

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MOISES ALMAZAN	3-15767 / 4-27-15
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 5, 2015	



# 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

T.J. Arredondo  
Director of Planning

Precinct 1 2/3 4

Application No: 315767

4/27/15

### 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: Moises Almazan

Address: AVERY AVE  
JORDAN Mission Tx

Phone: (956) 271-62-03

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Cherise P...</u>
Date Approved:	<u>1 1</u>	Authorized Signature <u>Pre Lister LLC</u>
		<u>4/27/15</u>

Water Supplier: Agua SUD

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

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

regarding the land described as:

Jordan Garden 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

- 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 4/22/08;

(verified by Sandra Cantu;

(verified by Sandra Cantu;

(verified by Sandra Cantu;

(verified by Sandra Cantu;

Sandra Cantu 4/29/15  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo  
Director of Planning

Precinct 1 2(3)4

Application No:

3-15767  
4/29/15

## 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: MOISES ALMOZAN

Address: AVERY AVE  
MISSION TX

Phone: (956) 271-67-03

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

Jordan Gardens 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

Moses Aguilar  
Requesting Party (Signature)

4-8-15  
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:

4/29/15  
Date

José Luis  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-15767  
Apr. 27, 2015

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

J8130-00-000-0007-00

[ 1 ] OWNER: ALMANZAN, MOISES  
AVERY AVE  
MISSION, TX 78574  
Telephone No. 271-6703

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JORDAN GARDENS LOT 7  
X-44

LOCATION: 0 MINNESOTA RD & 6 ML

[ 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.: \$1,000

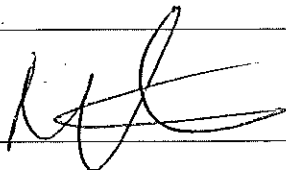
[ 5 ] SIZE OF STRUCTURE: 224 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: M/H

Special Conditions: No construction allowed over any easements.  
25 R 35 WEST 10 EAST SIDE 6

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

4/27/15  
Date

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

  
Approved by

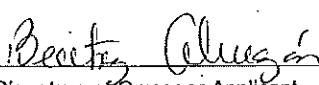
4/27/15  
Date

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

4-27-15  
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.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed in the public records: Your Social Security Number or your Driver's License Number.

**Date:** April 29, 2008

**Grantor:** ROBERT W. SMITH dba ANVIL ENTERPRISES

**Grantor's Mailing Address in Hidalgo County):**

7245 W Mile 9 Rd.  
MISSION, TEXAS 78574

**Grantee:** Moises Almazan and Leslie Aguilar

**Grantee's Mailing Address in Hidalgo County:**

Rt. 36, Box 611  
Mission, TX 78574

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$ 28,750 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including and improvements):** LOT# 7, JORDAN GARDENS, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 55, pages 48-50, of the map records of Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantor are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and has executed and delivered this Deed and has granted, bargained, sold, and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults" gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Restrictive covenants recorded as Document Number 1883695 in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;

SUBJECT TO easements, rules, rights and regulations in favor of Hidalgo County Irrigation District No. 6;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey 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, executor, administrators, successors or assigns forever. Grantor binds 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 claim is by, through or under Grantor, but not otherwise.

Grantor and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

ROBERT W. SMITH dba ANVIL ENTERPRISES

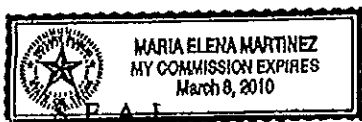
*Robert W. Smith*  
By: Robert W. Smith

ACKNOWLEDGMENT

STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 29, 2008, by Robert W. Smith.

*Maria Elena Martinez*  
Notary Public, State of Texas



**AFFIDAVIT**

STATE OF TEXAS    )  
COUNTY OF DALLAS )(

I, MOISES ALMAZAN, WITH THIS AFFIDAVIT ACKNOWLEDGE THAT BEATRIZ ALMAZAN, HAS FULL AUTHORITY TO APPLY FOR A DEVELOPMENT APPLICATION AT THE PROPERTY LOCATED AT LOT 7, JORDAN GARDENS AND TO SUBMIT THIS APPLICATION WITH THE HIDALGO COUNTY PLANNING DEPARTMENT. WITH THIS AFFIDAVIT, I AM IDEMNIFYING HIDALGO COUNTY AND ITS EMPLOYEES SHOULD ANY NEGATIVE CONSEQUENCES TAKE PLACE AS A RESULT OF MY AUTHORIZATION TO ALLOW BEATRIZ ALMAZAN TO APPLY FOR A PERMIT WITH HIDALGO COUNTY.

Moises Almazan  
Moises Almazan

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 7<sup>th</sup> day of April, 2015.

C. A. [Signature]  
NOTARY PUBLIC FOR THE STATE OF TEXAS

