

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GUADALUPE RAMOS	3-16387
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: APRIL 19, 2016	



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

Application No: 3-16387

11/12/14

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: Guadalupe A. Ramos
JUAN ANZALDOA
YO GABRIEL ANZALDOA

Address: 5810 Davis Ln.
Mission Tx.
78574

Phone: (956) 222-6843

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>1</u> <u>1</u>	<u>Chundo Ramos</u> <u>Pre Installed</u>
Inspection/Permit No:		<u>3</u> <u>12/1/16</u>
Date Approved:		

Water Supplier: AGUA SUD

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

Account/ESI No.: 100327894-54256228
[] Temporary Pole [] Permanent Service

regarding the land described as:

Abraham ~~Acosta~~ North Lot 24

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 11/13/14 11/13/14);

(verified by Roy Center);
Roy Center

(verified by Roy Center);
Roy Center

(verified by Roy Center);
Roy Center

(verified by Roy Center);
Roy Center

Roy Center 3/28/16
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Application No: 3-16387

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: Guadalupe A. Ramos / Juan Anzaldúa ^{SC}
90 Gabriela Anzaldúa
Address: 5810 Davis Ln
Mission TX 78574
Phone: 1959222-6848

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

Abram North ~~and AITE 4~~ Lot 24

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Guadalupe A. Ramos
Requesting Party (Signature)

3-28-16
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:

3/28/16
Date

Joy Conter
County Official

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 and your driver's license number.

GENERAL WARRANTY DEED

Date: April 20, 2010

Grantors: Orlando Guerra and wife, Sandra Guerra

Grantors' Mailing Address (including county):

2921 Bluebird Ave.
McAllen, Texas 78504
Hidalgo County, Texas

Grantees: Guadalupe A. Ramos and Guadalupe O. Ramos

Grantees' Mailing Address (including county)

7812 West Mile 3 Road
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by Grantees herein named, the receipt of which is hereby acknowledged.

Property (including any improvements)

All of Lots Twenty-Three (23) and Twenty-Four (24), ABRAM NORTH SUBDIVISION, Hidalgo County, Texas as per map or plat thereof recorded in Volume 30, Page 151 and 152, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the above described property;
2. Any prior reservations of oil, gas and other minerals;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances that affect the property;

4. Any discrepancies, conflicts, or shortages in area or boundary lines;
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
6. Easements or claims of easements which are not recorded in the public records;
7. Zoning Ordinances; and
8. Rights of parties in possession.

Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantees the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever. Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantees and Grantees' heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any party thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

4/20/10

Orlando Guerra

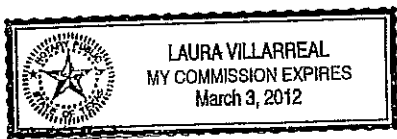
Sandra Guerra

4/20/10

ACKNOWLEDGMENT

STATE OF TEXAS }
 COUNTY OF HIDALGO }

This instrument was acknowledged before me on this 20th day of April, 2010, by Orlando Guerra and Sandra Guerra.



Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

3-16387

Jan. 12, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

A0230-00-000-0024-00

[1] OWNER: RAMOS, GUADALUPE A
RAMOS, GUADALUPE O
5814 DAVIS LN.
MISSION TX. 78574

[7] LEGAL DESC./NAME OF SUBDIVISION
ABRAM NORTH LOT 24
X-44

Telephone No. 222-6843

LOCATION: 5720 ABRAM RD AND 4 MILE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$11,500

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

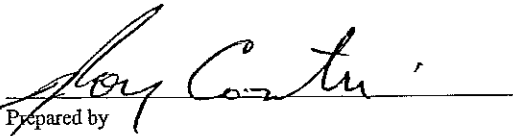
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

FRONT 30' BACK 30' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
18" TOP OF CURB

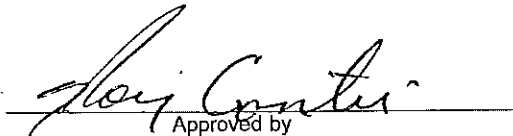
**FOR COUNTY USE ONLY
APPLICATION FEES**


Prepared by

1/12/16
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]


Approved by

1/12/16
Date

Flood Zone: NO
Panel No./Suffix: 0290D Pct: 3

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

1/12/16
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.

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done
✓ zone
AE