

| <b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b> |                               |                        |
|--|-------------------------------|------------------------|
|  | <b>APPLICANT</b>              | <b>APPLICATION NO.</b> |
| 1.   | CRISTINA VAZQUEZ              | 3-12855                |
| 2.   |                               |                        |
| 3.   |                               |                        |
| 4.   |                               |                        |
| 5.   |                               |                        |
| 6.   |                               |                        |
| 7.   |                               |                        |
|  |                               |                        |
|  | COMM. COURT: OCTOBER 30, 2012 |                        |



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

Precinct 1 2(3)4

Application No: 3-12855  
9/13/12

### 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:

Name: CRISTINA VAZQUEZ  
Address: 7014 El Lucero Ln  
Mission, TX  
78572  
Phone: 956 960 8945

| Approved by<br>Environmental Health: | Temporary Service          | Final Service              |
|--------------------------------------|----------------------------|----------------------------|
| _____                                | _____                      | <u>Cristina Vazquez</u>    |
| Inspection/Permit No: _____          | Authorized Signature _____ | Authorized Signature _____ |
| Date Approved: _____                 | <u>1 / 1</u>               | <u>359-3150</u>            |
|                                      |                            | <u>10/19/12</u>            |

Water Supplier: N/A  
Utility Provider:  J.M.V.E.C.  AEP  
Account/ESI No.: 100327894-37209825  
 Temporary Pole  Permanent Service

regarding the land described as:

Prairie View Heights Ph 1 Lot 19

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 5-13-97);

(verified by Sandra Canter)  
Sandra Canter

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Sandra Canter 10/19/12  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

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

Precinct 1 2 3 4  
Application No: 312855  
9/13/12

### 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:

Name: CRISTINA VAZQUEZ  
Address: 7014 El Lucero Ln  
Mission TX 78572  
Phone: 956 960 8945

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

Prairie View Heights Ph1 Lot 19

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

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

Cristina Vazquez      10-19-12  
Requesting Party (Signature)      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:

10/19/12  
Date

Sandra Cantu  
County Official

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

## **WARRANTY DEED**

Date: February 4, 2012

Grantor: **RAQUEL PEREZ**

Grantor's Mailing Address (including county): 7821 Tornillo St.  
Mission, Texas 78574  
Hidalgo County

Grantee: **CRISTINA VAZQUEZ MARTINEZ**  
Grantee's Mailing Address (including county): 514 N. F.M. 492, #36  
Mission, Texas 78574  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee(s) herein named, the receipt of which is hereby acknowledged.

Property (including improvements):

**LOT 19 (Nineteen), PRAIRIE VIEW HEIGHTS PHASE I, an Addition to City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 55, Map Records, Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property, taxes for current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


Conveyance: Grantor, for the Consideration and subject to the Reservations from Conveyance 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 anyway belonging, to have and to hold it to Grantee and Grantee(s) heirs, successors, and assigns forever.

Warranty: 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

No title examination was requested in connection with the preparation of this document nor was any made.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (I) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES 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 OR FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VI) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE SET FORTH HEREIN.

EXECUTED this 4<sup>th</sup> day of Jan, 2012.

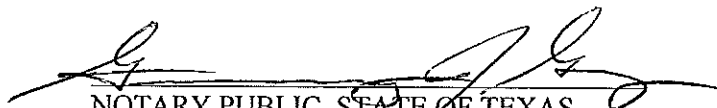
  
\_\_\_\_\_  
RAQUEL PEREZ,  
Grantor

Acknowledgement

STATE OF TEXAS :  
:  
COUNTY OF HIDALGO :

This instrument was acknowledged before me on the 4<sup>th</sup> day of Jan,  
2012, by RAQUEL PEREZ.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
My Comm. Exp.: 8-16-2013

After Recording Return to:  
Cristina Vazquez Martinez  
514 N. F.M. 492, #36  
Mission, Texas 78574

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-12855  
Sep. 13, 2012

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

P8115-01-000-0019-00

[ 1 ] OWNER: VAZQUEZ , CRISTINA

2128 DIOSA LN.  
MISSION TX 78574

Telephone No. 209-9704

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRAIRIE VIEW HEIGHTS PH 1 LOT  
ZONE C-05  
29

LOCATION: 0 ABRAM RD. & 1& 1/2

[ 8 ] SEWAGE: INSTA

[ 9 ] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: \$6,000

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 2 ] CONTRACTOR: SELF

[ 3 ] WATER SYSTEM: OTHE

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING

05-RESIDENTIAL MOVE-IN/RELO.BUILD.

[ 5 ] SIZE OF STRUCTURE: 800 Sq. Ft.

[ 6 ] USE OF BUILDING: RES MOVEIN HOUSE

**Special Conditions: No construction allowed over any easements.**  
F25 R 15 S 6

**FOR COUNTY USE ONLY**  
**APPLICATION FEES**

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

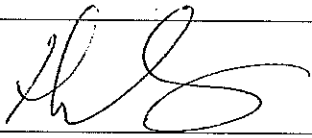
Light [X] Water [X]

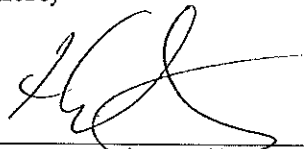
Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 3

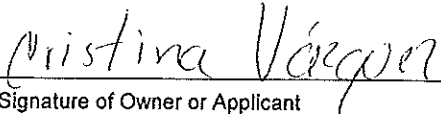
Community No.: \_\_\_\_\_

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.

 \_\_\_\_\_  
Prepared by Date 9/13/12

 \_\_\_\_\_  
Approved by Date 9/11/12

 \_\_\_\_\_  
Signature of Owner or Applicant Date 9-13-12

**[ 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.