

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	CRISTOFER TELLEZ	3-15151
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: SEPTEMBER 15, 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: 3-5151  
9/10/14

### 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:

Name: Cristofer Tellez

Address: 8217 Vaquero Ave  
Mission, TX 78574

Phone: 956-313-1422

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Chado Rom</u> Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>Pre. Installed</u> <u>9 14 14</u>

Water Supplier: NA

Utility Provider: [ ] M.V.E.C. [X] WAEP

Account/ESI No.: 100327894-51745516  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Cardinal Valley Lot 11

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 2-11-03);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);  
Date Sandra Canter

Sandra Canter 9/10/14  
Planning Department Authorized Signature

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

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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

Application No:

345151  
9/10/14

### 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: Cristofer Teller

Address: 8217 Vaquero Ave  
Mission, TX 78574

Phone: 956-313-1422

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

Cardinal Valley Lot 11

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

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

[Signature]  
Requesting Party (Signature)

9/11/14  
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:

9/11/14  
Date

[Signature]  
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 2, 2014

Grantor: RICARDO OMAR LOPEZ, as an individual

2525210

Grantor's Mailing Address: 4905 WEST MILE 4 ROAD  
MISSION, TEXAS 78574  
HIDALGO COUNTY

Grantee: CRISTOFER TELLEZ, as an individual

Grantee's Mailing Address: 8217 VAQUERO AVE.  
MISSION, TEXAS 78573  
HIDALGO, COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the original amount of THIRTY-ONE THOUSAND AND NO/100 DOLLARS (\$31,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DAMIAN C. OROZCO, trustee.

Property (including any improvements):

LOT 11, CARDINAL VALLEY SUBDIVISION, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGES 167-169, AND AMENDED IN THE PLAT RECORDED IN VOLUME 41, PAGE 197 OF THE MAP RECORDS OF HIDALGO, COUNTY, TEXAS

Reservations from Conveyance and Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

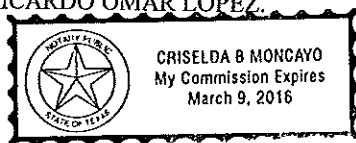
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

Ricardo Lopez  
RICARDO OMAR LOPEZ

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 25<sup>th</sup>, 2014, by RICARDO OMAR LOPEZ.



Criselda B Moncayo  
Notary Public, State of Texas  
My commission expires: March 9, 2016

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-15151  
Sep. 10, 2014

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

C1627-00-000-0011-00

[ 1 ] OWNER: TELLEZ, CRISTOFER  
8217 VAQUERO AVE  
  
MISSION, TX 78574  
Telephone No. 313-1422

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CARDINAL VALLEY LOT 11  
X-44

LOCATION: 0 IOWA & 107

[ 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.: \$2,500

[ 5 ] SIZE OF STRUCTURE: 200 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 25' SIDES 6' REAR 15'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandra Carter 9/10/14  
Prepared by Date

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

R. Carter 9/5/14  
Approved by Date

Light [X] Water [ ]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

MARLA TELLEZ 9/10/14  
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.