



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

Precinct 1 2 3 4

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

Application No: 1-11886

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:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Name: Tomasca Ramas
c/o Rosendo Delos Rios / Cynthia
Castillo

Address: 5603 W. Pecan Dr.
Donna, TX. 78531

Water Supplier: M.A.W.S

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

Phone: 956-998-2061

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

Pecan Valley Est. Ut. #1 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; (Date approved 1-23-96);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Recier);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct **02 3 4**

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

Application No: 1-11886

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: Tammy Rames c/o Rasendo De Los Rios/ Cynthia Castillo
Address: 5603 W. Pecan Drive
Donna, TX. 78537
Phone: 956-998-2061

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

Pecan Valley Est. ut. #1 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)

1/2/15
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:

1/14/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11886

Dec. 30, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

P5320-01-000-0011-00

[1] OWNER: RAMOS, TOMASA
C/O ROSENDO DE LOS RIOS/CYNTHIA
212 BEECH ST.
DONNA TX 78537-0729
Telephone No. 975-5120

[7] LEGAL DESC./NAME OF SUBDIVISION
PECAN VALLEY ESTATES UT 1 LOT
11

LOCATION: 0 MILE 11 & VICTORIA RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$100,000

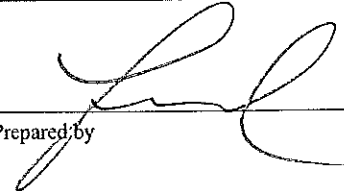
[5] SIZE OF STRUCTURE: 2,768 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO


[6] USE OF BUILDING: REST. ZONE C-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACK & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:15'
MIN. ELEV. ABOVE NATURAL GROUND 18"

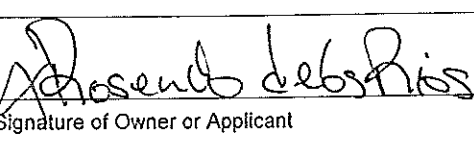
FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by  Date 12/30/14

OTHER _____
TOTAL AMOUNT \$30.00

Approved by  Date 12/29/14

Light [X] Water [X]

Signature of Owner or Applicant  Date 12/30/14

Flood Zone: NO
Panel No. /Suffix: 04503 Pct: 0

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.

[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.

Charge to Edwards Abstract and
Title Co. GF# 791014 (new)

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

Date: December 13, 2013

Grantor: Cathy Ann Esquivel and husband, Rodolfo Lopez

Grantor's Mailing Address (including county): 1032 Louise Dr.
East Bend, North Carolina 27018
Yadkin County, North Carolina

Grantee: Tomasa Ramos aka Tammy Ramos, a single person

Grantee's Mailing Address (including county): 212 Beech St.
Donna, Texas 78537
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Eleven (11), PECAN VALLEY ESTATES, UNIT NO. 1, an addition to the City of Donna, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 187, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 480024 AND 505266, OFFICIAL RECORDS, AND VOLUME 30, PAGE 187, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Oil, Gas and Mineral Lease dated February 2, 1983, recorded in Volume 1857, Page 298, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated May 12, 1971, recorded in Volume 333, Page 164, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas & Mineral Lease dated June 3, 1959, recorded in Volume 232, Page 265, Oil and Gas Records, Hidalgo County, Texas and unitized in instruments dated January 25, 1960, recorded in Volume 245, Page 644 and dated May 20, 1960, recorded in Volume 249, Page 329, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement for Right of Way dated March 20, 1918, recorded in Volume 70, Page 624, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated April 10, 1931, recorded in Volume M, Page 621, Miscellaneous Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of PECAN VALLEY ESTATES, JOINT VENTURE to secure payment of assessments, as set forth in instrument dated February 21, 1996, recorded on February 21, 1996 under County Clerk's File No. 505266, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1.

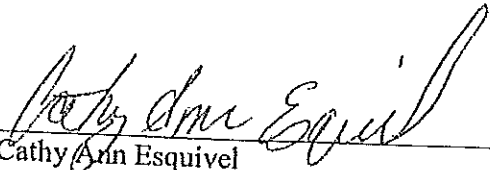
Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; fifteen foot (15') minimum setback line along the sides; fifteen foot (15') minimum setback line along the rear; and ten foot (10') utility easement along the West side; as per map or plat recorded in Volume 30, Page 187, Map Records, Hidalgo County, Texas.

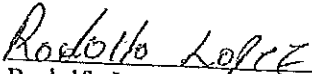
Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2014 and subsequent years.

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.

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


Cathy Ann Esquivel


Rodolfo Lopez

NC 94
State of Texas-
County of Hidalgo *Forsyth* (Acknowledgment)

This instrument was acknowledged before me on the 16 of December, 2013, by Cathy Ann Esquivel and husband, Rodolfo Lopez.

SANDRA LEE PEDUTO
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 5-20-2016

Sandra Lee Peduto
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tammy Ramos
212 Beech St.
Donna, Texas 78537

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 791014; ma:cam

AFFIDAVIT

STATE OF TEXAS

COUNTY OF HIDALGO

I, Tomasa Ramos, with this affidavit acknowledge that Rosendo De Los Rios and Cynthia Castillo, has full authority to apply for a development application at the property located at Lot Eleven (11), Pecan Valley Estates, Unit No. 1 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 Rosendo De Los Rios and Cynthia Castillo to apply for a permit with Hidalgo County.

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 29th day of December, 2014


Notary Public, State of Texas