



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14137

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: David Decarini

Address: 8008 Amintz
Dr

Mercedes, TX 78570

Phone: (956) 375-6574

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

Water Supplier: North Alamo

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

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

regarding the land described as:

JR Subdivision #1 Lot # 6

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 9-22-05);

(verified by Johanna Valley;
(Johanna Valley))

(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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Precinct 1 2 3 4

Application No: 1-14137

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: David DeCapini
Address: 8008 Aminta Dr. 8008 Aminta Dr.
Mercedes Tx 78570 Mercedes Tx 78570
Phone: (956) 375-6574 (956) 375-6574

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

Jr Subdivision #1 Lot #6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

David DeCapini
Requesting Party (Signature)

11/8/2014
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:

11/8/14
Date

Johanne Vally
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-14137
Nov. 8, 2016

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

J1839-01-000-0006-00

[1] OWNER: DECANINI, DAVID
713 E. SUNDOWN DRIVE
MCALLEN, TEXAS 78503
Telephone No. 975-9316

[7] LEGAL DESC./NAME OF SUBDIVISION
JR PHASE 1 LOT 6

LOCATION: 0 FM 1015 & MILE 12 1/2 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$17,000

[5] SIZE OF STRUCTURE: 640 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOVE IN ZONE AE-29

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' CORNER 15' REAR 25'

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 2450C Pct: 1
Panel No. /Suffix: _____

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 Valley
Prepared by

11/8/2016
Date

Leonel Najera
Approved by

11/2/2016
Date

[Signature]
Signature of Owner or Applicant

11/8/2016
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.

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.

WARRANTY DEED

Date: September 4, 2015

Grantor: **HEBERTO JOSE GARZA and FIDELA GARZA FAMILY LIMITED PARTNERSHIP, a Texas Limited Partnership**

Grantor's Mailing Address (including county):

**P.O. Box 173
La Villa, Texas 78562
Hidalgo County**

Grantee: **DAVID DECANINI**

Grantee's Mailing Address (including county):

**713 E. Sundown Drive
McAllen, Texas 78503-1425
Hidalgo County**

Consideration: **Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements): **Lot Six (6), JR SUBDIVISION PHASE I, as per map or plat thereof recorded in Volume 48, Page 179, of the Map Records in the Office of the County Clerk of Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

1. **All oil, gas, and other mineral reservations of record, if any.**
2. **All oil, gas leases and drilling agreements of record, if any.**
3. **Easements of record, if any.**
4. **Easements and conditions as may be contained in plat of said subdivision, if any.**
5. **Easements, rights, rules, and regulations in favor of pertaining water district, if any.**
6. **All visible easements and restrictions of record, if any.**
7. **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.**

8. **Standby fees and taxes for the year 2005 and assessments for prior years.**

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 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 warranty.

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

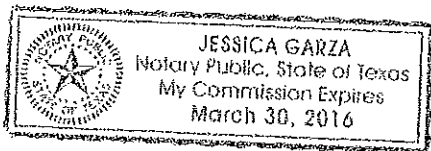
HEBERTO JOSE GARZA and FIDELA GARZA
FAMILY LIMITED PARTNERSHIP, a Texas
Limited Partnership, by its General Partner
GARZA INVESTMENTS, INC.

By: Fidela Garza
Fidela Garza, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 29th day of October, 2015, by Fidela Garza, President of GARZA INVESTMENTS, INC., General Partner of **HEBERTO JOSE GARZA and FIDELA GARZA FAMILY LIMITED PARTNERSHIP**, a Texas Limited Partnership, on behalf of said Texas Limited Partnership.



Jessica Garza
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504
(File #5404)