





# 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14054

### 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: Janessa Villegas

Address: 8507 Charles Green Rd.  
Monte Alto Tx: 78538

Phone: 956-219-4914

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

Water Supplier: North Alamo water

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

Account/ESI No: 10032789459955469

Temporary Pole  Permanent Service

regarding the land described as: CA 0.74 tract of land out of lot #10 BKA #40 Missouri TX Land + Irrigation Co.)  
Laguna Ranch lot #1

on 08/13/17, 2017, 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 10/5/17);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);

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:

1-14956

### 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: Vanessa Villegas

Address: 8507 Charles Green Rd  
Monte Alto TX 78538

Phone: 956-219-4964

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

LA. 74 tract of land out of lot # 10 Block 46 Missouri TX  
Land + Irrigation Co.  
Laguna Ranch lot # 1

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Vanessa Villegas  
Requesting Party (Signature)

06/13/17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of pmr

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

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

06/21/17  
Date

[Signature]  
County Official

**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: **October 6, 2008**

Grantor: **JAIME LEAL and wife, ALMA LEAL**

Grantor's Mailing Address: **9541 Charles Green Rd.  
Edcouch, Texas 78538  
Hidalgo County**

Grantee: **VANESSA VILLEGAS, as her sole and separate property and estate**

Grantee's Mailing Address: **9541 Charles Green Rd.  
Edcouch, Texas 78538  
Hidalgo County**

Consideration: **A gift of the property herein conveyed because of the love and affection we hold for our daughter.**

Property (including any improvements):

**Being a 0.74 gross acre tract of land, more or less, out of Lot 10, Block 46, Missouri-Texas Land and Irrigation Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas; said 0.74 acre tract of land, is more particularly described by metes and bounds as follows: See Exhibit "A" attached hereto.**

Reservations from and Exceptions to Conveyance and Warranty:

**Subject To:**

**All oil, gas, and other mineral reservations of record, if any;**

**All oil, gas leases and drilling agreements of record, if any;**

**Easements of record, if any;**

**Easements and conditions as may be contained in plat of said subdivision, if any;**

**Easements, rights, rules, and regulations in favor of pertaining water district, if any;**

**All visible easements and restrictions of record, if any;**

**All ad valorem taxes for the year 2008 and all subsequent 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

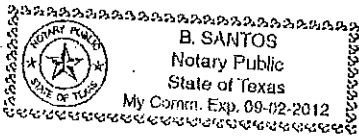
Jaime Leal  
JAI ME LEAL

Alma Leal  
ALMA LEAL

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of October, 2008, by JAI ME LEAL.

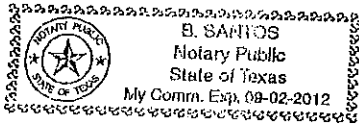


B. Santos  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10 day of October, 2008, by ALMA LEAL.



B. Santos  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
VANESSA VILLEGAS  
9541 Charles Green Rd.  
Edcouch, Texas 78538

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#Leal;BS/a

## METES AND BOUNDS DESCRIPTION FOR TRACT-I

BEING A 0.74 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 10, BLOCK 46, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOL. 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.74 ACRE TRACT OF LAND, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT P-K NAIL SET ON THE NORTHEAST CORNER OF LOT 10, LOCATED IN THE CENTERLINE OF CHARLES GREEN ROAD; THENCE AS FOLLOW:

WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 745.00 FEET TO A P-K NAIL SET IN THE CENTER OF SAID CHARLES GREEN ROAD, A 60.00 FOOT PUBLIC DEDICATED ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 30.00 FEET PASS A HALF INCH (1/2) IRON ROD SET ON THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CHARLES GREEN RD., AT A DISTANCE OF 403.33 FEET IN ALL TO A HALF INCH (1/2) IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 10, AND BEING AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 80.00 FEET TO A HALF INCH (1/2) IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 10, AND BEING AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 373.33 FEET PASS A HALF INCH (1/2) IRON ROD FOUND ON THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CHARLES GREEN RD., AT A DISTANCE OF 403.33 FEET IN ALL TO A P-K NAIL SET IN THE CENTER OF SAID ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 10, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE 30.00 FEET (0.05 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, LEAVING 0.69 NET ACRES OF LAND MORE OR LESS.

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14956

Jun. 13, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

L2230-00-000-0001-00

[ 1] OWNER: VILLEGAS, VANESSA

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
LAGUNA RANCH LOT 1

9541 CHARLES GREEN RD.  
EDCOUCH TX 78538

Telephone No.

LOCATION: 0 CHARLES GREEN & FM 88

[ 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.: \$4,500

[ 5] SIZE OF STRUCTURE: 224 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

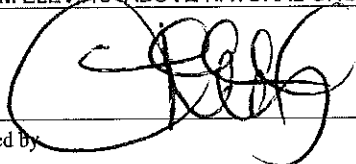
[ 6] USE OF BUILDING: RESD. ZONE-X

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:30' SIDE:6' WEST SIDE:15'  
MIIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

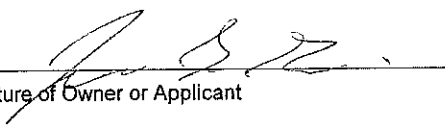
 6/13/17  
Prepared by \_\_\_\_\_ Date

Light [X] Water [X]

LEONEL NAJEVA 6/18/17  
Approved by \_\_\_\_\_ Date

Flood Zone: NO Panel No. /Suffix: 0350C Pct: 0  
Community No.: 480334

Certification of Elevation Required: YES  NO  BFE

 6/13/17  
Signature of Owner or Applicant \_\_\_\_\_ 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.

