 13 min east 2411 6 feet and north 21 deg 31 min east 110 12 feet from the northeast corner of Tract 384 said point being also the northeast corner of Lot 11 Villa Rama, Phase III recorded in Vol. 28, Page 782, Map Record.
THENCE, with the East line of said Villa Rama Phase III south 88 deg 09 min east 388 00 feet to an iron rod on the north line of Squire Estates Subdivision recorded in Vol. 28, Page 12 Map Records for the southeast corner hereof.
THENCE with the North line of Squire Estates Subdivision north 81 deg 31 min east 388 00 feet to an iron rod, on the southeast corner of Lot 45, Villa Rama, Phase III for the northeast corner hereof.
THENCE with the East line of Lot 48, Villa Rama, Phase III, north 8 deg 23 min east, 28 6 feet to an iron rod at the northeast corner of said Lot 48 and south line of Villa Rama South Street for a corner hereof.
THENCE north 10 deg 15 min east 28 60 feet to an iron rod at an angle point on the East line of Villa Rama Circle.
THENCE, with the East line of Villa Rama Circle, north 1 deg 10 min east 180 00 feet to an iron rod at the southeast corner of Lot 21, Villa Rama Phase III recorded in Vol. 28, Page 120 Map Records for the northeast corner hereof.
THENCE with the South line of Villa Rama Phase III south 81 deg 31 min east, 388 00 feet to the PLAT of subdivision containing 3.55 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), 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 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

Recorded in Volume 29 Page 74A
of the map records of Hidalgo County, Texas
Fielden and Hunt, Inc. County Surveyors

RICK MARTIN
7208 W EXPRESSWAY 83
MISSION, TEXAS, 78572
ELIA BALINAS
Notary Public
STATE OF TEXAS
My Comm. Exp. July 28, 1999

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 30th DAY OF April, 1998

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

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT
BY *[Signature]*
DATE 5-31-94

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL SURVEYOR # 1580 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

STATE OF TEXAS
COUNTY OF HIDALGO

I, STEPHEN SPOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT
4-27-94
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 56752



CHECKED FOR DRAINAGE
BY *[Signature]*
5/16/94



1. 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
MAYOR, CITY OF MISSION
THIS PLAT APPROVED BY THE HIDALGO MUNICIPAL DISTRICT NO. 1 ON THIS 20th DAY OF May, 1994 A D
SECRETARY
JACK MARTIN, MANAGER

VOL 29 PG. 74A

5/8/1994