

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	MARIBEL BENAVIDEZ	3-13713
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 28, 2013	



# 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

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

Precinct 1 2 3 4

Application No:

3-13713  
5/17/13

### 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: Maribel Benavides  
Address: 512 Sherwood Dr  
Mission, TX  
78572  
Phone: 701-520-2112

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
_____	_____	<u>[Signature]</u>
Inspection/Permit No: Date Approved:	_____	<u>[Signature]</u>
_____	<u>1 1</u>	<u>5/20/13</u>

Water Supplier: Mud#1  
Utility Provider: [ ] M.V.E.C. [x] AEP  
Account/ESI No.: 100327894-  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Squire estates Lot 53

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 3-14-93);

(verified by [Signature]  
Sandra Cantu)

(verified by [Signature]  
Sandra Cantu)

(verified by [Signature]  
Sandra Cantu)

(verified by [Signature]  
Sandra Cantu)

[Signature] 5/20/13  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2/3 4

Application No: 313713

### 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: Maribel Benavidez

Address: 512 Sherwood Dr  
Mission, TX 78572

Phone: \_\_\_\_\_

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

Squire Estates Lot 53

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

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

Maribel Benavidez 5/20/13  
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:

5/20/13  
Date

[Signature]  
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

## WARRANTY DEED WITH VENDOR'S LIEN

**Date:** MAY 7, 2013

**Grantor:** OSIEL PUENTE, a single person

**Grantor's Mailing Address:**

415 CRIPPLE CREEK  
ALAMO, TEXAS 78516  
HIDALGO COUNTY

**Grantee:** JAIME H. BENAVIDEZ-BENAVIDEZ and wife, MARIBEL Q. BENAVIDEZ

**Grantee's Mailing Address:**

717 DENISE CIRCLE  
LA JOYA, TEXAS 78560  
HIDALGO COUNTY

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK in the principal amount of ONE HUNDRED FOUR THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100THS DOLLARS (\$104,125.00) of which SEVENTEEN THOUSAND AND NO/100THS DOLLARS (\$17,000.00) is being advanced towards the purchase price of the property described herein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to RUBEN D. PLATA, Trustee.

**Property (including any improvements):**

Lot 53, SQUIRE ESTATES, Hidalgo County, Texas, according to map thereof recorded in Volume 28, Page 62, Map Records of Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

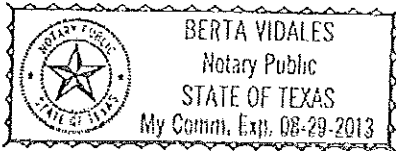
- A. Easement awarded to Central Power and Light Company in certified copy of Condemnation recorded in Volume 957, Page 378 Deed Records of Hidalgo County, Texas.
- B. Agreement dated April 20, 1987 between Jack Martin, dba Martin Enterprises and Rick Martin, dba Future Cablevision recorded in Volume 2424, Page 326, Deed Records of Hidalgo County, Texas.
- C. Agreement dated August 20, 1993 between Central Power and Light Company and Leonel Bazan filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 10, 1994, under Clerk's File No. 368966.

OSIEL PUENTE  
OSIEL PUENTE

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 14, 2013, by  
OSIEL PUENTE.



Berta Vidales  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#101234 BV  
WINGATE LAW OFFICES, PLLC  
7009 NORTH 10TH STREET  
2ND FLOOR, SUITE C5  
McALLEN, TEXAS 78504  
(TITLEDOCS\101234-WDVL\eg)

**AFTER RECORDING RETURN TO:**

JAIME H. BENAVIDEZ-BENAVIDEZ  
MARIBEL Q. BENAVIDEZ  
717 DENISE CIRCLE  
LA JOYA, TEXAS 78560

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-13713  
May. 17, 2013

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

S5520-00-000-0053-00

[ 1 ] OWNER: BENAVIDEZ, MARIBEL  
SQUARE LANE 7621

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SQUIRE ESTATES LOT 53  
ZONE C-01

MISSION TX 78572

Telephone No. 309-7398

LOCATION: 0 SHOWERS RD & OLD 83

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$105,500

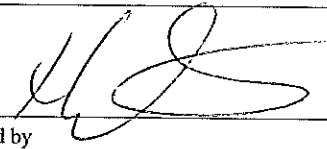
[ 5 ] SIZE OF STRUCTURE: 2,185 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.  
F 25 S 6 SC 10 R 15


FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

5/17/13  
Date

RC  
Approved by

4/23/13  
Date

X   
Signature of Owner or Applicant

5/17/2013  
Date

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0400C 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.

[ 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.