





# 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: 1-10574

### 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: Gracie Hill

Address: P.O. Box 312  
Edinburg TX 78516

Phone: 607-6297

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Santa Lucia Ph. # 3 Lot # 35

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 4/14/13);

(verified by Eric West);

(verified by LO);

(verified by LO);

(verified by LO);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Planning Administrator

Precinct 1 2 3 4

Application No: 1-10574

### 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: Gracie C Hill

Address: P.O. Box 312  
Edinburg TX 78516

Phone: 607-6297

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

Santa Lucia Ph. # 3 Lot # 35

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

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

Gracie C Hill  
Requesting Party (Signature)

10-9-13  
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:

10/22/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-10574  
Sep. 20, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

S1820-03-000-0035-00

[ 1 ] OWNER: HILL, GRACIE C.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SANTA LUCIA PH 3 LOT 35

P.O BOX 312  
ALAMO, TX 78516

Telephone No. 607-6297

LOCATION: 0 FM 493 & MILE 11 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 2,380 Sq. Ft.

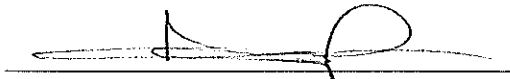
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE C-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 30' REAR 30' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES



Prepared by

9 / 20 / 13

Date

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light  [X]

Water  [X]

Flood Zone: NO

Panel No. /Suffix: 0425C

Pct: 1

Community No.: 480334

Certification of Elevation

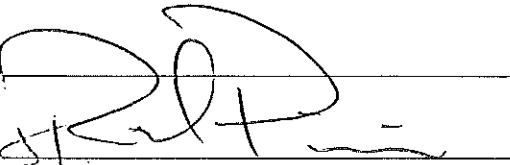
Required:  YES  NO  BFE

Jonathan Isidro

Approved by

9 / 20 / 13

Date



Signature of Owner or Applicant

9 / 20 / 13

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.

Re: Lot 35, Santa Lucia Subdivision Phase III, Donna, Vol. 35, P. 191-193, Map Records, Hidalgo County, Texas.

**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**

SPECIAL WARRANTY DEED

2423822

1. Date: June 12, 2013
2. Grantor: Modesto Gonzalez, Jr., and wife, Susana T. Gonzalez
3. Grantor's Mailing Address: 2000 E. Mile 8 1/2 N., Donna, Hidalgo County, Texas 78537
4. Grantee: Gracie Hill, a single woman
5. Grantee's Mailing Address: P.O. Box 312, Alamo, Hidalgo County, Texas 78516
6. Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged; and Grantee assumes and agrees to pay all past due ad-valorem taxes for the years 2012 and prior. Grantee will also pay the ad-valorem taxes for the year 2013 and subsequent years. 2013 taxes have been prorated between Grantor and Grantee.
7. Property: Lot Thirty-Five (35), Santa Lucia Subdivision Phase III, an addition to the City of Donna, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 35, Pages 191-193, Map Records, Hidalgo County, Texas.
8. Reservations From and Exceptions to Conveyance and Warranty: The Property is hereby conveyed subject to the following to the extent that same are valid and subsisting and affect the Property:
  - A. Restrictions filed for record in Clerk's File Nos. 884247 and 895011, Official Records, and Volume 35, Page 191, Map Records, Hidalgo County, Texas.
  - B. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
  - C. Standby fees, taxes and assessments by any taxing authority and subsequent years; and subsequent taxes and assessments by any taxing authority prior years due to change in land usage or ownership.
  - D. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated June 14, 1995, recorded under Clerk's File No. 463712, Official Records, Hidalgo County, Texas.
  - E. Oil, Gas, and Mineral Leases dated February 13, 1953, recorded in Volume 140, Page 425, dated December 18, 1958, recorded in Volume 224, Page 270, Volume 224, Page 371, and dated March 28, 1959, recorded in Volume 234, Page 20, Oil and Gas Records, Hidalgo County, Texas.
  - F. Oil, Gas, and Mineral Leases dated July 28, 1966, recorded in Volume 309, Page 1045 and Volume 309, Page 1048, Oil and Gas Records, Hidalgo County, Texas.
  - G. Oil, Gas, and Mineral Leases dated December 29, 1978, recorded in Volume 382, Page 781, dated April 9, 1979, recorded in Volume 382, Page 805, and dated November 20, 1981, recorded in Volume 411, Page 193, Oil and Gas Records, Hidalgo County, Texas.
  - H. Easement and Right of Way dated April 18, 1949, recorded in Volume 661, Page 601, Deed Records, Hidalgo County, Texas; assigned instrument recorded under Clerk's File No. 429782, Official Records, Hidalgo County, Texas.

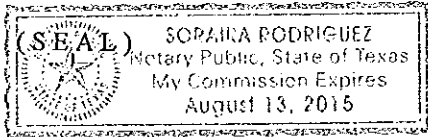
Re: Lot 35, Santa Lucia Subdivision Phase III, Donna, Vol. 35, P. 191-193, Map Records, Hidalgo County, Texas.


The State of Texas        }

(Acknowledgment)

County of Hidalgo       }

This instrument was acknowledged before me on this 12<sup>th</sup> day of June, 2013, by Modesto Gonzalez, Jr., and wife, Susana T. Gonzalez.



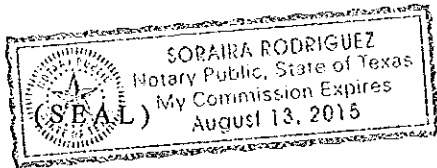
  
\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: 8/13/15

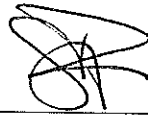
The State of Texas        }

(Acknowledgment)

County of Hidalgo       }

This instrument was acknowledged before me on this 12<sup>th</sup> day of June, 2013, by Gracie Hill.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: 8/13/15

After Recording Return to:

Ms. Gracie Hill  
P.O. Box 312  
Alamo, Texas 78516