

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RAUL LOPEZ SAENZ	3-17123
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT : NOVEMBER 22, 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:

3-17/23

11/14/16

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: Raul Lopez Saenz

Address: 7806 Villa Rama
North Street
Mission, TX 78572

Phone: (956) 432-1008

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	11/15/16

Water Supplier: Hidalgo MUD

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

Account/ESI No.: 100-327-894-739-472-38
 Temporary Pole Permanent Service

regarding the land described as:

Villa-Rama Ph 2 lot 28

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;
- yes 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;
- no 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 5/7/96);

(verified by Sandra Cantu);

(verified by Rubio);

(verified by Roberto);

(verified by Sandra Cantu);

Sandra Cantu 11/14/16
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2(3)4
Application No: 3-17123
11/14/14

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: Raul Lopez Saenz
Address: 7806 Villa Rama
North Street, Mission, TX
Phone: (956) 432-1008

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

Villa Rama PH 2 Lot 28

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Raul Lopez
Requesting Party (Signature)

11/14/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

11/16/14
Date

Sandra Cantu
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-17123 Nov. 14, 2016.

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

V3450-02-000-0028-00

[1] OWNER: SAENZ, RAUL LOPEZ 6105 CRIS DR

[7] LEGAL DESC./NAME OF SUBDIVISION VILLA-RAMA PH 2 LOT 28 ZONE C-01

MISSION TX . 78574

Telephone No. 432-1008

LOCATION: 0 SHOWERS RD & OLD 83

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$100,000

[5] SIZE OF STRUCTURE: 2,281 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements. F 20 R 15 S 6

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] 11/14/14 Date

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] 11/7/14 Date

Light [X] Water [X]

Flood Zone: NO 0400C Panel No. /Suffix: Pct: 3

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] 11/14/14 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.

Warranty Deed with Vendor's Lien

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.

Date: November 1, 2016 to be effective November 2, 2016

Grantor: FRANCISCO CANTU and wife, ELSA CANTU

Grantor's Mailing Address: P.O. Box 309
Rio Grande City, Texas 78582
Starr County

Grantee: RAUL LOPEZ SAENZ, a married man

Grantee's Mailing Address: 6105 Chris Drive
Mission, Texas 78574
Hidalgo County

Consideration: TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED FORTY THOUSAND FIVE HUNDRED SEVENTY-ONE AND NO/100 DOLLARS (\$140,571.00), of even date herewith, executed by Grantee to UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENT, UNITED STATES DEPARTMENT OF AGRICULTURE, Rural Housing Service, c/o Centralized Servicing Center, United States Dept. of Agriculture, P.O. Box 66889, St. Louis, Missouri 63166. The note is secured by a vendor's lien retained in favor of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENT, UNITED STATES DEPARTMENT OF AGRICULTURE in this deed and by a Deed of Trust of even date from Grantee to FRANCISCO VALENTIN, JR., Trustee.

Property (including any improvements):

Lot 28, VILLA-RAMA PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 26, Page 128B, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions recorded in Volume 2383, Page 293, Official Records of Hidalgo County, Texas and as set out on map recorded in Volume 26, Page 128B, Map Records of Hidalgo County, Texas.

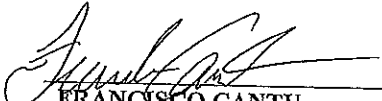
Right-of-Way Easement awarded to Central Power and Light Company in certified copy of Judgment dated August 5, 1959, recorded in Volume 957, Page 378, Deed Records of Hidalgo County, Texas.

Agreement dated September 5, 1990 between Central Power and Light Company and Rick Martin, recorded in Volume 2992, Page 209, Official Records of Hidalgo County, Texas.

Right of way easement granted to Future Cable Vision, by instrument dated November 10, 2014, filed for record on November 18, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2564837.

A ten foot (10') utility easement along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 26, Page 128B, Map Records, Hidalgo County, Texas.

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENT, UNITED STATES DEPARTMENT OF AGRICULTURE, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$22,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENT, UNITED STATES DEPARTMENT OF AGRICULTURE and the same are hereby transferred and assigned to UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENT, UNITED STATES DEPARTMENT OF AGRICULTURE.


FRANCISCO CANTU

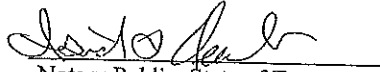

ELSA CANTU

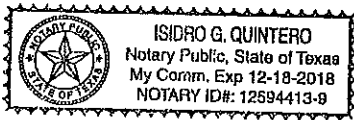
(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 1 day of November, 2016, by
FRANCISCO CANTU.

(SEAL)


Notary Public, State of Texas



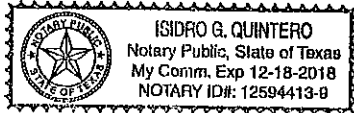
(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 1 day of November, 2016, by
ELSA CANTU.

(SEAL)


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Raul Lopez Saenz
6105 Chris Drive
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3169407;IQ/la