

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ANDRES VILLARREAL	3-10797
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 17, 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

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

Precinct 1 2 3 4

Application No: 3-10797  
12/27/10

### 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: Andres Villarreal

Address: 2213 Trey Leal  
"5710 W mile 6 Rd" Ave

Mission, TX 78574

Phone: 599-0326  
563-0581

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles R...</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>5 28 114</u>

Water Supplier: NA

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

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

regarding the land described as: tula rosa lot 7

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

- A plat has been prepared;
- 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;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/5/92);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 5/28/14  
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: 3-10797  
12/27/10

### 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: Andres Villarreal  
Address: 2213 Trey Leaf Ave "5710 W Mile 6 Rd"  
Mission, TX 78574  
Phone: 599-0324 or 563-0581

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

Tula Rosa lot 7

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

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

X Elisa Morales 5/28/14  
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:

5/28/14 Sandra Cantu  
Date County Official

WARRANTY DEED

Date: August 8, 2005

Grantor: SANTOS MENDOZA

Grantor's Mailing Address (including County):

RT. 6 BOX 92-QN  
MISSION, TX. 78574  
HIDALGO COUNTY

Grantee: ANDRES VILLARREAL AND ELOISA MONTALVO

Grantee's Mailing Address (including County):

503 INDIANA AVE.  
WAUCHULA, FL. 33873  
HARDEE COUNTY

**CONSIDERATION:** Twenty thousand and No/100<sup>th</sup> (\$20,000.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$20,0000.00. Payable to the order of Grantor as therein provided, pay in full by the Grantee.

**PROPERITY:** (including any improvements if any): All of Lot 7, TULAROSA SUBDIVISION, Hidalgo County, Texas, according to the amended map recorded in Volume 27, Page 147, Map records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Sale does not include any water rights or oil, gas and other minerals appurtenant to the Property, said Seller is reserving water rights and minerals.

**Note(s):**

Date: August 8, 2005

Amount: \$20,000.00 (TWENTY THOUSAND DOLLARS WITH NO CENTS) PAID IN FULL

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Restrictive covenants of record dated December 10, 1934, recorded in Volume 394, Page 500, Deed Records; dated September 16, 1998, filed September 16, 1998 under Document Number 709980, Official Records and Volume 27, Page 142, Map records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United State Code or (b) relates to handicap but does not discriminate against handicapped persons.

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

As a material part of the Consideration for this deed, Grantors and grantee agree that grantee is taking the Property, "AS IS" with any and all latent and patent defects and that there is no warranty by grantors that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that grantee is not relying on any representation, statement, or other assertion, with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

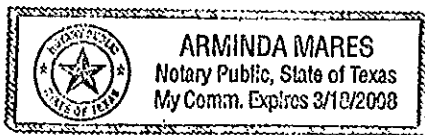
Santos Mendoza  
Santos Mendoza

(ACKNOWLEDGEMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 8 day of August, 2005 by SANTOS MENDOZA.



Arinda Mares  
NOTARY PUBLIC, STATE OF TEXAS  
Notary Printed Name: Arinda Mares  
Commission Expires: 3-18-2008

Filed for Record  
Hidalgo County  
by  
J. D. Solinas  
County Clerk  
On: Aug 08, 2005 at 1:  
As a Recording  
Document Number: 1  
Total Fees  
Receipt Number - 69  
By,  
Gilbert Solinas, De

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-10797  
Dec. 27, 2010

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

T8230-00-000-0007-00

[ 1 ] OWNER: VILLARREAL, ANDRES & ELOISA  
2213 TREY LEAL

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TULAROSA LOT 7  
X-25

MISSION TX. 78574

Telephone No. 780-9366

LOCATION: 6 N FM 492

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$18,000

[ 5 ] SIZE OF STRUCTURE: 1,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES. ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 20' SIDES 6'  
18" ABOVE CENTER LINE OF STREET

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

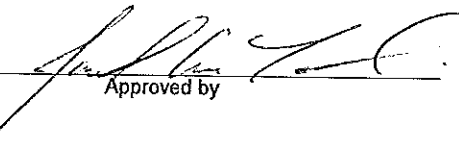
Flood Zone: NO  
Panel No. /Suffix: 0290D. Pct. 3

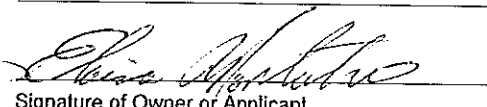
Community No.: 480334

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.

  
Prepared by \_\_\_\_\_ Date 12-27-10

  
Approved by \_\_\_\_\_ Date 12-9-10

  
Signature of Owner or Applicant \_\_\_\_\_ Date 12-27-10

### [ 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.