

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	BRIAN SALINAS	3-9272
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 12, 2012	



# 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: 39272  
6/19/09

### 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:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>BRIAN SALINAS</u>	Authorized Signature	<u>Sandra Carter</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>6 5 1 0 9</u>

Name: BRIAN SALINAS  
Address: 7014 LUCERO CT  
MISSION TX, 78572

Water Supplier: MUD

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

Phone: (772) 633-9648  
Account/ESI No.: 10032789484063195  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:  
Prairie View Heights Ph2 Lot 65

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;
- yes 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 2/27/94);  
(verified by Sandra Carter);  
(verified by Sandra Carter);  
(verified by Sandra Carter);  
(verified by Sandra Carter);

Sandra Carter  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2(3)4

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

Application No: 3-9272  
6/19/09

### 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: BRIAN SALINAS  
Address: 7014 LUCERO CT  
MISSION TX, 78572  
Phone: (772) 633-9648

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

Prairie View Heights Ph2 Lot 65

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

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

[Signature]  
Requesting Party (Signature)

6-5-12  
Date

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

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

6/5/12  
Date

[Signature]  
County Official

CHARGE TO: EDWARDS ABSTRACT  
GF # 757313-C. Ward

## WARRANTY DEED

Date: July 31, 2008

Grantor: Minerva O. Guajardo, a single person, individually and as Independent Executrix of the Estate of Petronilo Guajardo, Deceased

Grantor's Mailing Address:  
305 N. Broadview Street, Del Rio, Texas 78572

Grantee: Brian Salinas  
Grantee's Mailing Address (including county):  
7002 Lucero Court  
Mission, Texas 78572  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property (including any improvements):

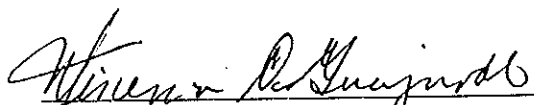
Lot Sixty-five (65), Prairie View Heights Phase II, an addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 200, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of parties in possession;
2. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated December 20, 1971, recorded in Volume 1306, Page 553, dated April 3, 1972, recorded in Volume 1317, Page 624, Deed Records and dated September 28, 1983, recorded in Volume 1906, Page 286, Official Records, Hidalgo County, Texas;
3. Oil, Gas and Mineral Leases dated February 21, 1980, recorded in Volume 390, Page 625, Oil and Gas Records and dated October 26, 1983, recorded in Volume 1919, Page 482, Official Records, Hidalgo County, Texas;
4. Oil, Gas and Mineral Leases dated October 21, 1982, recorded in Volume 422, Page 830, dated October 20, 1982, recorded in Volume 422, Page 834, and dated November 4, 1982, recorded in Volume 424, Page 826, Oil and Gas Records and unitized in instrument dated March 27, 1984, recorded in Volume 1963, Page 962, Official Records, Hidalgo County, Texas;
5. Oil, Gas and Mineral Leases dated July 11, 1983, recorded in Volume 1899, Page 120, dated July 11, 1983, recorded in Volume 1907, Page 283, and amended in instruments dated December 20, 1983, recorded in Volume 1932, Page 695 and dated December 20, 1983, recorded in Volume 1932, Page 700, Official Records and unitized in instrument dated March 27, 1984, recorded in Volume 1963, Page 962, Official Records, Hidalgo County, Texas;
6. Oil, Gas and Mineral Leases dated July 11, 1983, recorded in Volume 1902, Page 746, and amended in instrument dated December 20, 1983, recorded in Volume

related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

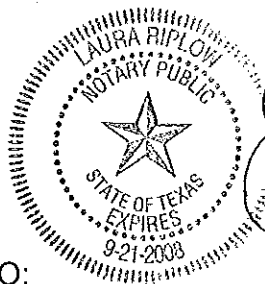
When the context requires, singular nouns and pronouns include the plural.

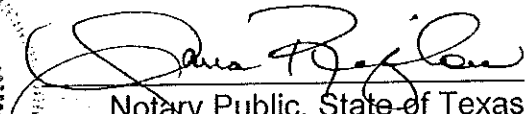
  
Minerva O. Guajardo, individually and as  
Independent Executrix of the Estate of  
Petronilo Guajardo, Deceased

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 29<sup>th</sup> day of July, 2008, by Minerva O. Guajardo, individually and as Independent Executrix of the Estate of Petronilo Guajardo, Deceased.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Brian Salinas  
7002 Lucero Court  
Mission, Texas 78572

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-9272  
Jun. 19, 2009

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

P8115-02-000-0065-00

[ 1 ] OWNER: SALINAS, BRIAN  
7002 LUCERO CT  
MISSION, TX 78572 (772)  
Telephone No. 633-9648

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRAIRIE VIEW HEIGHTS PH 2  
LOT 65 C-01

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 2 ML & ABRAM RD

[ 3 ] WATER SYSTEM: OTHE

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 2,309 Sq. Ft.


[10] EST. COST OF CONST.: \$80,000

[ 6 ] USE OF BUILDING: NEW RES ZONE C

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS  
FRONT 25' NORTHSIDE 10' SOUTHSIDE 6' REAR 15'  
18 INCHES ABOVE CENTERLINE OF STREET.

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

6/19/09  
Date

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

HG  
Approved by

6/20/09  
Date

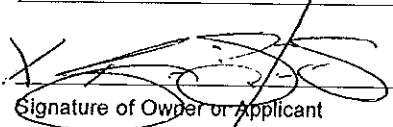
Light [X] Water [ ]

Flood Zone: NO 0400C  
Panel No. /Suffix: \_\_\_\_\_ Pct: 3

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

- 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.

  
Signature of Owner or Applicant

6-19-09  
Date

[ 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.