

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Delia Gonzalez C/O Juan G. Gonzalez	4-12037
	COMM. COURT: January 22, 2013	



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: 4-12037

01-11-13

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:

Delia Gonzalez

C/O Name: Juan J Gonzalez

Address: 412 E Sulzger St

San Juan Tx

78589

Phone: 956 - 621 - 44-16

Approved by Environmental Health:	Temporary Service	Final Service
	<u>—</u>	<u>Charles Pan</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 773</u>	<u>Fin # 2</u>
	<u>1 15 113</u>	<u>1 15 113</u>

Water Supplier: N/A

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

Account/ESI No.: # 10032789429498089
[] Temporary Pole [x] Permanent Service

regarding the land described as:

Hard Rock

lot # 04

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 01-03-95);

(verified by Manu Cep);

(verified by Charles Pan);

(verified by Charles Pan);

(verified by Manu Cep);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Raul E. Sesin, P.E., CFM
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Application No: 4-12037

OFU-13

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: Delia Gonzalez

C/O Name: Juan J Gonzalez

Address: 412 E Sular St

San Juan Tx 78589

Phone: 956 821 4416

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

Hard Rock Lot 04

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Delia Gonzalez

C/O Juan J Gonzalez 1-15-13
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

01/15/13
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

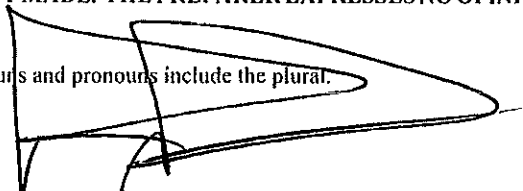
RE: Lot Four (4) , HARDROCK SUBDIVISION, Hidalgo County, Texas, according to map recorded in Volume 30, Page 175B, Map Records in the office of the County Clerk of Hidalgo County, Texas.

Special Warranty Deed with Vendor's Lien

1. Date: May 27, 2009
2. Grantor: Richard A. Garza
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: DELIA M. GONZALEZ
5. Grantee's Mailing Address: 412 East Salazar, San Juan, Hidalgo County, Texas 78589
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWENTY FIVE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$25,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Four (4) , HARDROCK SUBDIVISION, Hidalgo County, Texas, according to map recorded in Volume 30, Page 175B, Map Records in the office of the County Clerk of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 596983, Official Records, Hidalgo County, Texas.
 - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch).
 - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Grantor's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "A" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

RE: Lot Four (4), HARDROCK SUBDIVISION, Hidalgo County, Texas, according to map recorded in Volume 30, Page 175B, Map Records in the office of the County Clerk of Hidalgo County, Texas.

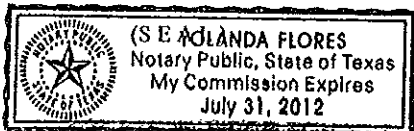
- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - E. Anything an on-the-ground A-I survey would reveal.
 - F. The taxes for the year 2009 and subsequent years due to change in land usage or ownership (sometimes known as "roll- back" taxes).
 - G. Save and except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
 - H. Grantor hereby reserves to Grantor the groundwater rights to the property.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
 10. Prior Liens: None.
 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, 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, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
 16. Signature:

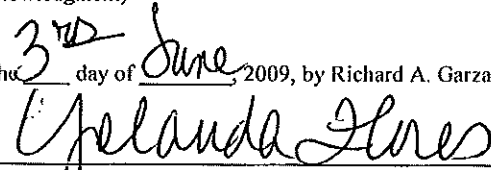
By: 
 Richard A. Garza

The State of Texas
 County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 3rd day of June, 2009, by Richard A. Garza.




 Notary Public, State of Texas
 My Commission Expires: 7-31-2012

After Recording Return To: BIC Investments, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12037

Jan. 11, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H1070-00-000-0004-00

[1] OWNER: GONZALEZ, DELIA M.

412 E. SALAZAR
SAN JUAN, TX. 78589

Telephone No. 821-4416

[7] LEGAL DESC./NAME OF SUBDIVISION
HARD ROCK LOT 4

8/6/12/NW/E AG USE

LOCATION: 0 B. RAMIREZ & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$22,000

[5] SIZE OF STRUCTURE: 780 Sq. Ft.

[6] USE OF BUILDING: RES.ZONE-C

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 30' SIDE'S 6' REAR 40'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 4

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.

[Signature] 1-11-13
Prepared by Date

[Signature] 1-11-13
Approved by Date

[Signature] 1-11-13
Signature of Owner or Applicant 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.