

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RAUL E. BAZALDUA	3-7587
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: May 8, 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

Precinct 1 2 3 4

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

Application No: 3-7587
2/21/2008

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: Raul E. Bazaldua

Address: 1801 E 3 Mile rd.
Mission, Tx.
78573

Phone: 956) 342-7637

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Ray Carter</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>4/27/12</u>

Water Supplier: Shary Land water supply.

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

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

regarding the land described as:

Tierra Hermosa Lot 31

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 6/10/05);

(verified by Ray Carter;
Ray Carter);

(verified by Ray Carter;
Ray Carter);

(verified by Ray Carter;
Ray Carter);

(verified by Ray Carter;
Ray Carter);

Ray Carter 4/27/12
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 234

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

Application No: 3-7587

2/21/2008

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: Raul E Bazaldua

Address: 1801 E 3 Mile rd

Mission, Tx. 78573

Phone: (956) 342-7637

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

Tierra Hermosa Lot 31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Raul E Bazaldua 4-24-12
Requesting Party (Signature) 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:

4/27/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
3-7587
Feb. 21, 2008

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

[1] OWNER: RAUL, MARIA, BAZALDUA
1801 E MILE 3
MISSION TX. 78573
Telephone No. 342-7637

[7] LEGAL DESC./NAME OF SUBDIVISION
TIERRA HERMOSA LOT-31
C-70

LOCATION: 0 CONWAY & MONTE CRISTO

[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.: \$800

[5] SIZE OF STRUCTURE: 128 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES M/H

Special Conditions: No construction allowed over any easements.
F 25 R 30 SIDE 6 NORTH SIDE 7.5

FOR COUNTY USE ONLY
APPLICATION FEES

RR 2-21-08

Prepared by _____ Date _____

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

RR 2-21-08

Approved by _____ Date _____

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

Maria d Bazaldua 2/21/08

Signature of Owner or Applicant _____ 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.

Place your cursor on the buttons below and a description of what each button is used for will appear.

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1573200

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 NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: October 12, 2005

Grantor: **BDW PROPERTIES, LTD., a Texas Limited Partnership**

Grantor's Address: **P.O. Box 8174, Weslaco, Hidalgo County, Texas 78599-8174**

Grantee: **Raul E. Bazaldua and wife, Maria I. Bazaldua**

Grantee's Address: **1801 E. 3 Mile Road, Palmhurst, Hidalgo County, Texas 78574**

Consideration: **TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a Note of even date herewith which is in the principal amount of \$47,000.00 and is executed by Grantee, payable to the order of Grantor. The Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to RICHARD S. TALBERT, Trustee.**

Property: **Lot 31, TIERRA HERMOSA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 49-51, Map Records, Hidalgo County, Texas, SAVE & EXCEPT, all the oil, gas and/or other minerals in, on, under or that may be produced from the Property.**

Reservations From and Exceptions to Conveyance and Warranty:

1. 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 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 creations, establishment, maintenance, and operation of any irrigation, water control or drainage district which affects the property; and taxes for the current and all subsequent years, together with subsequent assessments for the current and prior years due to change of ownership, use or both, the payment of which Grantee assumes.
2. Prior and superior lien in favor of TEXAS STATE BANK, 3900 N. 10th, McAllen, Texas 78501, securing a Real Estate Promissory Note (the Prior Note) dated January 28, 2004, executed by BDW PROPERTIES, LTD., payable to TEXAS STATE BANK, as more particularly described by a Deed of Trust dated January 28, 2004, and recorded under Document No. 1299955 in the Official Records, Hidalgo County, Texas. Grantor agrees to pay the Prior Note as due and to obtain a release of the property from the lien or liens securing such Prior Note at such time as Grantee has paid Grantor in full for the Property under Grantee's Note as described above. Grantee agrees that Grantor may change, alter, renew, or extend the scheduled payments on

Place your cursor on the buttons below and a description of what each button is used for will appear.

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the Prior Note and the lien or liens securing the Prior Note at any time before Grantee pays the Note hereby secured in full, without any further agreement by Grantee.

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 binds Grantor and Grantor's heirs, executors, administrators and successors 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, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

BDW PROPERTIES, LTD.

By: **BDW MANAGEMENT, LLC, General Partner**

By:
BENITO SALINAS, JR., Member

(Acknowledgment)

State of Texas

This instrument was acknowledged before me on 1st day of October, 2005, by Benito Salinas, Jr., Member of BDW MANAGEMENT, LLC, General Partner of BDW PROPERTIES, LTD. as the act and deed thereof.

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Raul E. Bazaldua and wife, Marin I. Bazaldua
1801 E. 3 Mile Road
Palmhurst, Texas 78574

Filed for Record in:
Hidalgo County
Eddy Traving
County Clerk
On: Feb 01, 2006 at 10:41A
As a Recording
Document Number: 1573200
Total Fees: 20.00
Receipt Number - 738563
By: Adriana Bolis, Deputy