

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Victor Jr. and Guadalupe Valdez	4-15668
2.	Javier and Rosa Prado	4-15680
3.	Kyndel W. Bennett LOTS 1-58, DOS VIENTOS ESTATES	BLANKET COVER
	COMM. COURT: June 20, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15608  
06-07-10

### 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: VICTOR VALDEZ

Address: 413 N. 6<sup>th</sup>  
Donna TX  
78537

Phone: (956)341-5325

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

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESIN No.: 307322-007

Temporary Pole     Permanent Service  
T-pole only

regarding the land described as: MOONLIGHT SUBDIVISION LOT 6, ALAMO TX.

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; 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 07-30-97;  
Maria Cepeda)

(verified by [Signature])

(verified by Christine)

(verified by Charles Ponce)

(verified by Maria Cepeda);  
[Signature]

\_\_\_\_\_  
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:

4-15668  
06-07-16

### 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: VICTOR VALDEZ

Address: 413 N. 6TH

DONNA TX 78537

Phone: (956) 341-5325

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

MOONLIGHT SUBDIVISION LOT 6, ALAMO TX

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

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

Victor Valdez  
Requesting Party (Signature)

6-07-16  
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:

06/09/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15668  
Jun. 7, 2016

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

M6205-00-000-0006-00

[ 1 ] OWNER: VALDEZ, VICTOR JR & GUADALUP

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MOONLIGHT LOT 6

413 N 6TH ST  
DONNA, TX 78537-2666

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$160,000

[ 5 ] SIZE OF STRUCTURE: 3,404 Sq. Ft.

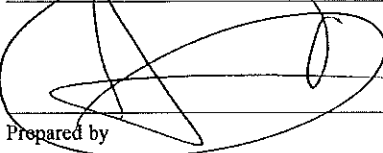
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.


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

MUST COMPLY WITH COUNTY SETBACKS AND  
REGULATION FRONT 25'-REAR 25' BOTH SIDE 5'  
24' ABOVE CENTER LINE

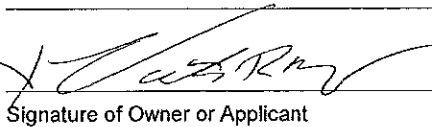
**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by

06/07/2016  
Date

  
Approved by

06/07/2016  
Date

  
Signature of Owner or Applicant

6-7-2016  
Date

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

Light [X] Water [X]

Flood Zone: MI  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

Community No.: \_\_\_\_\_

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.

### [ 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.

200799972

1264861

**WARRANTY DEED WITH VENDOR'S LIEN**

*STATE OF TEXAS  
COUNTY OF HIDALGO*

**DATE:** October 24, 2003

**GRANTOR:** LILIA GARCIA, joined herein by my husband, LEOBARDO G. CANTU

**GRANTOR'S MAILING ADDRESS** (including county): 1006 San Cristobal Street, San Juan,  
Hidalgo County, Texas 78589

**GRANTEE:** VICTOR VALDEZ, JR. and wife, GUADALUPE VALDEZ

**GRANTEE'S ADDRESS:** (including county): 413 North 6<sup>th</sup> Street, Donna, Hidalgo County,  
Texas 78537

**CONSIDERATION:** Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of Twenty Thousand and No/100ths Dollars (\$20,000.00), payable to the order of FIRST NATIONAL BANK as therein provided, the payment of the note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to Michael V. McCarthy, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

**PROPERTY** (including any improvements):

Lot Six (6), MOONLIGHT SUBDIVISION, an Addition to the City of Alamo, Hidalgo County, Texas, according to map thereof recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. Building Restrictions, Restrictive Covenants and Conditions contained in instrument recorded on July 30, 1997, under Clerk's File Number 613633, Official Records of Hidalgo County, Texas.

2. All visible easements.
3. Taxes for 2003 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.
4. A twenty foot (20') Utility Easement along the rear of subject property as shown on plat recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
5. A sixty foot by thirty foot (60' x 30') Swale Easement as shown on plat recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
6. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.
7. A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
8. A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
9. A twenty percent (20%) of Lot depth minimum Setback Line along the rear of said property, not to exceed twenty-five feet (25') as shown on plat recorded in Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
10. Oil and Gas Lease dated February 2, 1982, from Dale L. Jeske and wife, Janet Y. Jeske, to May Petroleum, Inc., recorded in Volume 415, Page 477, Oil and Gas Lease Records of Hidalgo County, Texas.
11. Oil and Gas Lease dated February 4, 1999, from Dale L. Jeske and wife, Janet K. Jeske to Jamex, Inc., filed for record in the office of the County Clerk of Hidalgo County, Texas, on April 13, 1999, under Clerks File No. 764595.
12. All oil, gas, and other minerals reserved in Deed dated December 30, 1986, recorded in Volume 2388, Page 696, official Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns, forever. Grantor binds Grantor and Grantors 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 conveyance and warranty contained herein.

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

FIRST NATIONAL BANK has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to FIRST NATIONAL BANK without recourse.

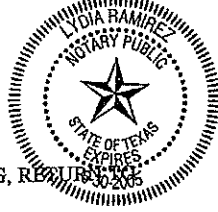
Lilia Garcia  
LILIA GARCIA

Leobardo G Cantu  
LEOBARDO G. CANTU

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 28<sup>th</sup> day of October, 2003 by LILIA GARCIA and LEOBARDO G. CANTU.



