

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Juan J. & Beyra Garcia	4-15032
2.	Edmundo Cantu	BLANKET COVER
COMM. COURT: APRIL 5, 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: 4-15032

### 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: Juan J. Garcia Beyra  
Garcia  
Address: 911 Kestrel Dr.  
Edinburg, TX  
Phone: 956-457-0991

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: North Alamo Water Supply Corp.

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Falcons Crest Gardens Lot #56

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 8/11/04)  
Mark Garcia  
(verified by Mark Garcia);

(verified by Antonio);

(verified by Antonio);

(verified by Mark Garcia);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15032

### 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: Juan J. and Beyra Garcia  
Address: 911 Kestrel Dr.  
Edinburg, TX  
Phone: 956-457-0991

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

Falcons Crest Condominium Lot #510

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

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

[Signature]  
Requesting Party (Signature)

03/24/16  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

03/30/10  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15032  
Dec. 9, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

F1552-00-000-0056-00

[ 1 ] OWNER: GARCIA, JUAN

2608 PAMPLONA ST  
PHARR, TX. 78577

Telephone No. 907-8876

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
FALCON'S CREST GARDENS  
LOT# 56

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 ALAMO & RICHARDSON

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 3,924 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$240,000

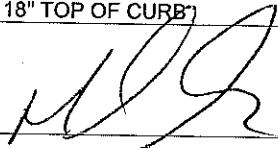
[ 6 ] USE OF BUILDING: RES.ZONE. X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

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

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 40' . 18" TOP OF CURB

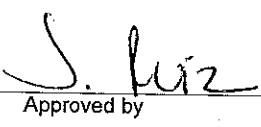
**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by

12/09/15  
Date

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

Light [ ] Water [ ]

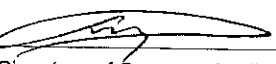
  
Approved by

12/08/15  
Date

Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix:

Community No.: 0325 D

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

12-09-15  
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.

EDWARDS ABSTRACT & TITLE CO.  
772367-19DL

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: October 13, 2011

Grantor: Abraham Omari and wife, Zaida Omari, AKA Zaida Cendejas-Omari

Grantor's Mailing Address (including county): 2608 Pamplona St.  
Pharr, Texas 78577  
Hidalgo County, Texas

Grantee: Juan J. Garcia and wife, Beyra Garcia

Grantee's Mailing Address (including county): 2608 Pamplona St.  
Pharr, Texas 78577  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **LONE STAR NATIONAL BANK** in the principal amount of **TWENTY FIVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$25,500.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **LONE STAR NATIONAL BANK** and by a first-lien deed of trust of even date from Grantee to **A. JABIER RODRIGUEZ**, Trustee.

Property (including any improvements):

Lot Fifty-six (56), **FALCON'S CREST GARDENS SUDIVISION**, an addition to the City of Edinburg, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in **CLERK'S FILE NO. 1399065, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated March 10, 1958, recorded in Volume 913, Page 60 and Volume 943, Page 82, Deed Records, Hidalgo County, Texas and dated September 15, 2003, recorded under Clerk's File No. 1263763, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated May 9, 1985, recorded in Volume 2174, Page 932, dated April 11, 1985, recorded in Volume 2175, Page 152, dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Lien and other rights, if any, in favor of FALCON'S CREST ARDENS HOMEOWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated October 24, 2004, recorded under Clerk's File No. 1399065, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Ten foot (10') electrical and utility easement along the rear; twenty-five foot (25') minimum setback line along the front; six foot (6') minimum setback line along the sides; twenty percent (20%) of Lot Depth, not to exceed forty feet (40'); eighteen foot (18') minimum setback line along the garage; as per map or plat recorded in Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Easements, or claims of easements, which are not recorded in the public records.

Taxes for the year 2011 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

**LONE STAR NATIONAL BANK**, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of **LONE STAR NATIONAL BANK** and are transferred to **LONE STAR NATIONAL BANK**, without recourse against Grantor.

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

Abraham Omari

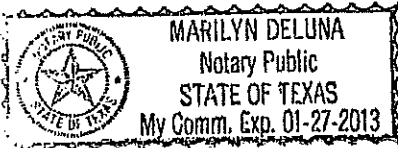
Zaida Omari, AKA Zaida Cendejas-Omari

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 19th of October, 2011, by  
Abraham Omari and wife, Zaida Omari, AKA Zaida Cendejas-Omari

Marilyn Deluna  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Juan J. Garcia and wife, Beyra Garcia  
2608 Pamplona St.  
Pharr, Texas 78577

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 772367;mdl:cam



# PLANNING DEPARTMENT

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

Septic Tank System

Precinct 1 2 3/4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Edmundo Cantu

Address: 3014 E. Alberta Rd.  
Edinburg, TX 78542

Phone: (956) 605-7893

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

regarding the land described as: Cantu Acres Subdivision lots 1 & 2

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 2-23-16);  
Fin Castella  
(verified by Fin Castella);  
Ruben Heras  
(verified by Wray 3/28/16);  
Rubensant 3/28/16  
(verified by Fin);  
(verified by Fin Castella);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

*Septic tank system*

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Director of Planning

Application No: N/A

### 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: Edmundo Cantu

Address: 3014 E Alberta Road

Edinburg, Texas 78542

Phone: (956) 605-7893

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

Cantu Acres Subdivision: South Side of Alberta Road 2,041.0 feet east of Raul Longoria Road *10751+2*

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

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

Requesting Party (Signature)

*01-17-16*

Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) *copy of subd. 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:

2/29/2016  
Date

Raul Castano  
County Official

