

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ELIZABETH RIOS	3-11841
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: November 22, 2011	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 (3) 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 3-118411

11/2/11

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Elizabeth Rios

Address: 1917 Ebony Ave  
penitas, Tx 78576

Phone: (956) 292-5559

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Condemorans</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>11/15/11</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327834  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:

North Ridge Acres Ph2 Lot 111

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/20/09);

(verified by Humberto G... H... G...);

(verified by Agnete);

(verified by Antonia);  
(verified by Humberto G... H... G...);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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Raul E. Sesin, P.E., CFM  
Planning Administrator

Precinct 1 2 3 4

Application No:

3-11841  
11/2/11

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Elizabeth Rios

Address: 1917 Ebony Ave  
Penitas, tx 78576

Phone: (956) 292-5559

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

North Ridge AC #2 Lot 3 111

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Elizabeth Rios  
Requesting Party (Signature)

11/14/11  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

11/15/11  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-11841  
Nov. 2, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

N6720-02-000-0111-00

[ 1 ] OWNER: RIOS.ELIZABETH  
PO BOX 653

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
North Ridge Acres Ph 2 Lot 111  
X-25

PENITAS TX 78576-0653  
Telephone No. 292-5559

LOCATION: 0 TOMGILL AND MILE 3

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$109,000

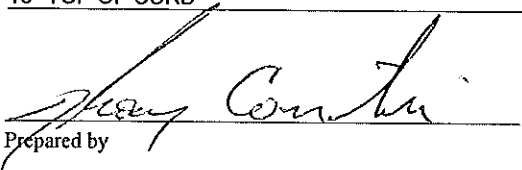
[ 5 ] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. NEW HOUSE ZONE-X

Special Conditions: No construction allowed over any easements.  
FRONT 25' BACK 35' SIDES 6'  
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION  
18" TOP OF CURB

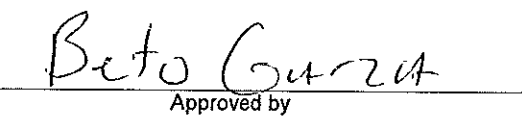
FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

11/2/11  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

  
Approved by

11/1/11  
Date

Flood Zone: NO  
Panel No. /Suffix: 02900 Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

11-2-11  
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**WARRANTY DEED**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY OR YOUR DRIVER'S LICENCE NUMBER.

**WARRANTY DEED**

DATE: 08/05/2011

GRANTOR: Guadalupe Zarate

GRANTOR'S MAILING ADDRESS: P.O. Box 627  
(Including County) Penitas, TX 78576  
Hidalgo County

GRANTEE: Elizabeth Rios

GRANTEE'S MAILING ADDRESS: P.O. Box 687  
Penitas, TX 78576  
Hidalgo County

CONSIDERATION: (\$30,000.00) Thirty thousand and no/100ths dollars

PROPERTY: (Including any Improvements)

All of Lot 111, North Ridge Acres II Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 44, Pages 181-183, Map Records of Hidalgo County, Texas.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Restrictions filed for record on April 2, 2004 in the office of the County Clerk of Hidalgo County Texas Under Document No. 1318281 and as set out in Deed filed for record on February 14, 2007 in the office of the County Clerk of Hidalgo County, Texas, under Document No. 1722190 and as contained in the General Notes of the subdivision plat therein referred to recorded in Volume 44, Page 181, Map Records of Hidalgo County, Texas; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

Visible and apparent easements on or across the land herein described.

Statutory rights in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.

Easements in favor of Hidalgo County Irrigation District No. 6.

Reservation of all oil, gas and other minerals, as described in instrument dated August 28, 2000, filed for record on September 22, 2000 in the office of the Hidalgo County Clerk of Hidalgo County, Texas under Document No. 906914, reference to which instrument is here made for all purposes.

Reservation and/or Conveyance of all oil, gas and other minerals, as described in instrument dated February 13, 2007, filed for record on February 14, 2007 in the office of the County Clerk of Hidalgo County, Texas, under Document No. 1722190, reference to which instrument is here made for all purposes.

Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases dated June 4, 1982, recorded in Volume 416, Page 553, Oil and Gas Records and unitized in Volume 2134, Page 649 and amended in Volume 2518, Page 770 and in Volume 2777, Page 524, Official Records; unitized (filed May 4, 2007) under Document No. 1754719; amended (filed November 15, 2007) under Document No. 1827337 and refilled February 8, 2008, under Document No. 1854627, Hidalgo County, Texas.

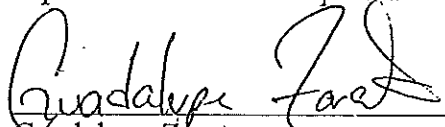
Contract, Easement and Use Restriction dated June 25, 2004, entered into by and between Central Power and Light Company, a Texas Corporation/AEP Texas Central Company and Flobel Properties, Ltd., filed for record on October 13, 2004 in the office of the County Clerk of Hidalgo County, Texas under Document No. 1391506.

Easements, building setback lines, and other conditions and reservations a shown on and/or as contained in the General Notes of the subdivision plat referred to herein.

Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years.

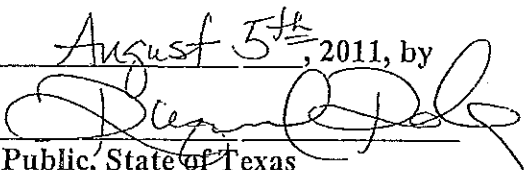
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

  
\_\_\_\_\_  
Guadalupe Zarate

State of Texas        )  
County of Hidalgo )

This instrument was acknowledged before me on August 5<sup>th</sup>, 2011, by  
Guadalupe Zarate.

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

My commission expires: 04/01/2013

