

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ALFREDO IBARRA	3-16707
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT : AUGUST 9, 2016	



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2(3)4

T.J. Arredondo
Director of Planning

Application No: 3-16707

4/29/14

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: Alfredo Ibarra

Address: 1811 N. Chicago St
Alton Tx. 78573

Phone: 956-566-0310

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>50747</u>
Date Approved:	<u>1 / 1</u>	<u>8/2/14</u>

Water Supplier: Sharyland Water Supply

Utility Provider: J.M.V.E.C. MAEP

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

regarding the land described as:

North Bryan Estates Lot # 41

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; (Date approved 3-10-97);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Efrain Ceballos);
- 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; (verified by Efrain Ceballos);
- 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; (verified by Efrain Ceballos);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Efrain Ceballos);

Efrain Ceballos
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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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: Alfredo Ibarra

Address: 1811 N Chicago St

Alton Tx. 78573

Phone: (956) 566-0310

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

North Bryan Estates Lot #41

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Alfredo Ibarra
Requesting Party (Signature)

5-16-16
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:

5/16/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-16707 Apr. 29, 2016

COUNTY OF HIDALGO PLANNING DEPARTMENT PO DRAWER B EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

N3360-00-000-0041-00

[1] OWNER: IBARRA, ALFREDO & PERLA P 1811 N CHICAGO ST

[7] LEGAL DESC./NAME OF SUBDIVISION NORTH BRYAN ESTATES LOT 41 AE-25

ALTON, TX 78573 Telephone No. 821-8902

LOCATION: 0 BRYAN RD & 6 3/4 ML

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$130,000

[5] SIZE OF STRUCTURE: 2,143 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE AE

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AND SETBACKS. FRONT 30' SIDES 6' REAR 50' ELEVATION AS PER CERTIFICATE OF ELEVATION

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Cantu 4/29/14 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

E. Ceballos 4/29/14 Approved by Date

Flood Zone: MI Panel No. /Suffix: Pct: 3

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant 4-29-16 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.

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 OR YOUR DRIVER'S LICENSE NUMBER. 1405700

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 1, 2004

1405700

Grantor: MARIA DEL CARMEN MILLAN, a single person

Grantor's Mailing Address:

Rt. 38, Box 1103
Mission, TX 78574

Grantee: ALFREDO IBARRA and wife, PERLA P. IBARRA

Grantee's Mailing Address:

Rt. 2, Box 106-F
Mission, TX 78574

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00), executed by Grantee, payable to FIRST NATIONAL BANK, secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to MICHAEL V. MCCARTHY, Trustee. The beneficiary of the Deed of Trust, at Grantee's request, having paid to Grantor that portion of the purchase price of the property evidenced by the note described, the vendor's lien and superior title to the property being retained for and transferred to the beneficiary of the deed of trust without recourse on Grantor.

Property (including any improvements):

All of Lot 41, NORTH BRYAN ESTATES SUBDIVISION, an Addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 32, Page 43, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

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; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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 shall become absolute.

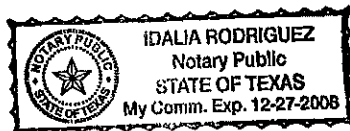
Maria Del Carmen Millan
MARIA DEL CARMEN MILLAN

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on November 3, 2004, by MARIA DEL

CARMEN MILLAN.



Idalia Rodriguez
Notary Public

AFTER RECORDING RETURN TO:

ALFREDO IBARRA
PERLA P. IBARRA
Rt. 2, Box 106-F
Mission, TX 78574

Charge Sierra Title
STC / CB GF # 3707320

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Nov 18, 2004 at 04:17P

As a Recording

Document Number: 1405700
Total Fees: \$ 14.00

Receipt Number - 632072
By: Adriana Salis, Deputy