

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	JESUS T. VELA JR	3-12901
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 4, 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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, CFM  
Director of Planning

Application No:

3-12901  
10/01/12

### 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: Jesús T. Vela Jr.

Address: 2214 Regina Terrace  
Mission, TX. 78574

Phone: 956-222-6168

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chudo Ruiz</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>7/21/15</u>

Water Supplier: Sharyland

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

Account/ESI No.: 10032789498050385  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Regina Terrace Lot 23

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;
- YES 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;
- no 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 1/22/97);

(verified by Sandra Canter);  
Sandra Canter

(verified by Chudo Ruiz);

(verified by Chudo Ruiz);  
Sandra Canter  
Sandra Canter

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-1290/  
10/01/12

### 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: Jesus T. Vela Jr.

Address: 2214 Regina Terrace

Mission, TX - 78574

Phone: 956-222-6168

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

Regina Terrace Lot 23

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

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

Jesus Vela  
Requesting Party (Signature)

7-21-15  
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:

7/21/15  
Date

Jandrea Carter  
County Official

126 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas, } Know All Men by These Presents:
County of Hidalgo

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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS'S LICENSE NUMBER. 2157500

THAT I, Kimberly Garza of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and no/100ths-----(\$10.00)----- dollars, and other good and valuable consideration; DOLLARS to me in hand paid by JESUS T. VELA, JR., the receipt of which is hereby acknowledged and confessed; as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Jesus T. Vela, Jr. as his sole and separate property, whose mailing address is 4614 N. La Homa Rd., Mission of the County of Hidalgo State of Texas all that certain interest that I have in and to the following described property situated in the County of Hidalgo, State, to-wit: Lot 23, Regina Terrace Subdivision to the City of Mission, Hidalgo County, Texas.

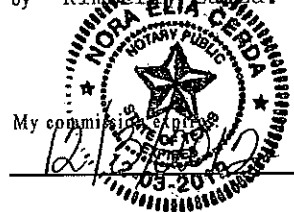
It is the intention of Grantor to give unto Grantee any and all community interest in said property in settlement of our divorce.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Jesus T. Vela, his heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Jesus T. Vela, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, I WITNESS my hand at Edinburg, Texas 78539 this 11th day May, 2010. Witness at Request of Grantor:

Handwritten signature of Kimberly Garza and printed name Kimberly Garza

STATE OF TEXAS } (Acknowledgment)
COUNTY OF Hidalgo }

This instrument was acknowledged before me on the 11th day of May, 2010 by Kimberly Garza.



Handwritten signature of Notary Public and printed name Notary's printed name:



(Acknowledgement)  
 STATE OF TEXAS }  
 COUNTY OF }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name:

(Acknowledgement)  
 STATE OF TEXAS }  
 COUNTY OF }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name:

(Acknowledgement)  
 STATE OF TEXAS }  
 COUNTY OF }  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 Notary's printed name:

Warranty Deed

FROM \_\_\_\_\_  
 \_\_\_\_\_  
 TO \_\_\_\_\_  
 \_\_\_\_\_

FILED FOR RECORD  
 This ..... day of .....  
 at ..... o'clock ..... M.

County Clerk  
 By ..... Deputy

RECORDED  
 In ..... County Records  
 In Book ..... on page .....

County Clerk  
 By ..... Deputy

Recording Fee \$ .....  
 This Instrument should be filed immediately with  
 the County Clerk for Record  
 WHEN RECORDED RETURN TO:

THE ODEE COMPANY, Publishers, Dallas

# Chapter 232 Texas LGC Application

APPLICATION NO:

3-12901

Oct. 1, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

R1775-00-000-0023-00

[ 1 ] OWNER: VELA, JESUS TOMAS  
4614 N. LA HOMA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
REGINA TERRACE LOT 23  
X-44

MISSION TX 78574

Telephone No. 222-6168

LOCATION: 5 N MOOREFIELD AND MILE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

[ 10 ] EST. COST OF CONST.: \$8,000

[ 5 ] SIZE OF STRUCTURE: 288 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. M/H ZONE-X

### Special Conditions: No construction allowed over any easements.

FRONT 30' BACK 35' SIDES 10'  
MUST COMPLY W/WALL COUNTY SETBACK AND REGULATION  
18" TOP OF CURB

### 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.: 4180334

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.

*Roy Carter* \_\_\_\_\_ 10/1/12  
Prepared by Date

*Roy Carter* \_\_\_\_\_ 9/28/12  
Approved by Date

*Jesus Tomas Vela* \_\_\_\_\_ 10-1-12  
Signature of Owner or Applicant 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.