

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	RODOLFO ALANIS	4-17001
	COMM. COURT: JULY 25, 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: 4-17001

AE-29

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: Rodolfo Alanis

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Pre Installed</u>
Date Approved:	<u>/ /</u>	<u>07 / 07 / 17.</u>

Address: Rincon de Encino #5
Lot 20

Water Supplier: North Alamo

15831 S. Gaston Cir.
Edinburg

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

Phone: 956-562-9057 TL 78542 Account/ESI No.: HIA
[] Temporary Pole [] Permanent Service

regarding the land described as:

Rincon de Encinas #5 Lot 20

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; (Date approved 11-09-99);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by manu...);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (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

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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: Rodolfo Alanis
Address: Rincon de Encino #5 Lot 20
Phone: 956-562-9057

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

Rincon de Encino #5 Lot 20

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rodolfo Alanis
Requesting Party (Signature)

7/7/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

07/19/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-17001

Jun. 30, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

R2845-05-000-0020-00

[1] OWNER: ALANIS, RODOLFO

15831 S.GASTON CIR.
EDINBURG, TX 78542

Telephone No. 262-9465

[7] LEGAL DESC./NAME OF SUBDIVISION
RINCON DE ENCINOS #5 LOT 20

LOCATION: 0 MONTE CRISTO & 3RD ST

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29- RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: PREFABRICATED HOME

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 25' SIDES 6' REAR 40'
MIN. ELEV. 73.00 FBE

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 480334
Panel No. /Suffix: _____ Pct: 1

Community No.: 03250

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 6-30-17
Prepared by Date

Julio Ruiz 6-28-17
Approved by Date

Rodolfo Alanis 6-30-17
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.

022115

WARRANTY DEED

Date: October 27, 2013

Grantor: San Juanita Gutierrez, a single person

Grantor's Mailing Address (including county):

P.O. Box 2103
Edinburg, Texas 78504
Hidalgo County, Texas

Grantee: Rodolfo Alanis, a single person

Grantee's Mailing Address (including county):

8337 Yates Drive
Monte Alto, Texas 78538
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Twenty (20), RINCON DE ENCINOS SUBDIVISION NO. 5, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive Covenant filed for record under Document No. 859599 and Volume 35, Pages 135-137, Map Records, Hidalgo County, Texas.
2. Statutory rights, rules, regulations, easements and liens in favor of Delta Lake Irrigation District, pursuant to applicable sections of the Texas Water Code.
3. Twenty five foot (25') minimum building setback line along the front as shown according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records of Hidalgo County, Texas.
4. Forty foot (40') minimum building setback line along the rear as shown according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records of Hidalgo County, Texas.
5. Seven foot (7') minimum building setback line along the sides as shown according to the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records of Hidalgo County, Texas.
6. Drainage swale easement, thirty (30') feet in width, along the rear of said property as reflected on the map or plat thereof recorded in Volume 35, Pages 135-137, Map Records, Hidalgo County, Texas.
7. Right of way easement executed by J. Burton Wahl and Leona Mary Wahl to Central Power and Light, recorded in Volume 658, Page 2, Deed Records, Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 27, 1934, recorded in Volume 8, Page 532, unitized in Volume 189, Page 512, Oil and Gas Records of Hidalgo County, Texas.

9. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 10, 1927, executed by W.A. Harding to Owen H. Henson, recorded in Volume 265, Page 392, Deed Records of Hidalgo County, Texas.
10. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 18, 1945, executed by Rio Farms, Inc. to Bentsen Brothers, Inc., recorded in Volume 561, Page 144, Deed Records of Hidalgo County, Texas.
11. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 13, 1945, executed by Bentsen Bros., Inc. to Burton Wahl, et.al., recorded in Volume 542, Page 430, Deed Records of Hidalgo County, Texas.
12. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated March 28, 2000, executed by Gaston, Hendrix & Gaston, a Texas Partnership to San Juanita Gutierrez, recorded under Document No. 1032457, Official Records of Hidalgo County, Texas.
13. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not.
14. Any visible and apparent unrecorded easements on the insured property.
15. Zoning and building ordinances in favor of the County of Hidalgo.
16. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extraterritorial jurisdiction of said property.
17. Rights of the Public in and to any portion of subject property lying within a public road.
18. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land.
19. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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 wise belonging, 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.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

San Juanita Gutierrez
San Juanita Gutierrez

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th day of October, 2013, by San Juanita Gutierrez.



Rebecca Acedo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rodolfo Alaniz
8337 Yates Drive
Monte Alto, Texas 78538

PREPARED BY:

Law Offices of David A. Ewers, P.C.
323 Nolana
McAllen, Texas 78504

GF No. 132425632-SJT
WARRANTY DEED.wpd