

<b>PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT &amp; UTILITY STATUS</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	SOFIA GARCIA	3-11594
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: MARCH 22, 2016	



# 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: 3-11594  
8/2/11

### 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: Sofia Garcia

Address: 302 KISKADEE LN  
MISSION TX 78572

Phone: 956-4005724

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chudo Rau</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>3 19 11</u>

Water Supplier: Sharyland Water Supply

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

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

regarding the land described as:

Tierra Linda #14 Lot 4

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 11-13-95);

(verified by Sandra Carter;  
Sandra Carter)

(verified by Sandra Carter;  
Sandra Carter)

(verified by Sandra Carter;  
Sandra Carter)

(verified by Sandra Carter;  
Sandra Carter)

Sandra Carter 3/1/11  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# 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:

3-11594  
8/2/11

### 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: Sofia Garcia

Address: 302 KISKADEE LN  
MISSION TX 78572

Phone: 956 400-5724

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

Tierra Linda #14 Lot 4

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

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

Sofia Garcia 3/11/14  
Requesting Party (Signature) 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:

3/11/14  
Date

Sandra Carter  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 12, 1998

892950

Grantor: TRIPLE B LAND SALES, INC.

Grantor's Mailing Address (including county): 1207 Conway  
Mission, Texas 78572  
Hidalgo County

Grantee: SOFIA GARCIA

Grantee's Mailing Address (including county):  
Rt. 7, Box 794-M  
Mission, Texas 78572  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note (the "Purchase Note") of even date herewith, in the principal sum of TWELVE THOUSAND AND NO/100THS DOLLARS (\$12,000.00), payable to the order of Grantor in monthly installments and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to LOUIS C. BROWN, Trustee.

Property (including any improvements):

Lot Six (6), TIERRA LINDA NO. 14 SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 149B, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note") in the original principal amount of One Hundred Fifty Thousand and No/100ths Dollars (\$150,000.00), which is described in and secured by a Deed of Trust filed for record under Document No. 497024, Official Records of Hidalgo County, Texas. Grantor herein shall have the exclusive right to renew, extend, alter and have transferred, said note and liens without the consent of Grantee herein. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. The prior reservations or conveyance of all oil, gas and other minerals, which have heretofore been reserved or conveyed by prior grantors;
3. Visible and apparent easements on or across the subject property;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. Easements, rules, rights, and regulations in favor of Hidalgo County Irrigation District No. 6;
7. Minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
8. Water service agreement in favor of Sharyland Water Supply Corporation, recorded under Document No. 468711, Official Records of Hidalgo County, Texas;
9. Taxes for the year 1998 and subsequent years payment of which are expressly assumed by the Grantee herein.

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, or assigns forever. Grantor hereby 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 warranty, when the claim is by, through or under grantor, but not otherwise.

Grantor 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", 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 limitation, 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 promise 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 the 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 include the plural, and plural nouns and pronouns include the singular.

TRIPLE B LAND SALES, INC.

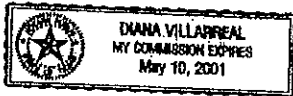
BY: *[Signature]*  
RICHARD K. BROWN, President

NO TITLE EXAMINATION WAS REQUESTED  
IN CONNECTION WITH THE PREPARATION  
OF THIS DOCUMENT NOR WAS ANY MADE.  
THE PREPARER EXPRESSES NO OPINION  
ON TITLE AND/OR TAXES TO THIS  
PROPERTY

(Corporate Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of March, 1998, by RICHARD K. BROWN, President of TRIPLE B LAND SALES, INC., a Texas corporation, on behalf of said corporation.



*[Signature]*  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

Filed for Record in:  
Hidalgo County  
by Juan D. Salinas III  
County Clerk

On: Jul 31, 2000 at 02:41P

As a  
Recording

Document Number: 892950  
Total Fees: 11.00

Receipt Number - 295475  
By,  
MANNY CANTU

AFTER RECORDING RETURN TO:  
TRIPLE B LAND SALES, INC  
1207 Conway  
Mission, Texas 78572

FILE NO.: Triple B

Chapter 232 Texas LGC Application

APPLICATION NO:

3-11594

Aug. 2, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

T5340-14-000-0006-00

[ 1 ] OWNER: GARCIA, SOFIA  
RR 7 BOX 794-M

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TIERRA LINDA #14 LOT 6  
C-25

MISSION TX 78572-9286

Telephone No.

LOCATION: 0 107 & LA HOMA RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 972 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES. ZONE C

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 15' SIDES 10'  
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES

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

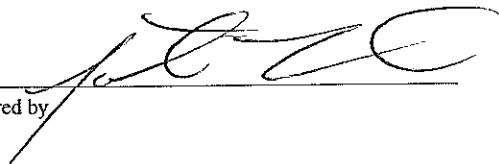
Light [X] Water [X]


Flood Zone: NO  
Panel No. /Suffix: 0300C 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.

  
Prepared by \_\_\_\_\_ Date 8-2-11

  
Approved by \_\_\_\_\_ Date 8-2-11

  
Signature of Owner or Applicant \_\_\_\_\_ Date 08/02/11

[ 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.