

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MELQUIADES GONZALEZ	3-7523 / 2-7-08
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 19, 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

Precinct 1 2 (3) 4

T.J. Arredondo  
Director of Planning

Application No: 3-7523  
2/7/08

### 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: Melquiades Gonzalez

Address: 1510 Hollow Ln  
Mission Tx 78572

Phone: (956) 458 6284

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>[Signature]</u>
Inspection/Permit No:		Authorized Signature
Date Approved:	<u>1 1</u>	<u>5 11 115</u>

Water Supplier: N/A

Utility Provider: [ ] M.V.E.C. [  ] TAEP  
10032789425678056

Account/ESI No.: 10032789425678056  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Mesquite Hollow Lot # 13

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; (Date approved 11/17/97);
- 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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**T.J. Arredondo**  
Director of Planning

Precinct 1 2 **(3)** 4

Application No: 3-7523

### 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: Melquedes Gonzalez

Address: 1510 Hollow Ln

Phone: (956) 458 6284

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

Mesquite Hollow Lot #13

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

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

Melquedes Gonzalez  
Requesting Party (Signature)

05-01-15  
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:

5/1/15  
Date

Sherry Carter  
County Official

State Bar of Texas Form  
WARRANTY DEED WITH VENDOR'S LIEN

This Document  
E-Recorded

DATE: May 4, 2007

GRANTOR: EDGARDO SALINAS AND WIFE, CYNTHIA SALINAS

GRANTOR'S MAILING ADDRESS (including county): 412 Kinson St.

Grandbury, Hood County, Texas  
76048

GRANTEE: MELQUIADES GONZALEZ AND WIFE, SANDRA GONZALEZ

GRANTEE'S MAILING ADDRESS (including county): 700 Green Meadow

Mission, Hidalgo County, Texas 78572

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$19,550.00, which have been advanced towards the purchase price, payable to the order of INTERNATIONAL BANK OF COMMERCE as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to JEFFERY A. HOLTON, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

PROPERTY: Lot Thirteen (13), MESQUITE HOLLOW SUBDIVISION, an addition to the City of Palmview, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 33, Page 52, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Zoning and building ordinances in favor of the City of Palmview.
2. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
3. Easements and reservations as shown according to the map or plat thereof recorded in Volume 33, Page 52, Map Records, Hidalgo County, Texas.
4. Right of way easement granted to Central Power and Light Company, recorded in Volume 328, Page 413, Deed Records, Hidalgo County, Texas.
5. Right of way easement granted to Hidalgo Water Control and Improvement District No. 6, recorded in Volume 633, Page 621, Deed Records, Hidalgo County, Texas.
6. Right of way easement granted to Hidalgo County Water Control and Improvement District No. 6, recorded in Volume 2513, Page 860, Official Records, Hidalgo County, Texas.
7. Right of way easement granted to Hidalgo County Drainage District No. 1, recorded in Volume 2521, page 173, Official Records, Hidalgo County, Texas.
8. Flowage easement agreement between Hidalgo County Irrigation District No. 6 and Hidalgo County Drainage District No. 1, recorded in volume 2472, Page 249, Official Records, Hidalgo County, Texas.
9. Agreement by and between E. M. Goodwin, Incorporated and Hidalgo County Water control & Improvement District No. 6 recorded in Volume 1639, Page 512, Deed records, Hidalgo County, Texas.
10. Oil, Gas and Mineral Lease dated July 15, 1974, recorded in Volume 351, Page 140, being Document No. 25468, Oil and Gas Records, Hidalgo County, Texas.
11. Oil, Gas and Mineral Lease dated May 23, 1979, recorded in Volume 383, Page 260, being Document No. 22369, Oil and Gas Records, Hidalgo County, Texas.
12. Oil, Gas and Mineral Lease dated July 18, 1983, recorded in volume 1852, Page 934, being Document No. 26290, Oil and Gas Records, Hidalgo County, Texas.
13. Memorandum of Oil and Gas Lease dated May 27, 2003, filed on July 2, 2003 recorded under Document No. 1216818, Official Records, Hidalgo County, Texas.
14. Mineral reservations and/or conveyances as set forth in instrument dated August 1, 1998, filed August 5, 1998, under Document No. 698638, Official Records, Hidalgo County, Texas.
15. Restrictions recorded in Document No. 673594, Official Records and Volume 33, Page 52, Map Records, Hidalgo County, Texas.
16. Taxes for the year 2007 and subsequent years which Grantee assumes and agrees to pay

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs 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.

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

INTERNATIONAL BANK OF COMMERCE has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to INTERNATIONAL BANK OF COMMERCE, without recourse.

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

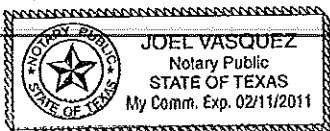
Edgardo Salinas  
EDGARDO SALINAS

Cynthia Salinas  
CYNTHIA SALINAS  
Cynthia Salinas

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of May, 2007 by EDGARDO SALINAS.

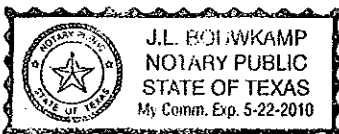


Joel Vasquez  
Notary Public, State of Texas  
Notary's Printed Name: Joel Vasquez  
Commission Expires: 02-11-2011

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HOOD §

This instrument was acknowledged before me on the 25th day of May, 2007 by CYNTHIA SALINAS.



J.L. Brawkamp  
Notary Public, State of Texas  
Notary's Printed Name: J.L. Brawkamp  
Commission Expires: 5/22/2010

AFTER RECORDING RETURN TO:  
Mr. Melquiades Gonzalez  
Mrs. Sandra Gonzalez  
1516 Hollow Lane  
Mission, Texas 78572

PREPARED IN THE OFFICE OF:  
Law Office of Michael J. Daley  
1801 S. 2<sup>nd</sup> Street, Ste. 370  
McAllen, Texas 78503  
(107-3710)

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-7523

Feb. 7, 2008

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

M3725-00-000-0013-00

[ 1 ] OWNER: GONZALEZ, MELQUIADES & SANDRA  
1510 HOLLOW LN  
  
MISSION, TX 78572  
Telephone No. 458-6284

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MESQUITE HOLLOW LOT 13  
C-51

LOCATION: 0 OLD 83 & GREENE RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: LA J

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
C-51 NEW RESIDENTIAL

[ 10 ] EST. COST OF CONST.: \$85,000

[ 5 ] SIZE OF STRUCTURE: 2,335 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENCE

**Special Conditions: No construction allowed over any easements.**  
FRONT 25' SIDES 6' REAR 40'

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT

\$30.00

Light [ ]

Water [ ]

Flood Zone: NO 0400C  
Panel No. /Suffix: \_\_\_\_\_

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.

*[Signature]*  
Prepared by

*2/7/08*  
Date

*[Signature]*  
Approved by

*2/6/08*  
Date

*[Signature]*  
Signature of Owner or Applicant

*February 7, 2008*  
Date

### [ 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.

*onsite done*  
*5/8/15*  
*HG*