

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	NORMA HERNANDEZ	1-13734
2.	MARIA T. RAMIREZ	1-13544
	COMM. COURT: July 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13734

### 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: Norma Hernandez

Address: 10224 S. Felipe  
Weslaco, TX  
78599

Phone: (956) 530-6244

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

Water Supplier: North Alamo Water.

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

Account/ESI No.: n/a  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as: Eagles Nest #1 Lot # 7 Blk # 1

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 9-4-96);

(verified by Johanna Vallejo;  
(Johanna Vallejo))

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13734

### 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: Norma Hernandez

Address: 10224 S. Felipe  
Weslaco, Tx 78599

Phone: (956) 532-6244

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

Eagles Nest #1 Lot #7 Block #1

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

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

Norma Hernandez  
Requesting Party (Signature)

6/28/2016  
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:

6/28/2016  
Date

Johanna Vally  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13734

Jun. 28, 2016

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

E0155-01-001-0007-00

[ 1 ] OWNER: HERNANDEZ, NORMA
RUIZ, LEOPOLDO
10224 S. FELIPE
WESLACO TX 78599-1779

Telephone No. 532-6244

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
EAGLE'S NEST ESTATES UT 1 LOT
7 BLK 1

LOCATION: 0 MILE 6 1/2 & ,ILE 9

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 2,025 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 25'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0450C
Panel No. /Suffix: Pct: 1

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.

Johanna Vallejo
Prepared by

6/28/2016
Date

Leonel Najera
Approved by

6/17/2016
Date

Norma Hernandez
Signature of Owner or Applicant

6/28/2016
Date

[ 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.

WARRANTY DEED

STATE OF TEXAS

COUNTY OF HIDALGO

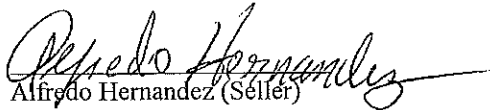
BEFORE, ALFREDO HERNANDEZ, LEOPOLDO P RUIZ and NORMA HERNANDEZ BAUTISTA on this day personally appeared known to me or proved on the oath of drive license number for Alfredo Hernandez DL# [redacted] Leopoldo Ruiz consular [redacted] and Norma Hernandez Bautista Consular Id# [redacted]. Who being by me duly deposes as follows:

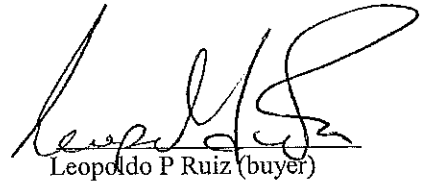
Grantors address: 2508 South Lane, Weslaco, Tx 78596

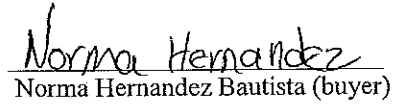
Grantors Social Security Number: [redacted]

Grantees address: 10224 San Felipe St, Weslaco, Tx 78599

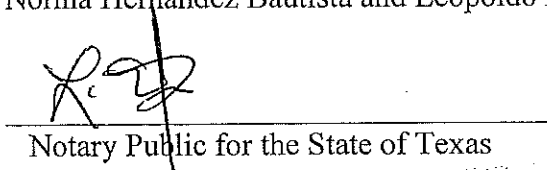
I Leopoldo P Ruiz and Norma Hernandez Bautista purchased a vacant lot located at Lot **Seven(7), Block One (1), Eagles Nest Estates Subdivision, Phase I, Farm Tract 212 block 180, Lot 11 of the west and Adams tract Subdivision, recorded in Volume 31, Page 136 of the Map and Records in the Office of the County Clerk, Hidalgo County, Texas, reference in here made for all purposes** from Alfredo Hernandez. The property was purchased for the amount of \$24,000 dollars on 08/03/2007 in payments of \$200 per month. First payment will start on 09/03/2007. The account was paid in full on 05/01/2013.

  
Alfredo Hernandez (Seller)

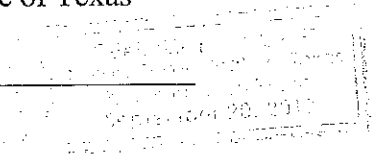
  
Leopoldo P Ruiz (buyer)

  
Norma Hernandez Bautista (buyer)

Subscribed and Sworn Before Me On This 9<sup>th</sup> Day of June, 2016 Alfredo Hernandez, Norma Hernandez Bautista and Leopoldo P Ruiz were present to sign the warranty deed.

