

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	LUCIA POBLANDO AND JUAN ABIEL SOLIS	4-16892
2.	THE THREE GRANDES, LTD, RICHARD RUPPERT ; LANTANA ACRES NO. 8, LOTS 1-58	BLANKET COVER
	COMM. COURT: JULY 11, 2017	



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: 4-16892

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: Luisa Poblano

Address: Rt 27 1/2 St
Mc Allen Tx 78501

Phone: 772-473-1012

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

Water Supplier: North Alamo W.S.

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

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

regarding the land described as:

Lot 413 MGM. Grand Ranches PH 4-A.

on June 30th, 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 8-4-04);
 (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



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16892

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: Lucia Poblano
Address: 1212 N 27 1/2 St
W. Allen Tx
Phone: 772 473 1012

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

MOM Grand Ranches Ph 4-A lot #413

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] 20.30.17
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:

07/06/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16892
Jun. 1, 2017

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

M3849-4A-000-0413-00

[1] OWNER: POBLADO, LUCIA
SOLIS, JUAN A.
1212 N. 27 1/2 ST
MCALLEN, TX 78501
Telephone No. 600-3570

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RANCHES PH 4A
LOT # 413
PH. 772-473-1012

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N A L

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$235,000

[5] SIZE OF STRUCTURE: 4,365 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RESIDENCE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 25' SIDE 6' REAR 40' SIDE 6'
MIN. ELEV. 18" ABOVE TC

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325D

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.

Gilberto Mata 6-1-17
Prepared by Date

Julio Ruiz 5-31-17
Approved by Date

X [Signature] 6-1-17
Signature of Owner of 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 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

Special Warranty Deed

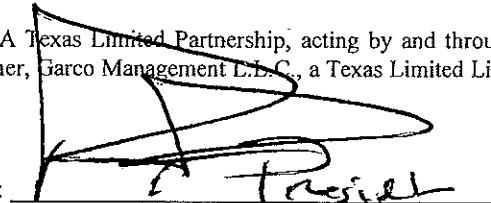
1. Date: April 16, 2014 2503743
2. Grantor: Garco, Ltd.
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: LUCIA POBLANO AND JUAN ABIEL SOLIS
5. Grantee's Mailing Address: P.O. Box 564, McAllen, Hidalgo County, Texas 78505
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged,
7. Property: All of Lot Four Hundred Thirteen (413), MGM GRAND RANCHES Phase IV-A, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51 , Pages 44-46 , Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1648126, Official Records, Hidalgo County, Texas.
 - C. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - D. Anything an on-the-ground A-1 survey would reveal.
 - E. The taxes for the year 2014 and subsequent years.
 - F. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.

10. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, 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 (continue below):
11. Special Warranty of Title: 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 claim is by, through or under Grantor, but not otherwise.
12. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

13. Signature:

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

By:



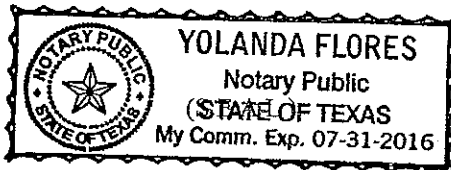
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 16 day of April, 2014, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



Yolanda Flores
Notary Public, State of Texas

My Commission Expires: 7-31-2016

After Recording Return To:

LUCIA POBLANO
P.O. Box 564
McAllen, Texas 78505



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

OSSF

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1304 South 25th Street
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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:

The Three Branded, LTD.
Name: Richard Ruppert

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Address: 2810 N. CROCKER
Edinburg, TX 78540

Water Supplier: NATWSC

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

Phone: 383-0868

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

regarding the land described as: Lantana Acres No. 8 UOB 158

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 5-16-17);

(verified by Flora Sebin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flora Sebin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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1304 South 25th Street
Edinburg, Texas 78542
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956-318-2844

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: WA

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:

The Three Grandes, Ltd
Name: Richard Ruppert, Partner

Address: 2810 N. Clossner

Edinburg, Texas 78540

Phone: (956) 383-0868

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Lantana Acres No.8 :A 68.02 acre tract of land out of Lots 11 and 14, Block 56, Missouri-Texas Land and Irrigation Company's Subdivision.

