

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Rosalva Villarreal	4-13108
	COMM. COURT: APRIL 8, 2014	



# 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

Precinct 1 2 3 4

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

Application No: 4-13108

### 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: Rosalva Villarreal  
Address: 219 Villarreal Ave.  
Edinburg TX 78542  
Phone: 956-314-3468

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		49716
Date Approved:	1 / 1	3 / 26 / 11

Water Supplier: N/A  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: 75006-003  
 Temporary Pole     Permanent Service

regarding the land described as:  
Villarreal Salina Lot 3

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; 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) 6-10-11  
(verified by) [Signature]  
(verified by) [Signature];  
(verified by) [Signature];  
(verified by) [Signature];  
(verified by) [Signature]

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 1 2 3 **4**

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

Application No: 4-13108

### 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: Rosalva Villarreal  
Address: 219 Villarreal Ave  
Edinburg TX 78542  
Phone: 956-314-3468

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

Villarreal-Salina Lot 3

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

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

Rosalva Villarreal 3/26/14  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

4/22/14  
Date

Glenn Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13108  
Mar. 7, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

V4051-00-000-0003-00

[ 1 ] OWNER: VILLARREAL, ARMANDO & ROSALV

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLARREAL - SALINAS LOT 3

RR 1 BOX 258P  
EDINBURG, TX 78541-5524

Telephone No. 457-2195

LOCATION: 0 IOWA & C. CHAVEZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 192 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.ZONE-B

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SID'E 7' REAR 40'

## FOR COUNTY USE ONLY APPLICATION FEES

Shaul Castillo  
Prepared by

3-07-14  
Date

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

Light [X] Water [X]

Armando Hernandez  
Approved by

3-05-14  
Date

Flood Zone: NO 0405C Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required: \_\_\_ YES  NO \_\_\_ BFE

Armando Hernandez  
Signature of Owner or Applicant

03-07-14  
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.

24183

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

\*

OFFICIAL RECORDS

\*

KNOW ALL MEN BY THESE PRESENTS:

\*

COUNTY OF HIDALGO

That I, EDNA BARNES MARKHAM, of the County of Rockland and State of New York, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and THE FURTHER CONSIDERATION of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of \$7,500.00, payable to the order of Grantors, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default 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 VICK BROWN, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

ARMANDO R. VILLARREAL and ROSALVA H. VILLARREAL

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

The East 134 feet of the South 1/2 of Lot 8, Block 60, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT and the Grantor hereby reserves unto herself, her heirs and assigns, all oil, gas and other minerals that are in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing the property for oil, gas and other minerals and removing the same therefrom.

SUBJECT TO THE FOLLOWING:

- (1) Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.
- (2) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- (3) Taxes for the year 1987 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and I do hereby bind, myself heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 20th day of May, 1987.

STATE OF NEW YORK \*  
COUNTY OF ROCKLAND \*

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 1987, by

*Valina Meyers*  
Notary Public, State of New York  
Notary's name (printed)  
Notary's commission expires: 6/30/89



Grantee's Mailing Address:

Name: Armando R. Villarreal  
Address: P. O. Box 3600  
Edinburg, Texas 78540

CHARGE: EDWARDS ABSTRACT & TITLE  
AND  
RETURN TO:

ARMANDO R. VILLARREAL  
P. O. BOX 3600  
EDINBURG, TEXAS 78540

