

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	IRMA SOSA	3-13485
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 14, 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: 3-13485

4/2/13

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:

Name: Irma Sosa

Address: 803 Green Valley Dr
Green Valley Dr.
Mission, TX 78572

Phone: 222-1925

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>35572700</u>
Date Approved:	<u>1 1</u>	<u>4/2/13</u>

Water Supplier: NA

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

Account/ESI No.: 10032789471207795
 Temporary Pole Permanent Service

regarding the land described as:

Greenland Acres Lot 178

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; (Date approved 6/10/91);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

[Signature]
Hidalgo County Clerk

Date

5/3/13



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

Application No: 3-13485

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: Tama Sosa
Address: 803 Green Valley PR
MISSION, TX. 78572
Phone: 222-1925

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

Greenland Acres lot 178

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Tama Sosa
Requesting Party (Signature)

5-3-13
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:

4/2/13
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER:

Date: August 16TH 2010

Grantor's: Alberto Salinas and Wife, Silvia Salinas
908 Sunni St.
Palmview, Texas 78572
Hidalgo County, Texas

Grantee: Esteban Sosa and Wife, Irma Sosa
2020 Gisele Street
Mission, Texas 78574
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

ALL OF LOT 178, GREENLAND ACRES SUBDIVISION, an Addition to the City of Palmview Hidalgo county, Texas, according to the map recorded in Volume 27, Pages 33-34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

NONE

Exceptions to Conveyance and Warranty:

Restrictive covenants as set out in instrument filed for record in Volume 3082, Page 604, Official Records and Volume 27, Pages 33-34, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Greenland Acres Subdivision, recorded in Volume 27, Pages 33 and 34, Map Records of Hidalgo County, Texas.

Irrigation easement in favor of Hidalgo County Irrigation District No. 6 as shown by instrument dated recorded in Volume 3097, Page 770 Official Records of Hidalgo County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated October 25, 1927, recorded in volume 278, Page 334, Deed Records of Hidalgo County, Texas.

Canal, pipeline, ditches, etc. Easement in favor of Hidalgo Water Control and Irrigation District No. 6 as shown by instrument dated January 15, 1948, recorded in Volume 633, Page 624, Deed Records of Hidalgo County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated February 26, 1958, recorded in volume 911, Page 536, Deed Records of Hidalgo County, Texas.

Irrigation pipeline easement in favor of Hidalgo County Water Control and Improvement District No 6 as shown by instrument dated January 12, 1973, recorded in Volume 1348, Page 615, Deed Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by E.M. Goodwin, Inc to Atlantic Richfield Company, dated July 18 1983, recorded in Volume 1050, Page 624 Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed March 22, 1995, filed November 19, 1998 under Document Number 726001, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Grantee will be responsible for January thru August 2010 property taxes and Grantors will be responsible for September thru December 2010.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, 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, executors, administrators, successors, or assigns forever. Grantor hereby 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 Conveyance and Warranty.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE.

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

WITNESS the hand and seal of said Grantor this 16th day of August, 2010.

Alberto Salinas
ALBERTO SALINAS (GRANTOR)

Silvia E. Salinas
SILVIA SALINAS (GRANTOR)

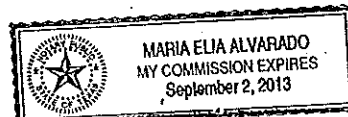
STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This Instrument was acknowledged before me on August 16, 2010, by ALBERTO SALINAS AND SILVIA SALINAS, GRANTORS.

WITNESS my hand and official seal.

Maria E. Alvarado
MARIA E. ALVARADO Notary Public,
State of Texas, County of Hidalgo
My comm. exp.: 09/02/2013

AFTER RECORDING MAIL TO:
ESTEBAN AND IRMA SOSA
2020 GISELLE ST
MISSION, TEXAS 78574



Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.
County Clerk
On: Aug 30, 2010 at 01:09P
As a Recording
Document Number: 2133510
Total Fees: 20.00
Receipt Number - 1142561
By:
Azeneth Uresti, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:
3-13485
Apr. 2, 2013

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

G8050-00-000-0178-00

[1] OWNER: SOSA, ESTEBAN & IRMA
2020 GISELL ST.
MISSION TX 78574-1318
Telephone No. 222-1925

[7] LEGAL DESC./NAME OF SUBDIVISION
GREENELAND ACRES LOT 178
ZONE C-25

LOCATION: 0 OLD 83 & GREEN RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$2,500

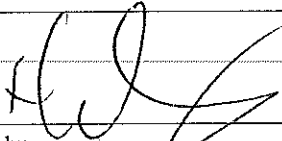
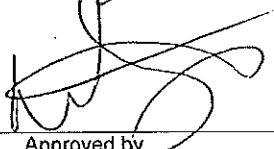
[5] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.
F 30 S6 R 15

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by

Approved by

4/2/12
Date
4/12/13
Date

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.


Signature of Owner or Applicant

4-2-13
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.