Lantana Acres No. 8 W/O 1-58

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

The Three Grandes, Ltd
Richard Ruppert, Partner

[Signature]
Requesting Party (Signature)

3 June 2016
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

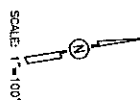
.....
This part to be filled out by receiving county official:

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

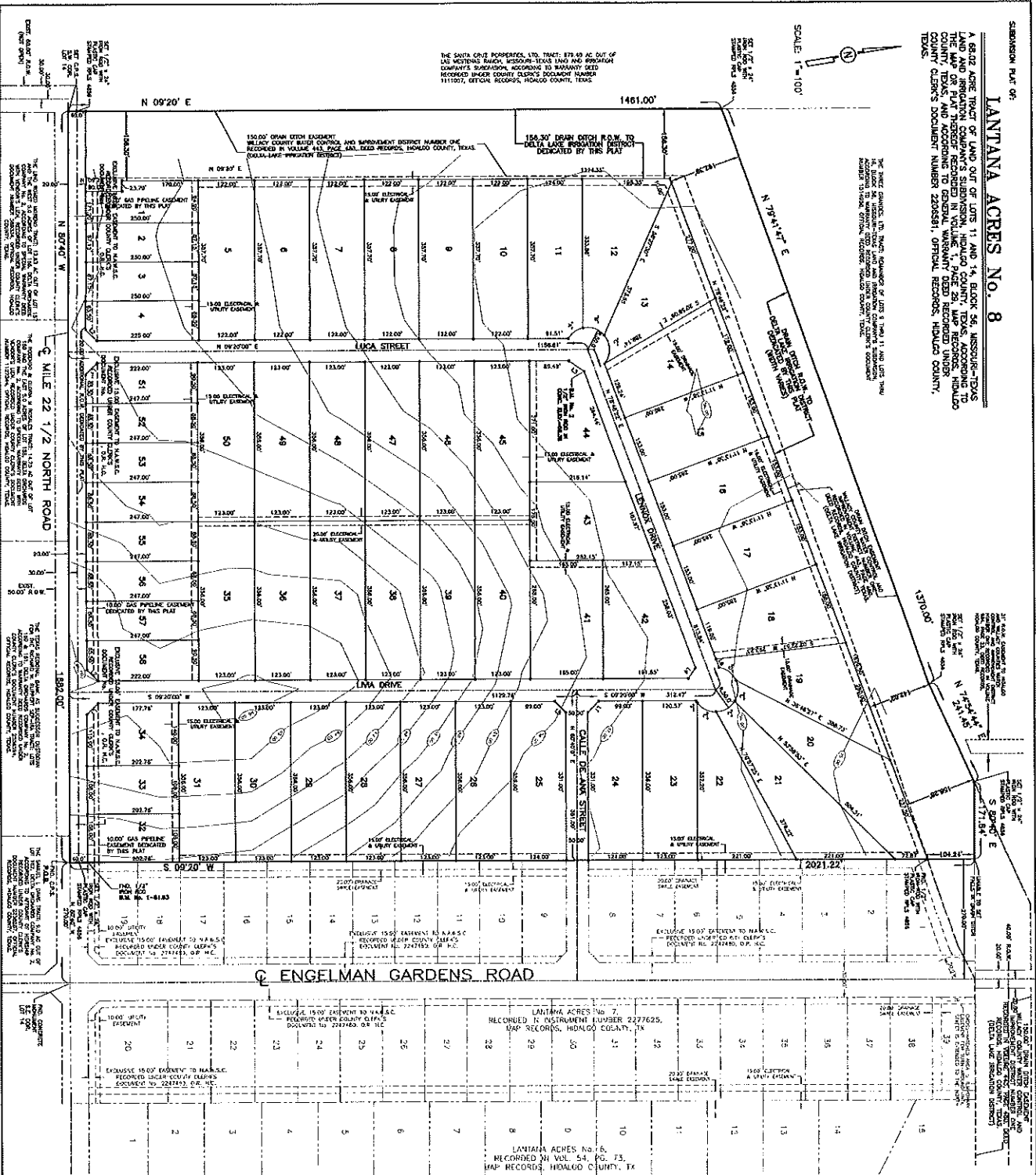
6/29/17
Date

[Signature]
County Official

SECTION PLAN OF:
LANTANA ACRES No. 8
 A 8.02 ACRES TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND RECREATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN HEREBY REFERRED TO IN VOLUME 11, PAGE 28, RECORDS, HIDALGO COUNTY CLERK'S OFFICE, DOCUMENT NUMBER 220581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE DATA CRUZ PROPERTIES, LTD. TRACT, ETX AS OUT OF THE WESTING HOUSE, MISSOURI-TEXAS LAND AND RECREATION COMPANY'S SUBDIVISION, ACCORDING TO MAP HEREBY REFERRED TO RECORDED UNDER COUNTY CLERK'S OFFICIAL NUMBER 111107, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE TRACT SHOWN IS THE SOUTHWEST CORNER OF LOT 8, TRACT 11, MAP 057, THE BLOCK 56, MISSOURI-TEXAS LAND AND RECREATION COMPANY'S SUBDIVISION, ACCORDING TO MAP HEREBY REFERRED TO RECORDED UNDER COUNTY CLERK'S OFFICIAL NUMBER 220581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

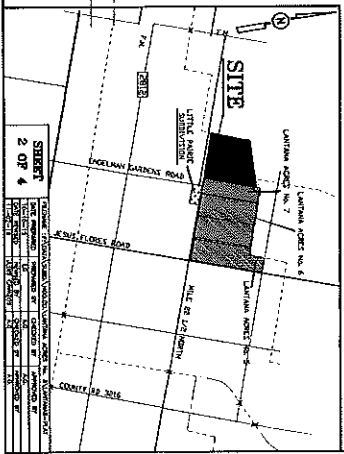
