

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARIA ISABEL FLORES	3-13014
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: April 8, 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

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

Precinct 1 2 3 4

Application No: 3-13014
11/6/12

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: maria Isabel Flores
% Rosa Espericueta

Address: 6618 Bagley Dr.
mission, TX
78574

Phone: (956) 400-6072

Approved by Environmental Health:	Temporary Service	Final Service
<u>Chris Law</u>		<u>Chris Law</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
<u>3586</u>		<u>3586</u>
Date Approved:	<u>1 1</u>	<u>4 17 114</u>

Water Supplier: Agua SUD

Utility Provider: [] M.V.E.C. [x] AEP

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

regarding the land described as:

Minnesota Estates Lot 86

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 8/3/93);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 4/1/14
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 234

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

Application No: 3-13014

11/6/12

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: maria isabel Flores

Name: Rosa Espericueta

Address: 4618 Bagley Dr.
Mission, TX 78574

Phone: (956) 400-4072

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

Minnesota Estates Lot 86

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosa Espericueta 3-31-14
Requesting Party (Signature) 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:

4/1/14
Date

Sandra Cantu
County Official

G.F. # 15 gfd. MAB
CARB
Walkin - W P

DEED OF GIFT

Date: March 7, 2007

Grantor: RAFAEL CERDA, a single person

Grantor's Mailing Address (including county): Rt. 26, Box 7067
Mission, Texas 78572
Hidalgo County, Texas

Grantee: MARIA ISABEL FLORES

Grantee's Mailing Address (including county): 905 Ala Blanca Av.
Mission, Texas 78572
Hidalgo County, Texas

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

LOT #86, Minnesota Estates, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 28, Page 177, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants 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 and assigns forever. **Grantor** hereby **hinds** **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, except as to the reservations from and exceptions to conveyance and warranty.

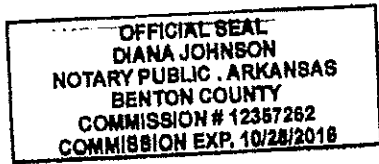
When the context requires, singular nouns and pronouns include the plural.

NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY.

Rafael Cerda Sr.
RAFAEL CERDA

STATE OF ARKANSAS
COUNTY OF Benton

This instrument was acknowledged before me on the 4 day of April, 2007,
by RAFAEL CERDA.



Diana Johnson
Notary Public, State of Arkansas

AFTER RECORDING RETURN TO:
MARIA ISABEL FLORES
905 Ala Blanca Av.
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:
LEWIS, MONROE & PEÑA
ATTORNEYS AT LAW
208 WEST CANO
EDINBURG, TEXAS 78539
GF#15gd ; mb:cam

STATE OF TEXAS

COUNTY OF HIDALGO

AFFIDAVIT

I Maria Isabel Flores with this affidavit acknowledge that Rosa Espericueta, has full authority to apply for a development application at the property located at Minnesota Estates Lot 86 with property ID: 526404 with Geographic ID: M4658-00-000-0086-00 and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow Rosa Espericueta to apply for a permit with Hidalgo County

Maria Isabel Flores *M. Isabel Flores*

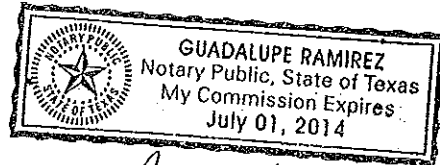
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF OCTOBER, 2012.

NOTARY PUBLIC IN AND FOR THE

STATE OF TEXAS

MY COMMISSION EXPIRES: *July 01, 2014*

(SEAL)



Guadalupe Ramirez

Chapter 232 Texas LGC Application

APPLICATION NO:
3-13014
Nov. 6, 2012

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

M4658-00-000-0086-00

[1] OWNER: FLORES MARIA ISABEL
6608BAGLE DR.
MISSION TX 78574-9837
Telephone No. 400-6072

[7] LEGAL DESC./NAME OF SUBDIVISION
MINNESOTA ESTATES LOT 86
ZONE X -44

[2] CONTRACTOR: SELF

LOCATION: 0 5 ML & MINNESOTA RD

[3] WATER SYSTEM: AGUA

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 280 Sq. Ft.

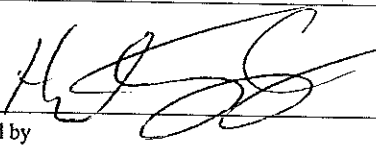
[10] EST. COST OF CONST.: \$1,200

[6] USE OF BUILDING: RES NEW HOUSE

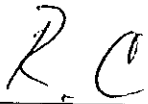
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
F25 S 7 REAR 35

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by

11/6/12
Date


Approved by

11/2/12
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0290 D Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

11/16/12
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.