



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: 1-14049

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: Gil Arrambide

Address: 508 S. 10th St.
Donna, TX 78539

Phone: 956-998-8900

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

Water Supplier: NAWS

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

Account/ESI No.: 291195-004
 Temporary Pole Permanent Service

regarding the land described as:

TEXAS VALLEY EST #5 LOT 27

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 2-18-98);

(verified by Johanna Vallejo;
(Johanna Vallejo)

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
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Precinct 1 2 3 4

Application No: 1-14049

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: Gil Arrambide
Address: 508 S. 10th St.
Donna, TX, 78537
Phone: 998-8900

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

Lot 27 Texas Valley Estates unit #5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

10/24/16
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:

11/30/16
Date

Johanna Valle
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14049

Oct. 6, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop DPH # 583719

T2662-05-000-0027-00

[1] OWNER: ARRAMBIDE, GIL
ARRSMBIDE, AMANDA
508 S. 10 TH
DONNA, TEXAS 78537
Telephone No. 447-2000

[7] LEGAL DESC./NAME OF SUBDIVISION
TEXAS VALLEY ESTATES #5 LOT 27

LOCATION: 0 MILE 10 & FM 88

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[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: 2,350 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 45'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 04.500 Pct: 1
Panel No. /Suffix: _____

Community No.: 4800334

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 10/6/2016
Prepared by Date

Julio Ruiz 9/29/16
Approved by Date

[Signature] 10/6/2016
Signature of Owner or Applicant 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.

GIFT WARRANTY DEED

Date: August 26, 20016

Grantor: HUGO DE HOYOS and wife, MARICELA DE HOYOS and SACRAMENTO DE HOYOS and wife, MARIA DE LA LUZ DE HOYOS

Grantor's Mailing Address: 304 Birch, Donna, Hidalgo County, Texas 78537

Grantee: GIL ARRAMBIDE III and wife, AMANDA J. ARRAMBIDE

Grantee's Mailing Address: 508 S. 10th Street, Donna, Hidalgo County, Texas 78537

Consideration: THE LOVE AND AFFECTION THAT WE HAVE FOR OUR SON-IN-LAW AND DAUGHTER/GRANDDAUGHTER

Property (including any improvements):

All of Lot 27, Texas Valley Estates Unit #5, an Addition to the City of Donna, Hidalgo County, Texas, according to map recorded in Volume 33, Page 43-B, Map Records in the Office of the County Clerk of Hidalgo County, Texas reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

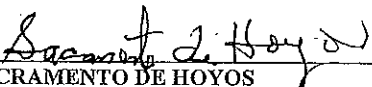
1. All of record.
2. Taxes for the year 2016 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, 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 whomsoever 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.


HUGO DE HOYOS

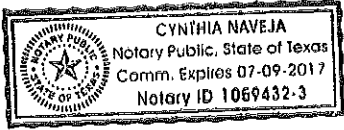

MARICELA DE HOYOS

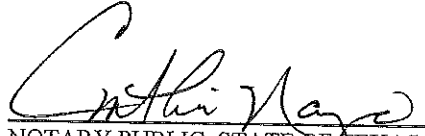

SACRAMENTO DE HOYOS


MARIA DE LA LUZ DE HOYOS

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

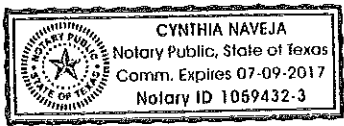
This instrument was acknowledged before me on this the 27 day of AUGUST, 2016, by
HUGO DE HOYOS and wife, MARICELA DE HOYOS.

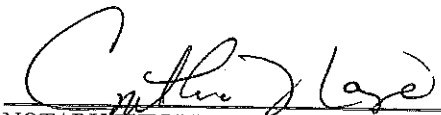



NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 27 day of AUGUST, 2016, by
SACRAMENTO DE HOYOS and wife, MARIA DE LA LUZ DE HOYOS.




NOTARY PUBLIC, STATE OF TEXAS

After Recording Return to:

Gil Arrambide III
508 S. 10th Street
Donna, Texas 78537