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THE TRACT SHOWN IS THE SOUTHWEST CORNER OF LOT 8, TRACT 11, MAP 057, THE BLOCK 56, MISSOURI-TEXAS LAND AND RECREATION COMPANY'S SUBDIVISION, ACCORDING TO MAP HEREBY REFERRED TO RECORDED UNDER COUNTY CLERK'S OFFICIAL NUMBER 220581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AREA	AREA (AC)	PERCENT
1	0.10	1.25
2	0.10	1.25
3	0.10	1.25
4	0.10	1.25
5	0.10	1.25
6	0.10	1.25
7	0.10	1.25
8	0.10	1.25
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10	0.10	1.25
11	0.10	1.25
12	0.10	1.25
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44	0.10	1.25
45	0.10	1.25
46	0.10	1.25
47	0.10	1.25
48	0.10	1.25
49	0.10	1.25
50	0.10	1.25
51	0.10	1.25

LOT	AREA (AC)	PERCENT
1	0.10	1.25
2	0.10	1.25
3	0.10	1.25
4	0.10	1.25
5	0.10	1.25
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37	0.10	1.25
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40	0.10	1.25
41	0.10	1.25
42	0.10	1.25
43	0.10	1.25
44	0.10	1.25
45	0.10	1.25
46	0.10	1.25
47	0.10	1.25
48	0.10	1.25
49	0.10	1.25
50	0.10	1.25
51	0.10	1.25



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STURGES ST.
 AUSTIN, TEXAS 78701-1512
 OFFICE: 512-476-1100
 FAX: 512-476-1101
 MOBILE: 512-476-1102
 E-MAIL: qha@qha.com
 WWW: www.qha.com

DATE: 10-15-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 2000'

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, [Signature], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original record of the County Clerk of Hidalgo County, Texas, as the same appears in the public records of said County.

DATE: 10-15-15