

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	KARINA S ALANIS	3-12012
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 27, 2012	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th 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

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

Precinct 1 2(3)4

Application No: 3-12012
1/11/12

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:
Karina S. Alanis
c/o Name: Cladia R Reyes

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Ray Contreras</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>1350</u> <u>3/14/12</u>

Address: 2314 Naranja Dr.
Mission TX 78574

Water Supplier: Shary Land Water

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

Phone: (956) 209-96-43

Account/ESI No.: 10032789497878259
[] Temporary Pole [] Permanent Service

regarding the land described as:

La Homa Groves #1 Lot 13

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;
- YES 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 8/28/91);

(verified by Roy Contreras);
Roy Contreras

(verified by Roy Contreras);
Roy Contreras

(verified by Roy Contreras);
Roy Contreras

(verified by Roy Contreras);
Roy Contreras

Roy Contreras 3/9/12
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Precinct 1 2(3)4

Application No: 342012
1/11/12

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: Karina S. Alanis

Name: Claudia R. Reyes

Address: 2314 Neiranga Dr.
Mission TX 78574

Phone: (956) 209-9643

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

La Homa Groves #1 Lot 13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X. [Signature]
Requesting Party (Signature)

3/8/12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

3/8/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-12012 Jan. 11, 2012

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

L1069-01-000-0013-00

[1] OWNER: ALANIS, KARINA SARAI RDZ 2314 NARANJA DR

[7] LEGAL DESC./NAME OF SUBDIVISION LA HOMA GROVES #1 LOT 13 X-44

MISSION TX 78574 Telephone No. 890-3801

LOCATION: 2515 LA HOMA RD & 5 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES 44-MOBILE HOMES/ RV

[10] EST. COST OF CONST.: \$2,000

[5] SIZE OF STRUCTURE: 672 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 30' SIDES 7' REAR 40' 18 INCHES ABOVE CENTERLINE OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

Signature of Preparer: Sandra Carter

Date: 1/11/2012

OTHER TOTAL AMOUNT \$30.00

Signature of Approver: H. Garza

Date: 1/9/2012

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 0290D Pct: 3 Community No.: 480334 Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant: Claudia Lopez

Date: 1-11-12

- 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.

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

2251626

Date: October 19, 2011

Grantors: GERARDO RAMIREZ, not joined by my wife, as this property constitutes my separate property and estate and does not constitute any part of my homestead.

Grantor's Mailing Address (including county): 2803 S. 31st Lane
McAllen, Texas 78503
Hidalgo County

Grantee: KARINA SARAI ALANIS RODRIGUEZ

Grantee's Mailing Address (including county): 2314 Naranja Dr.
Mission, Texas 78574
Hidalgo County

Consideration: Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements): All of Lot 13 of LA HOMA GROVES SUBDIVISION UNIT 1, being a subdivision of 14.742 acres of land, consisting of 4.742 acres out of Tract "B", Block 2, and all of Lot 51, Block 3, La Homa Ranch Cifrus Groves Unit No. 1, Hidalgo County, Texas, recorded in Volume 27, Page 58-A.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, liens, validly existing easements, rights-of-way, and prescriptive rights, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes from all prior and

subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

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.

ATTORNEY HAS PREPARED THIS DEED WITH INFORMATION GIVEN BY GRANTOR AND GRANTEE, WITHOUT THE BENEFIT OF A SURVEY OR TAX INFORMATION. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

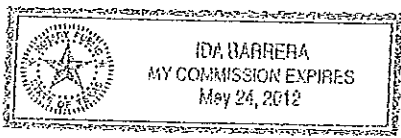
Gerardo Ramirez
GERARDO RAMIREZ

(Acknowledgement)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 21st day of October, 2011 by Gerardo Ramirez.



Ida Barrera
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
KARINA SARAI ALANIS RODRIGUEZ
2314 NARANJA DR.
MISSION, TEXAS 78574

Filed for Record in:
Hidalgo County
by Gerardo Guajardo Jr.,
County Clerk
Date: Oct 24, 2011 at 02:18p
As a Recording
Document Number: 2251426
Total Fees: 20.00
Receipt Number - 1231899
Tania Rivera, Deputy