

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Mark & Melissa Montalvo	3-16008
COMM. COURT: September 15, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

3-16008

### 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: Melissa Montalvo

Address: 8401 Zurich  
MISSION, TX 78573

Phone: (956) 571-7474

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>TEMP</u>	
	<u>9/9/15</u>	<u>1 1</u>

Water Supplier: Shawn Land Water

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

Account/ESI No.:

Temporary Pole  Permanent Service

regarding the land described as:

North Bryan Est Lot 85

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 3/10/96);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Director of Planning

Application No: 3-16008

### 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: Melissa Montalvo  
Address: ~~8401~~ 8401 Zurich  
Mission TX 78573  
Phone: (956) 571-7474

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

North Bryan Est. Lot 95

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

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

Melissa Montalvo  
Requesting Party (Signature)

9-9-15  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

9/9/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-16008 Jul. 22, 2015

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

N3360-00-000-0085-00

[1] OWNER: MONTALVO, MARC & MELISSA 2419 SUNSET LN MISSION TX 78572-4635 Telephone No. 571-7474

[7] LEGAL DESC./NAME OF SUBDIVISION NORTH BRYAN ESTATES LOT 85 AE-25

LOCATION: 0 BRYAN RD & 107

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 2,822 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE AE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 30' WESTSIDE 6' CORNERSIDE 3.5' REAR 50' AS PER CERTIFICATE OF ELEVATION

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Cantee 7/22/15 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

H. Garza 7/17/15 Approved by Date

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 0295D Pct: 3 Community No.: 480334 Certification of Elevation Required: YES NO BFE

[Signature] 7/22/15 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.

## General Warranty Deed

**Date:** May 27, 2003

**Grantor:** HECTOR MORENO and wife, MONICA MORENO

**Grantor's Mailing Address:**

9025 Cliff Drive  
Laredo, Texas 78045  
Webb County

**Grantee:** MARC MONTALVO and wife, MELISSA MONTALVO

**Grantee's Mailing Address:**

2419 Sunset Lane  
Mission, Texas 78572  
Hidalgo County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

*All of Lot 85, NORTH BRYAN ESTATES SUBDIVISION, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 43, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.*

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Restrictive covenants dated June 18, 1998, filed June 24, 1998 under Document Number 676315 and dated June 18, 1998, filed June 24, 1998 under Document Number 688273, both in the Official Records and Volume 32, Page 43, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Blanket easements, rules, regulations and rights in favor of United Irrigation District and easements and restrictions as shown on the recorded map of the above described subdivision.

Minimum floor elevations, setback lines: 30 foot front, 50 foot rear and 10 foot side and 25 foot along North Bryan Road, buffer requirements, 25 foot irrigation easement, pro-rata share for future improvements, 25 X 25 foot corner clip, 40 foot drainage easement and 10 foot utility easement as shown on the map of North Bryan Estates Subdivision, recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

Easement for roads, highways, etc. as shown by instrument dated March 1, 1946, recorded in Volume 581, Page 262, Deed Records of Hidalgo County, Texas.

Granted to H. H. Farley as shown by instrument, recorded in Volume 1026, Page 276, Deed  
of Hidalgo County, Texas.  
Easement reserved by Hidalgo County Irrigation District No. 7 in instrument recorded in Volume 2320, Page  
584, Official Records of Hidalgo County, Texas.

All oil, gas and other minerals have been heretofore reserved by prior grantors except 1/8 of the usual and  
customary 1/8 royalty in said Oil, gas and other minerals, said royalty interest being non-participating as to  
lease money, bonuses, delay rentals as set forth in Deeds dated March 1, 1946, recorded in Volume 581, Page  
262 and dated March 15, 1946, recorded in Volume 596, Page 103, both in the Deed Records of Hidalgo  
County, Texas.

Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated  
February 8, 1996, filed February 12, 1996 under Document Number 503224, Official Records of Hidalgo  
County, Texas.

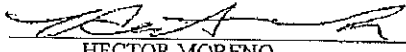
Rights of parties in possession.

Visible and apparent easements on or across the property herein described.

Standby fees, taxes and assessments by any taxing authority for the year 2003, 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.

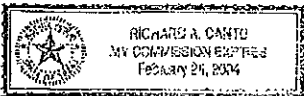
  
HECTOR MORENO

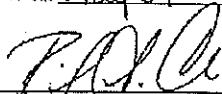
  
MONICA MORENO

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 29, 2003, by HECTOR  
MORENO.



  
Notary Public, State of Texas

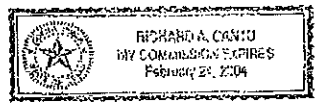
STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on May 29, 2003, by MONICA MORENO.

*R.A.C.*

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

LAW OFFICE OF RICHARD A. CANTU, P. C.  
412 W. Bus. Hwy. 83  
San Juan, Texas 78589

AFTER RECORDING RETURN TO:

LAW OFFICE OF RICHARD A. CANTU, P. C.  
412 W. Bus. Hwy. 83  
San Juan, Texas 78589

File/GF No.:3342-12-0503/82,950vltc

CHARGE TO: VALLEY LAND TITLE CO.

Filed for Record in:  
Hidalgo County III  
by J. D. Salinas,  
County Clerk  
On: Jun 06, 2003 at 01:51P

As a Recording

Document Number: 1206688  
Total Fees: 18.00

Receipt Number - 503954  
By Imelda Leal, Deputy