Lydia Ramirez  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
KITTLEMAN, THOMAS, RAMIREZ & GONZALES  
Attorneys At Law  
P. O. Box 1416  
McAllen, Texas 78505-1416

lv:ewk/2003/FNB-Victor Valdez, wdv  
File Number 1334/313

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk  
On: Nov 10, 2003 at 11:15A  
As a Recording  
Document Number: 1264851  
Total Fees : 18.00  
Receipt Number - 541399  
By, Rebecca Mariscal, Deputy  
Page 3 of 3



# 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:

4-15680  
06-10-16

### 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: Javier Prado

Address: 1705 W. Portales  
Dr. Apt #3  
Edinburg, Tx. 78541

Phone: 956-388-0207

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing</u>
		<u>6 11 31 16</u>

Water Supplier: North Plains Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 177172-004  
 Temporary Pole     Permanent Service

regarding the land described as:

Falcon's Crest Gardens Subdivision Lot # 38

on 6-, 2016, 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 08-11-04);

(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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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: 4-15680

06-10-16

### 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: Javier Prado

Address: 1705 W. Portales Dr. Apt. #13  
Edinburg, Tx. 78541

Phone: 956-388-0207

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

LOT #38 Falcon's Crest Gardens

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

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

Javier Prado  
Requesting Party (Signature)

6-13-16  
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:

06/14/16  
Date

[Signature]  
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.

General Warranty Deed

Date: APRIL 13, 2016

Grantor: LEONEL GUAJARDO and YOLANDA GUAJARDO

Grantor's Mailing Address: 2315 JEREMIAH  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

Grantee: JAVIER PRADO and ROSA PRADO

Grantee's Mailing Address: 1705 WEST PORTALES DRIVE, APT. #3  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

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

Property (including any improvements):

Lot Thirty Eight (38), FALCON'S CREST GARDENS SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map or plat thereof recorded in Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1399065, Official Records and Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of the Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas.
- f. Right of Way Easement as shown in instrument recorded in Volume 10, Page 13, Deed Records, Hidalgo County, Texas.
- g. Management Certificate for Falcon's Crest Gardens HOA, Inc., dated April 18, 2007, filed May 2, 2007, recorded under Document No. 1752770 and dated March 3, 2015, filed March 13, 2015, recorded under Document No. 2594009, Official Records of Hidalgo County, Texas.
- h. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions dated October 29, 2004, recorded under Clerk's File No. 1399065, Official Records, Hidalgo County, Texas.

- i. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 19, 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, all in Official Records, Hidalgo County, Texas.
- k. Non drilling stipulation as contained in Deed dated June 26, 2003, recorded under Document No. 1219725, Official Records of Hidalgo County, Texas.
- l. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 10, 1958, recorded in Volume 913, Page 60 and dated March 15, 1959, Volume 943, Page 82, Deed Records of Hidalgo County, Texas.
- m. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 26, 2003, executed by Union Pacific Railroad Company to Texas-RGV Land Development, recorded under Document No. 1219725, Official Records of Hidalgo County, Texas, which document contains the following language "Excepting from this conveyance and Reserving unto Grantor, its successors and assigns, all coal, oil, gas, and the minerals and mineral rights of whatever nature or description, kind or character, like or unlike, known or unknown, and whether occurring in solid, liquid, vaporous or other and different forms in, on or under the Property".
- n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 5, 2003, executed by Texas-RGV Land Development, a Texas Joint Venture to Esmeralda Garza, Domingo F. Flores and Cris Cantu, recorded under Document No. 1263763, Official Records of Hidalgo County, Texas, which document contains the following language "in and to the oil, gas and other minerals in and under the following described property".
- o. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- p. Zoning and building ordinances in favor of the City of Edinburg.

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.

  
LEONEL GUAJARDO

  
YOLANDA GUAJARDO



Chapter 232 Texas LGC Application

APPLICATION NO:

4-15680

Jun. 10, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

F1552-00-000-0038-00

[ 1 ] OWNER: PRADO, JAVIER & ROSA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
FALCON CREST GARDENS LOT#38

1705 W. PORTALES DR APT. 3
EDINBURG, TX 78541

Telephone No. 388-0207

LOCATION: 0 ALAMO & RICHARDSON

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$8,500

[ 5 ] SIZE OF STRUCTURE: 2,800 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: RES.

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS AND
REGULATION FRONT 25' REAR 40' BOTH SIDES 6'
18" ABOVE CENTER LINE

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature]
Approved by [Signature]

Date 06/10/2016
Date 06/9/2016

OTHER
TOTAL AMOUNT \$30.00
Light [X] Water [X]
Flood Zone: NO
Panel No. /Suffix: Pct: 4
Community No.:
Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature]

Date 6-10-2016

- 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.



# 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

Septic tank  
systems

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: Kyndel W. Bennett

Address: P.O. Box 305  
La Blanca, TX. 78558

Phone: 404-4431

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
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: Dos Vientos Estates lots 1-58

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 5/25/16);

(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



# PLANNING DEPARTMENT

## 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

Septic Tank  
Systems

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
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: KYNDEL W. BENNETT, PRESIDENT

Address: P. O. BOX 365

LA BLANCA, TX. 78558

Phone: 464-4431

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

DOS VIENTOS ESTATES SUBD.

LOTS 1-58

**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)

10/29/15

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:**

10/29/15  
Date

[Signature]  
County Official

