



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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
12928

Application No: _____

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: Joshua L. Palomo

Address: 5115 Los Amigos Circle
Mercedes, TX 78570

Phone: (956) 678-1424

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

Water Supplier: North Alamo Water

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

Account/ESI No.: NA 10032789408676569
 Temporary Pole Permanent Service

regarding the land described as: Los Amigos Lot #17

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 9-28-04);

(verified by Johanna Valley;
(Johanna Valles))

(verified by Johanna Valley);

(verified by Johanna Valley);

(verified by Johanna Valley);

Johanna Valley
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Application No:

1-12928

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:

Joshua L. Palomo

Address:

515 Los Amigos Circle
Mercedas, TX 78570

Phone:

(956) 678-1424

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

Los Amigos Lot #17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joshua L. Palomo
Requesting Party (Signature)

4/12/2016
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:

4/12/2016
Date

Johanna Valler
County Official

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.

Assumption Warranty Deed

Date: March 6, 2015

Grantor: **Alejandro E. Ramirez**, a single person
12925 Wichita Way
Mercedes, Texas 78537
Hidalgo County,

Grantee: **Joshua Lee Palomo**, a single person
5001 Los Amigos
Mercedes, , Texas 78570
Hidalgo County

Consideration: Cash consideration paid to Grantor by Grantee and Grantee's assumption of **TWENTY-FIVE THOUSAND FIVE HUNDRED TWENTY-THREE AND 48/100THS DOLLARS (\$25,523.48)** of the unpaid principal and earned interest on the note in the original principal sum of **TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$23,500.00)** dated **January 5, 2012**, executed by **ALEJANDRO E. RAMIREZ**, and payable to the order of **TIERRA BENDITA, LTD.**, a Texas limited partnership. The note is secured by a Deed of Trust dated **January 5, 2012**, to **Carroll A Whiteford, Trustee**, recorded under **Document Number 2273811**, Official Records, Hidalgo County, Texas. The note is further secured by a vendor's lien retained in a deed dated **January 5, 2012**, from **TIERRA BENDITA, LTD.**, a Texas limited partnership, to Grantor, recorded under **Document No. 2273810**, Official Records Hidalgo County, Texas; and a Reinstatement, Modification, Renewal and Extension Agreement between Seller and Lender which is dated **October 27, 2014**, filed of record on **December 18, 2014** in **Document No. 2572544**, Official Records of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. This agreement of assumption is evidenced by Grantee's execution of an unrecorded assumption agreement of even date herewith.

Property (including any improvements: All of Lot 17, **LOS AMIGOS SUBDIVISION**, Hidalgo County, Texas, according to the map recorded in Volume 46, Pages 95, 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:

1. Restrictive covenants dated November 23, 2004, filed December 1, 2004 under Document Number 1408812 Official Records and Volume 46, Page 95, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. Minimum floor elevations, setback lines, utility easements, general easement to North Alamo Water Supply Corporation and restrictions as shown on the map of Los Amigos Subdivision, recorded in Volume 46, Page 95, Map Records of Hidalgo County, Texas.
4. Easements for roads, canals and drains as shown by instrument dated October 7, 1938, recorded in Volume 446, Page 630, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Hoblitzelle Foundation, as Lessor, and Amoco Production Company, as Lessee, dated December 20, 1971, recorded in Volume 336, Page 934, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Frank B. Haughton, et al, Trustees, as Lessor, and Amoco Production Company, as Lessee, dated December 20, 1971, recorded in Volume 336, Page 930, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated, by and between Thomas J. Moroney, Jr., as Lessor, and Highland Minerals, Inc., as Lessee, dated August 22, 2000, filed March 23, 2001 under Document Number 954027, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between American United Life Insurance Company, as Lessor, and Highland Minerals, Inc., as Lessee, dated March 16, 2001, filed April 9, 2001 under Document Number 959649, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated January 17, 1949, recorded in Volume 634, Page 620, Deed Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated August 30, 2002, filed September 6, 2002 under Document Number 1118634 and correction filed October 9, 2002 under Document Number 1129852 and dated January 5, 2012, filed January 20, 2012 under Document Number 2012-2273810, Official Records of Hidalgo County, Texas.
11. All water rights reserved as shown by instrument dated January 5, 2012, filed January 20, 2012 under Document Number 2012-2273810, Official Records of Hidalgo County, Texas.
12. Visible and apparent easements on or across the property herein described.
13. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Chapter 232 Texas LGC Application

APPLICATION NO: 1-12928 Dec. 3, 2015

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

L5665-00-000-0017-00

[1] OWNER: PALOMO, JOSHUA LEE 5001 LOS AMIGOS MERCEDES, TX 78570 Telephone No. 678-1424

[7] LEGAL DESC./NAME OF SUBDIVISION LOS AMIGOS Lot 17

LOCATION: 0 MILE 1 W. & MILE 11 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 05-RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$2,800

[5] SIZE OF STRUCTURE: 1,232 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: MOVE IN ZONE X-05

Special Conditions: No construction allowed over any easements. MUST COMPLY W/COUNTY SETBACKS FRONT 25' SIDES 6' REAR 15' MIN ELVE 18' ABOVE CURB

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallojo 12/3/2015 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

Gilbert Pecina 12/2/2015 Approved by Date

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

R. Reyes Paloma 12/3/2015 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.

Hidalgo County Planning Department
Chapter 232, Texas Local Government Code

Application No. 1-17778 Date 12/3 20 15

Location Mile 1 E & Mile 11

Lot. No. 17 Bik. No. _____ Flood Zone X-05

Subdivision Los Amigos

Setbacks: Front 25' Rear 15' Side 6' Side 6' Corner Side -

Owner Joshua Palomo Received By Reyes Palomo

CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF
FOUNDATION FOR SETBACK INSPECTIONS

NOTIFICAR DEPARTAMENTO DE PLANEACION 48 HRS. ANTES DE
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS

APPROVED APPLICATION

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045

Note: This must be posted on the structure not to be removed until improvements are completed.