  
Notary Public for the State of Texas

Commission Expires: \_\_\_\_\_





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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13544

### 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: Maria T Ramirez

Address: Eagle North

Phone: 956-376-6737

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: NAWSC

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

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

regarding the land described as: Eagle's Nest #3 Lot # 11 BIK# 9.

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 8/14/07);

(verified by Gilbert Recinos);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13544

### 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: Mani Teresa Ramirez  
Address: Eagle North  
Phone: 956-376-6737

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

Eagle's Plat #3 Lot #11 Blk #9

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

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

Mani Ramirez  
Requesting Party (Signature)

06-23-16  
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:

6/24/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-13544

May. 6, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

Prop DO# 219502

E0155-03-009-0011-00

[ 1] OWNER: RAMIREZ, MARIA T

2802 BUSTAMANTE  
WESLACO, TEXAS 78596

Telephone No. 778-2392

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
EAGLES NEST #3 LOT #11 BLK #9

LOCATION: 0 MILE 10 N & MILE 6 1/2

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: META

[ 4] PURPOSE OF APPLICATION: MISCELLANEOUS  
30-RESIDENTIAL/ADD. & RENOVATION

[10] EST. COST OF CONST.: \$5,500

[ 5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: GARAGE ZONE X-30

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 15' CORNER 10' REAR 25'

### FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo 5/6/2016  
Prepared by Date

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

Gilbert Pecina 5/3/16  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO W50C  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Ruben Ramirez 5/6/2016  
Signature of Owner or Applicant Date

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.

### [ 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.

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: SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED**

Conforms to State Bar of Texas Form

Date:

Grantor: **TONY BARBOSA and wife, LIDIA BARBOSA**

Grantor's Mailing Address: **2602 Sugarcane Road  
Westaco, Texas 78596  
Hidalgo County**

Grantee: **MARIA TERESA RAMIREZ**

Grantee's Mailing Address: **2802 Bustamante  
Westaco, Texas 78596  
Hidalgo, County**

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

Property (including any improvements):

**Lot Eleven (11), Block Nine (9), Eagle's Nest Estates Subdivision, Unit III, Farm Tract 213 of the West and Adams Tract Subdivision, recorded in Volume 53, Pages 170-171 of the Map Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

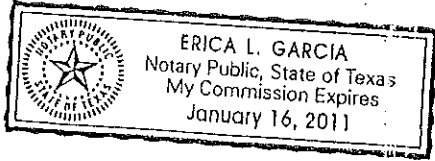
- 1. Restrictive Covenants dated September 5, 2007, filed September 12, 2007 under Document Number 1805075, Official Records and Volume 53, pages 170-171, Map Records and Volume 53, Pages 170-171, Map Record Hidalgo County, Texas.**
- 2. SUBJECT TO** easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
- 3. SUBJECT TO** all mineral reservations, oil and gas leases, water rights, easements and building restrictions and conditions, if any, of record;
- 4. SUBJECT TO** the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property;
- 5. Visible and apparent easements on or across the property herein described.**

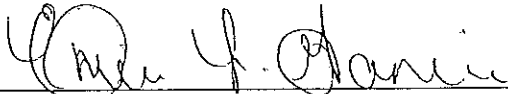
THE STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§  
§

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 30<sup>th</sup> day of November, 2007, by  
TONY BARBOSA and wife, LIDIA BARBOSA.



  
\_\_\_\_\_  
Notary Public, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

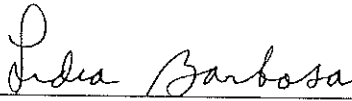
LAW OFFICES OF MIGUEL D. WISE, P.C.  
3516 East Expressway 83, Suite A  
Weslaco, TX 78596

6. Taxes for the current year and all subsequent years and any and all other assessments made based on change in land usage.

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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors or 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 whomsrever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

  
\_\_\_\_\_  
TONY BARBOSA

  
\_\_\_\_\_  
LIDIA BARBOSA