

| PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS | | |
|---|------------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | LEONARDO QUINTERO | 3-14011 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| | | |
| | COMM. COURT: AUGUST 27, 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: 3-14011
8/16/13

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: Leonardo Quintan

Address: 1212 N oak st
Alton Tx 78573

Phone: (956) 212-2725

| | | |
|--------------------------------------|---|---------------------------------------|
| Approved by Environmental Health: | Temporary Service Authorized Signature | Final Service Authorized Signature |
| Inspection/Permit No: | | <u>Pre-Install</u> |
| Date Approved: | <u>1 / 1</u> | <u>8/19/13</u> |

Water Supplier: Agua SUD

Utility Provider: [] M.V.E.C. [X] WAEP

Account/ESI No.: 100327894
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Campo Alegre Lot 11

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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10/27/03);

(verified by Sandra Cantu
Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

(verified by Sandra Cantu);

Sandra Cantu 8/19/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Application No: 3-14011
8/16/13

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:

Name: Leonardo Quinten

Address: 1212 NOak St.

Alton, Tx 78573

Phone: (956) 212-2725

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

Campo Alegre Lot 11

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)

8/19/13
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:

8/19/13
Date

[Signature]
County Official

WARRANTY DEED

20120810

DATE August 10, 2012

GRANTOR LORENA RAMIREZ and
GUADALUPE RAMIREZ

GRANTOR'S ADDRESS 3800 W EXPRESSWAY 83
MISSION, TEXAS 78572

GRANTEE LEONARDO DANIEL QUINTERO

GRANTEE'S ADDRESS 1212 N OAK ALTON, TEXAS 78574

Consideration Ten and no/100 Dollars

PROPERTY

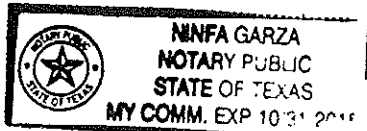
All of lot Eleven (11), Campo Alegre Subdivision, Hidalgo County Texas according to map thereof recorded in Volume 44, Page 29-31, Map Records of Hidalgo County Texas.

RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
Already recorded and all Taxes from this Date and all subsequent years

Grantor for the consideration 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 to have and hold it to Grantee, Grantee's Heirs, Executors, Administrators, Successors, or

Assigns forever, Grantor binds Grantor's Heirs, Executors, Administrators, Successors, or Assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, excepts as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise. When the context requires, singular nouns and pronouns include the plural.

LORENA RAMIREZ



(Acknowledgement)

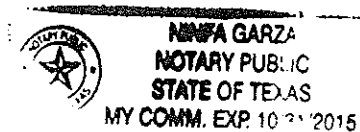
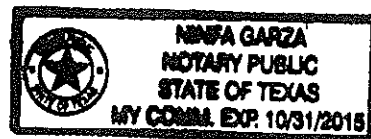
STATE OF TEXAS }

COUNTY OF HIDALGO }

This instrument was acknowledged before me on this 14th day of August 2012 by **Lorena Ramirez**

NOTARY PUBLIC
In and for the State of Texas
County of Hidalgo
My Commission Expires 10/31/2015

GUADALUPE RAMIREZ



Chapter 232 Texas LGC Application

APPLICATION NO:
3-14011
Aug. 16, 2013

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

C0790-00-000-0011-00

[1] OWNER: QUINTERO, LEONARDO DANIEL
1212 OAK
ALTON, TX 78573
Telephone No. 212-2725

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMPO ALEGRE LOT 11
X-29

LOCATION: 0 6 3/4 ML & WESTERN RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST ✓

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[10] EST. COST OF CONST.: \$30,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MOVE IN ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 7' REAR 30'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Sandra Canter 8/16/13
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

H. Garza 8/9/13
Approved by Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0290D Pct:
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Manuel Hernandez 8-16-13
Signature of Owner or Applicant Date

- 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.