

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	NAILA MARQUEZ	3-14317
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 18, 2014	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

Precinct 1 2 3 4

Application No: 3-14317

12/17/13

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: Nata Marquez

Address: 6901 Buena Vista Dr.
Prairieview TX 78572

Phone: 956-570-6152

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>[Signature]</u>
Date Approved:	<u>1 1</u>	<u>3/5/14</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100 327894 -
 Temporary Pole Permanent Service

regarding the land described as:

PRAIRIE VIEW HEIGHTS PH LOT 57

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 5/3/14);

(verified by Roy Cortez);
Roy Cortez

(verified by Roy Cortez);
Roy Cortez

(verified by Roy Cortez);
Roy Cortez

(verified by Roy Cortez);
Roy Cortez

[Signature] 3/5/14
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No: 3-14317
12/17/13

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: Naila Marquez

Address: 6401 Bena Vista Dr
Palmview TX 78572

Phone: 956-570-6152

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

PALMVIEW HEIGHTS AT LOT 57

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Naila Marquez
Requesting Party (Signature)

3/5/14
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:

3/5/14
Date

[Signature]
County Official

WARRANTY DEED

September 12, 2012

2352275

Grantor:
Juan A. Lara Jr.
Grantor's Address (including county):
914 Chihuahua Mission, Tx 78572
HIDALGO COUNTY

Grantee:
Naila M. Marquez
Grantee's Address: (including county)
6901 Buena Vista Drive Palmview, Tx 78572
HIDALGO COUNTY

Consideration: Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):
All of Lot 57, Prairie View Heights Phase I, and Addition to the City of Mission, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 29, Page 55, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty :

1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil and gas leases of record, if any.
3. Rights, rules, regulations and easements in favor of any water district in which the subject property may be located.
4. Building restrictions of record, if any.
5. Easements of record and all visible easements.
6. Taxes due from September 12, 2012 and all subsequent years which Grantee assumes and agrees to pay.

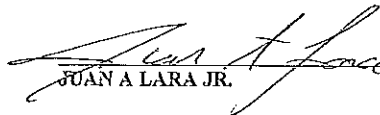
SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assign, all oil, gas, and other minerals in, on or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said property for oil, gas, and/or other minerals and removing the same therefrom.

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 anywise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to the Grantee and Grantee's heirs executors, administrators and successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY

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

EXECUTED on this the 12th day of September, 2012.


JUAN A LARA JR.

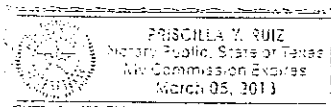
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the, 12th day of September, 2012 By JUAN A. LARA JR.



Priscilla Y Ruiz
Notary Public In and For The
State of Texas



Chapter 232 Texas LGC Application

APPLICATION NO:
3-14317
Dec. 17, 2013

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

P8115-01-000-0057-00

[1] OWNER: NAILA M. MARQUEZ
6901 BUENA VISTA DR.

[7] LEGAL DESC./NAME OF SUBDIVISION
PRAIRIE VIEW HEIGHTS PH 1
LOT-57

PALMVIEW TX.78572

Telephone No. 570-6152

LOCATION: 0 ABRAM & FM-107

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$6,000

[5] SIZE OF STRUCTURE: 400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-60' REAR-15' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Paula Rios 12-15-13
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Rosario Cantu 12-17-13
Approved by Date

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 0
Panel No. /Suffix:

Community No.: 0400-C

Certification of Elevation
Required: YES NO BFE

Naila Marquez 12/17/2013
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.