

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jaime Ventura and Deisy Padilla	4-16466
	COMM. COURT: APRIL 18, 2017	



# 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: 4-1104104

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

AH-44

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of: Deisy Padilla  
& Jaime Ventura  
Care of  
Name: San Juana Sepulveda

Approved by Environmental Health:	Temporary Service <u>/ /</u>	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>Re Installed</u>
Date Approved:	<u>/ /</u>	<u>4 / 14 / 17</u>

Address: 13508 Morocco Drive  
La Blanca Tx,  
78558

Water Supplier: North Alamo

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

Phone: 956-619-0577

Account/ESI No.: 100327894141104108  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as:  
Morocco subdivision lot 19

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 12-03-97);

(verified by Mary Cepha);

(verified by [Signature]);

(verified by [Signature]);

(verified by Mary Cepha);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# 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: 4-164104

### 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: <sup>Care of</sup> Sanjuana Sepulveda

Name: Jaime Ventura & Desisy Padilla

Address: 13508 Mordeco Drive  
La Blanca Tx 78558

Phone: 956-619-0577

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

Mordeco Subdivision Lot 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Dw Padilla 4-4-17  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

04/11/2017  
Date

[Signature]  
County Official

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.

**WARRANTY DEED**

With Vendor's Lien

**Date:** April 3, 2006

**Grantor:** RABE-YORK, INC.

**Grantor's Mailing Address (including county):** P. O. Box 6416  
McAllen, Texas 78502  
County of Hidalgo, Texas 1728874

**Grantee:** JAIME VENTURA and DEISY PADILLA

**Grantee's Mailing Address (including county):** P. O. Box 291  
Edcouch, Texas 78538  
County of Hidalgo, Texas

**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$15,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to DAVID CROOK, Trustee.

**Property (including any improvements):**

Lot 19, Morocco Subdivision, Hidalgo County, Texas, according to subdivision plat recorded in Volume 33, Page 13, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals in and under said land.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Morocco Subdivision Building Restrictions recorded as Document No. 643912 in the Official Records of Hidalgo County, Texas, and building restrictions shown on recorded subdivision plat.
2. Reservation of all mineral interest by predecessors in title.
3. Taxes for the current year and subsequent years.
4. Easements and reservations shown on recorded subdivision plat and dedication.
5. Subdivision platting regulations of Hidalgo County and building and zoning ordinances of any city having extraterritorial jurisdiction over the property.

- 6. Easements, liens, rights, rules and regulations of Donna Irrigation District Hidalgo County No. 1.
- 7. Easement grants of record in Hidalgo County, Texas.
- 8. Unreleased oil, gas and mineral leases of record in Oil & Gas Lease Records of Hidalgo County, Texas.
- 9. Habitation of more than one dwelling on this lot is prohibited.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

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

RABE-YORK, INC.

BY: John W. Rabe  
 JOHN W. RABE  
 Secretary

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on November 15, 2006, by JOHN W. RABE, acting in his capacity as Secretary of RABE-YORK, INC., a Texas corporation, on behalf of the corporation as its act and deed.



Helen Cavazos  
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

RABE-YORK, INC.  
 P. O. BOX 6416  
 McALLEN, TX 78502

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16466

Feb. 24, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M6870-00-000-0019-00

[ 1 ] OWNER: VENTURA, JAIME & PADILLA
DEISY
PO BOX 214
EDCOUCH, TX 78538
Telephone No. 332-9196

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
MOROCCO LOT 19

LOCATION: 0 493 & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$6,000

[ 5 ] SIZE OF STRUCTURE: 896 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES/NO
Prop. Id. 574115

[ 6 ] USE OF BUILDING: RESD. ZONE-AH

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:30' BACK:30' SIDES:7'
MINIMUM ELEV.-BFE ACCORDING TO ELEV.-CERTIFICATE

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 2/24/17

Light [X] Water [X]

Approved by Julio Ruiz Date 2/23/17

Flood Zone: NO Panel No. /Suffix: 0350C Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant Date 2/24/17

- 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.