

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARIA D. RIVERA	3-14392
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JANUARY 28, 2014	



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: 3-14392

1/21/14

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:

clo Georgina Villarreal

Name: Maria D. Rivera

Address: 5819 Brushline Rd.

MISSION, TX 78574

Phone: 956-600-1181

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Sandra Cantre Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 21 / 14</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-15148798
 Temporary Pole Permanent Service

regarding the land described as:

Abram North Lot 101

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 11/13/95);

(verified by Sandra Cantre);

(verified by Sandra Cantre);

(verified by Sandra Cantre);

(verified by Sandra Cantre);

Sandra Cantre 1/21/14
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

Precinct 1 2/3 4

Application No:

314392
1/21/14

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: Maria D. Rivera o/o

Address: 5819 Brushline rd
Mission, TX 78574

Phone: _____

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

Abram North lot 101

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria D. Rivera
Requesting Party (Signature)

01/21/2014
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:

1/21/14
Date

Sandra Carter
County Official

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 5, 1996

Grantor: PALM SHORES DEVELOPMENT CO., INC.

Grantor's Mailing Address (including county): P.O. DRAWER E
LA JOYA, TEXAS 78560 (Hidalgo County)

Grantee: MARIA DOMINGA RIVERA

Grantee's Mailing Address (including county): 1543 POCONO TRAIL
DALLAS, TEXAS 75217

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, 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 (\$ 2,728.10) payable to the order of PALM SHORES DEVELOPMENT CO., INC. 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 G.W. ELLIS, Trustee.

Property (including any improvements):

ALL OF LOTS ONE HUNDRED-ONE (101) AND ONE HUNDRED-TWO (102), ABRAM NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGES 151 AND 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; Exhibits "A" and "B" attached hereto; oil & gas leases of record, if any; restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes effective July 1, 1987 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

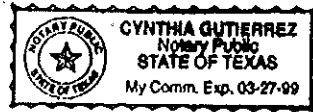
PALM SHORES DEVELOPMENT CO., INC.

BY: *G.W. Ellis*
G.W. ELLIS, PRESIDENT

(CORPORATION ACKNOWLEDGMENT)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th day of April, 1996,
by G.W. ELLIS, PRESIDENT OF PALM SHORES DEVELOPMENT CO., INC., a Texas
Corporation, on behalf of said corporation.



Cynthia Gutierrez
Notary Public, State of Texas
Notary's name printed/typed: Cynthia Gutierrez

Notary's commission expires: 03-27-99

AFTER RECORDING RETURN TO:
Palm Shores Development Co., Inc.
P.O. Drawer E
La Joya, Texas 78560

Chapter 232 Texas LGC Application

APPLICATION NO:
3-14392
Jan. 21, 2014

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

A0230-00-000-0101-00

[1] OWNER: RIVERA, MARIA DOMINGA
5819 N BRUSHLINE RD

MISSION, TX 78574
Telephone No. 600-1181

[7] LEGAL DESC./NAME OF SUBDIVISION
ABRAM NORTH LOT 101
X-44

LOCATION: 5819 BRUSHLINE RD & 4 3/4 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44-MOBILE HOMES/ RV

[10] EST. COST OF CONST.: \$1,700

[5] SIZE OF STRUCTURE: 256 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 50' SIDES 6' REAR 15'
20 INCHES ABOVE CENTERLINE OF ROAD

**FOR COUNTY USE ONLY
APPLICATION FEES**

Sandra Cantu 1/21/14
Prepared by Date

H. Garcia 1/17/14
Approved by Date

[Signature] Jan 21 2014
Signature of Owner or Applicant Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 290D 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.